



# TUALATIN CITY COUNCIL MEETING

Monday, June 23, 2025

TUALATIN CITY SERVICES  
10699 SW HERMAN ROAD  
TUALATIN, OR 97062

Mayor Frank Bubenik  
Council President Valerie Pratt  
Councilor Maria Reyes    Councilor Bridget Brooks  
Councilor Christen Sacco    Councilor Cyndy Hillier  
Councilor Octavio Gonzalez

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To the extent possible, the public is encouraged to watch the meeting live on local cable channel 28, or on the City's website.

For those wishing to provide comment during the meeting, there is one opportunity on the agenda: Public Comment. Written statements may be sent in advance of the meeting to Deputy City Recorder Nicole Morris up until 4:30 pm on Monday, June 23. These statements will be included in the official meeting record, but not read during the meeting.

For those who would prefer to make verbal comment, there are two ways to do so: either by speaking in person or entering the meeting using the zoom link and writing your name in chat. As always, public comment is limited to three minutes per person.

Phone: +1 669 900 6833

Meeting ID: 861 2129 3664

Password: 18880

Link: <https://us02web.zoom.us/j/86121293664?pwd=SS9XZUZyT3FnMk5rbDVKN2pWbnZ6UT09>

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## Work Session

- 1. 5:00 p.m. (30 min) – Clackamas County Land Suitability Assessment.** Staff seeks Council direction on whether to provide a letter of support for Clackamas County's Land Suitability Assessment application for a Metro 2040 Planning and Development Grant.
- 2. 5:30 p.m. (30 min) – WCCLS Funding & Governance Update.** Staff will provide an update on the process led by Washington County Cooperative Library Services to evaluate library funding, services, and governance.
- 3. 6:00 p.m. (30 min) – City Council 2025 Priorities Review & Update.** Staff will present information regarding progress on the City's Council's 2025 Priorities.
- 4. 6:30 p.m. (5 min) – Proclamation Request.** A request has been received from the Tualatin Daughters of the American Revolution for the Council to recognize the week of September

17 – 23 as Constitution Week. This request falls under the Tier 4 category and therefore requires Council approval prior to being placed on an agenda.

5. **6:35 p.m. (25 min) – Council Meeting Agenda Review, Communications & Roundtable.** Council will review the agenda for the June 23 City Council meeting, hear a report from the City Manager, and brief the Council on issues of mutual interest.

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## **7:00 P.M. CITY COUNCIL MEETING**

### **Call to Order**

### **Pledge of Allegiance**

### **Public Comment**

*This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.*

### **Consent Agenda**

*The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda.*

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of June 9, 2025
2. Consideration of **Resolution No. 5885-25** Authorizing Changes to the FY 2024-2025 Adopted Budget
3. Consideration of **Resolution No. 5889-25** Authorizing Personnel Services Updates for Non-Represented Employees for FY 2025-2026
4. Consideration of **Resolution No. 5890-25** Approving and Authorizing Provision of Workers' Compensation Insurance Coverage to Volunteers of the City of Tualatin
5. Consideration of **Resolution No. 5891-25** Adopting the City of Tualatin 2026-2030 Capital Improvement Plan
6. Consideration of **Resolution No. 5892-25** Authorizing the City Manager to Execute an Intergovernmental Agreement for Participation in the Broadband Users Group
7. Consideration of **Resolution No. 5894-25** Authorizing the City Manager to Execute a Project Funding Agreement with the Energy Trust of Oregon, Inc. for the Micro Hydro Turbine Project at the Tualatin City Services (TCS) Site

### **Special Reports**

1. Outside Agency Grant Awardee- Love, Inc.

## Public Hearings - Legislative or Other

1. Consideration of **Resolution No. 5888-25** Adopting the City of Tualatin Budget for the Fiscal Year Commencing July 1, 2025, Making Appropriations, Levying Ad-Valorem Taxes, and Categorizing the Levies

## General Business

*If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.*

1. Consideration of **Ordinance No. 1450-25** Establishing a Core Area Parking District Tax Rate for Fiscal Year 2025/26
2. Consideration of **Resolution No. 5887-25** Amending Water, Sewer, Stormwater, Road, and Parks Utility Fee Rates Inside the City of Tualatin and Rescinding Resolution No. 5785-24
3. Consideration of **Resolution No. 5893-25** Calling on Clean Water Services to Take Certain Actions
4. Consideration of Recommendations from the Council Committee on Advisory Appointments

## Items Removed from Consent Agenda

*Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.*

## Council Communications

## Adjournment

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Meeting materials, including agendas, packets, public hearing and public comment guidelines, and Mayor and Councilor bios are available at [www.tualatinoregon.gov/citycouncil](http://www.tualatinoregon.gov/citycouncil).

Tualatin City Council meets are broadcast live, and recorded, by Tualatin Valley Community Television (TVCTV) Government Access Programming. For more information, contact TVCTV at 503.629.8534 or visit [www.tvctv.org/tualatin](http://www.tvctv.org/tualatin).

In compliance with the Americans with Disabilities Act, this meeting location is accessible to persons with disabilities. To request accommodations, please contact the City Manager's Office at 503.691.3011 36 hours in advance of the meeting.



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Aquilla Hurd-Ravich, Community Development Director  
Steve Koper, Assistant Community Development Director

**DATE:** June 23, 2025

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**SUBJECT:**  
Clackamas County Land Suitability Assessment

**DIRECTION SOUGHT:**  
Staff seeks Council direction on whether to provide a letter of support for Clackamas County's Land Suitability Assessment application for a Metro 2040 Planning and Development Grant.

**BACKGROUND:**  
In late 2024, the Clackamas County Commission directed County staff to begin the "Land Suitability Assessment" (formerly known as the "Development Ready Lands Analysis"). The purpose of the Land Suitability Assessment is to study existing conditions in rurally zoned lands inside the Portland Metropolitan Urban Growth Boundary (UGB) and Urban Reserve lands to help determine whether and where potentially developable lands may be available to help meet the region's industrial and housing land needs in the future. The County's intent was to submit a request for Metro 2040 Community Planning and Development Grant funds for the project in January 2025.

In November of 2024, County staff met with staff from the cities of Tualatin, Lake Oswego, Wilsonville, Oregon City, and Happy Valley to discuss the Land Suitability Assessment project. These cities each have either or both rurally zoned lands within the UGB or Urban Reserves adjacent to their current boundary. More specifically, the Stafford Urban Reserves (Attachment A) are adjacent to the cities of Tualatin, West Linn, and Lake Oswego. At that meeting, County staff shared its draft proposed scope of work for the project.

Staff from the cities of Tualatin, West Linn, and Lake Oswego all expressed concern that the proposed scope of work might be construed as "concept planning" under the 5-party and 3-party Intergovernmental Agreements (IGAs). The 5-party IGA (Attachment B) states there will be no new city within the Stafford area and that the area will not urbanize as unincorporated Clackamas County. The 3-party IGA (Attachment C) states that before the cities can complete concept planning, I-205 must be widened to three lanes in each direction from Oregon City to Stafford Road, and the Abernethy Bridge must be replaced or reconstructed.

Based on these concerns, County staff revised the draft proposed scope of work and submitted the grant application to Metro for the January 2025 grant cycle. Subsequently, the County decided to withdraw its application in order to make further refinements and resubmit it to Metro in July of 2025. The County has worked with a consultant (3J Consulting) to coordinate refinements to its draft proposed scope of work. The County then met with the aforementioned cities in May of 2025, shared the revised scope, and requested that each city provide a letter of support for the project.

Staff has reviewed the revised draft scope of work (Attachment D) and concludes that the proposal as written does not constitute “concept planning.” The revised scope does provide the option for the County to study up to three “pilot areas” in greater detail.

Staff is seeking direction from the Council on the appropriateness of providing a letter of support for this study. Furthermore, staff is clarifying, based on previous Council direction, that if a letter of support is provided it may be appropriate to expressly state that its support does not include a detailed or in-depth study of lands in the Stafford Urban Reserve area.

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**ATTACHMENTS:**

- A. Stafford Area Map
- B. 5-Party Intergovernmental Agreement
- C. 3-Party Intergovernmental Agreement
- D. Land Suitability Assessment Draft Proposed Scope of Work



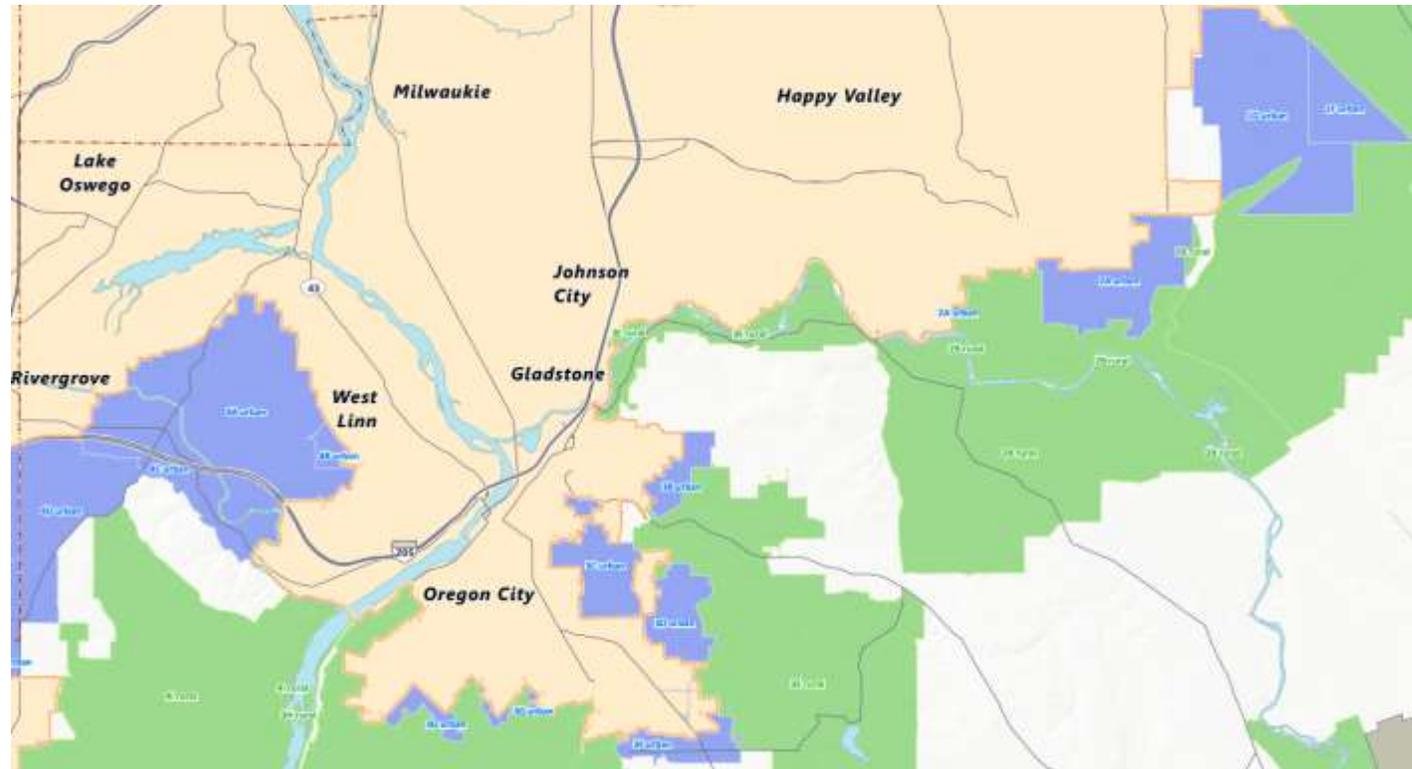
CITY of  
TUALATIN

**CLACKAMAS COUNTY  
LAND SUITABILITY ASSESSMENT  
June 23, 2025**

# Background



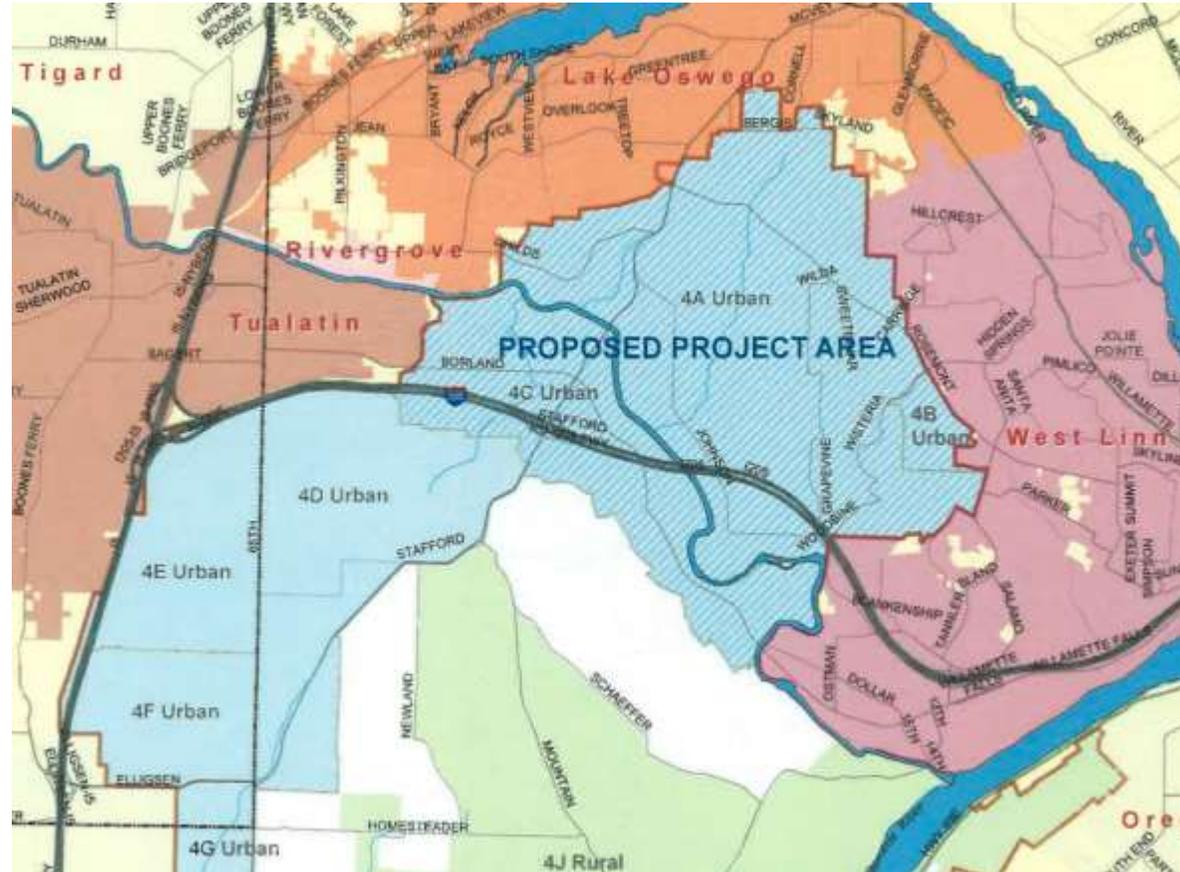
- In late 2024, Clackamas County staff approached staff from cities of Tualatin, West Linn, Lake Oswego, Wilsonville, Oregon City, and Happy Valley to discuss its Land Suitability Assessment Project
- The County's goal for the project was to study potentially available lands for development in either rural areas within the Urban Growth Boundary or Urban Reserves throughout Clackamas County



# Background



- **Specific to Tualatin, West Linn, and Lake Oswego, the Stafford Urban Reserves would potentially be studied as part of this project**
- **The cities cautioned that the project could be considered “concept planning” by the County which would not be consistent with the 5-party and 3-party IGAs.**
- **The County then revised the scope of the project in response.**
- **The County has asked the cities for letters of support for it to submit with its 2040 Planning and Development Grant to Metro**



# Land Suitability Assessment Draft Scope



- **Task 0. Consultant Selection**
- **Task 1. Project Kickoff - *Includes formation of an Interagency workgroup from each city***
- **Task 2. Critical Issues and Land Feasibility - *Includes creation of a Buildable Lands Inventory and stakeholder interviews (cities)***
- **Task 3. Serviceability Analysis - *Includes identification of factors influencing serviceability, such as road, water, sewer, and stormwater constraints and provides a numerical scoring system***
- **Task 4. Pilot Areas Analysis – *Includes a detailed feasibility assessment of the (up to) three pilot areas identified in Task 3***
- **Task 5. Draft report and Stakeholder Engagement.**
- **Task 6. Final Report - *A user-friendly report summarizing the findings and data***

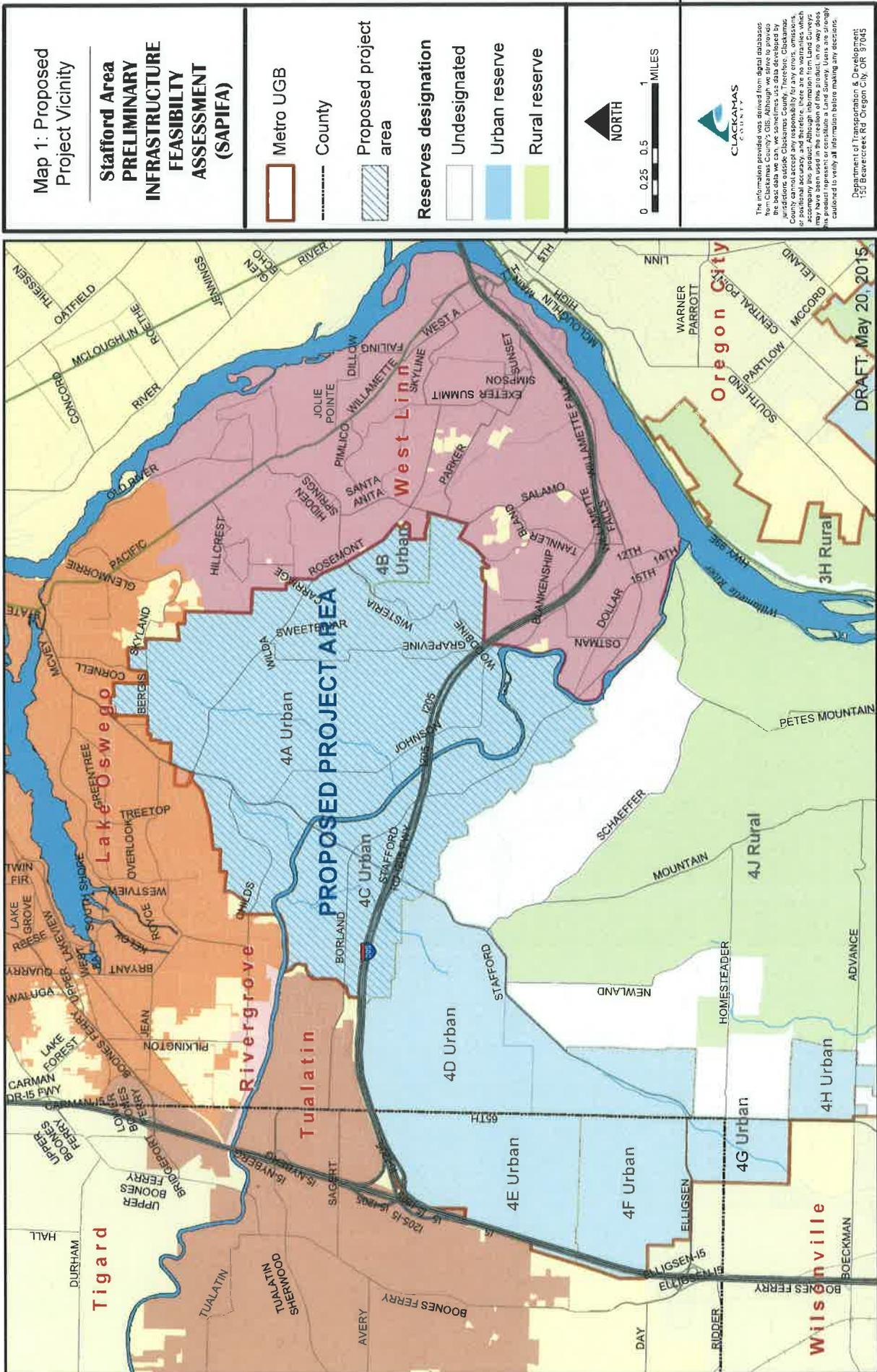


# Conclusion



- **Staff has reviewed the revised draft scope of work (Attachment D) and concludes that the proposal as written does not constitute “concept planning.”**
- **The revised scope does provide the option for the County to study up to three “pilot areas” in greater detail. The County has committed to including an area only if the adjacent city concurs.**
- **Staff is seeking direction from the Council on the appropriateness of providing a letter of support for this study.**
- **Furthermore, staff is clarifying, based on previous Council direction, that if a letter of support is provided it may be appropriate to expressly state that its support does not include a detailed or in-depth study of lands in the Stafford Urban Reserve area.**





**INTERGOVERNMENTAL AGREEMENT  
STAFFORD URBAN RESERVE AREAS**

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made this 28th day of June 2017, by Clackamas County ("County"), Metro, the City of Lake Oswego, the City of Tualatin, and the City of West Linn (individually a "City", collectively the "Cities") (together the "Parties"). This is an addendum to the Intergovernmental Agreement between Metro and Clackamas County To Adopt Urban and Rural Reserves entered into pursuant to ORS 195.141 and ORS 190.010 to 190.110 and dated March 3, 2010 ("Reserves IGA").

**RECITALS**

1. The Metro Council and the Clackamas County Commission are working together to finalize the designation of urban and rural reserves by adopting findings in support of the decisions made by Metro, Clackamas County, Multnomah County, and Washington County in 2010;
2. Under state law, Metro and the three counties in the region are tasked with identifying those areas adjacent to the existing urban growth boundary (UGB) that are best suited for providing land to accommodate urban growth in the region over the next 40 to 50 years;
3. The Cities have long opposed the designation of Metro study areas 4A, 4B, 4C and 4D ("Stafford") as urban reserve because of concerns with regard to efficient use of existing and currently planned future public infrastructure investments and whether urban level public services can be efficiently and cost-effectively provided by appropriate and financially capable service providers;
4. The Parties recognize that resolving the dispute over the designation of Stafford will enable the parties to focus collaboratively on planning for and providing urban services and prioritizing the needed regional improvements to the transportation system, such as the widening of I-205 from Oregon City to Stafford Road;
5. The Parties enter into this IGA in order to alleviate the concerns of the Cities and better support the designation of Stafford under the Factors by ensuring an orderly process for any urbanization of Stafford where the Cities will have control over the planning, process and timing for the urbanization of Stafford, that the Parties will coordinate with one another and with any affected special districts serving Stafford on the effective date of this Agreement, and that Stafford will not be urbanized before appropriate urban services will be available; and
6. The Parties also desire to recognize that the Stafford Hamlet and surrounding area is a unique enclave in Clackamas County that has a long standing agricultural heritage, significant environmental assets, and valued open space that should be preserved through the concept planning process;

NOW, THEREFORE, it is mutually agreed that the Parties voluntarily enter into this Intergovernmental Agreement addressing issues and concerns raised by the Cities regarding the designation of Stafford as an urban reserve. Specifically, the Parties agree as follows:

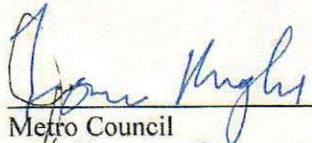
1. **City Governance.** The Parties agree that Stafford will be governed by one or more of the Cities upon expansion of the urban growth boundary and annexation. The governing City will have the authority to decide what land uses should be planned for, and when and how municipal services will be provided. Notwithstanding anything to the contrary in the Reserves IGA, Exhibit B, Section 4, or Metro Code Sections 3.07.1105 to 3.07.1130 ("Title 11"), Metro and the County will oppose any future effort to incorporate a new city. Metro and the County will similarly oppose creation of any service district to provide water or sanitary sewer services in Stafford outside of a city, unless there is no practicable alternative to creation or expansion of a sewer district in order to remediate a health hazard created by development in existence on the effective date of this IGA.
2. **Completion of a City Concept Plan.**
  - a. The Parties recognize that the Cities will be the public bodies that have the responsibility to plan for any future urbanization of Stafford and that the urbanization of Stafford will only occur upon annexation to one or more of the Cities. Prior to adding any part of Stafford to the UGB, the City that will be responsible for annexing that part of Stafford must first have developed a concept plan for the area describing how the area will be planned and developed after inclusion in the UGB. The timing for commencement and completion of a concept plan will be up to the City.
  - b. The Cities will coordinate concept planning with one another and with the County and special districts serving Stafford on the effective date of this Agreement to determine which City or special district is the appropriate urban services provider for each part of Stafford. The Parties agree to develop a preliminary concept plan to address transportation, density, community character, and infrastructure issues to help ensure that future, more detailed sub-area "concept plans" can be developed and coordinated. The parties agree to participate in good faith in future planning efforts for Stafford, in coordination with each other, and with other public, private, and community stakeholders.
  - c. Each governing City will be responsible for determining the pace and timing of future development within an area to be incorporated into the UGB. The form and character of development will be determined through the concept planning process under Title 11 and Section 2 of this Agreement, and will be consistent with community values and environmental requirements.
  - d. The County shall not amend the Comprehensive Plan or Zoning and Development Ordinance or the Comprehensive Plan Map or zoning designations:
    - i. To allow within Urban Reserve areas, new uses that were not allowed on the date the Urban Reserve areas were designated, except those



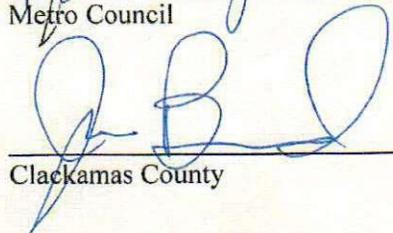
7. **Transportation and Infrastructure Improvements.** Urbanization and urban development will be planned to coincide with transportation and infrastructure improvement necessary to serve such development.
8. **The Findings.** This IGA will be entered into the record of the Metro and Clackamas County proceedings on the remand of the 2010 Stafford urban reserve designation. The Metro and County remand findings will cite this IGA as evidence necessary to meet the designation requirement under ORS 195.145(5)(c) and OAR 660-027-0050(3) that the Stafford area can be served by urban level public facilities and services efficiently and cost-effectively by appropriate and financially capable service providers.
9. **No Appeal by the Cities.** In consideration for the promises and commitments made herein, the Cities agree that the Cities will not challenge the designation of Stafford as Urban Reserve either before the State of Oregon Land Conservation and Development Commission or by appeal to the Oregon Court of Appeals.
10. **Governing Law.** The laws of the State of Oregon will govern this Agreement and the Parties will submit to the jurisdiction of the courts of the State of Oregon.
11. **Amendments.** This Agreement may be amended at any time with the written consent of all Parties.
12. **Severability.** If any covenant or provision of this Agreement is adjudged void, such adjudication will not affect the validity, obligation, or performance of any other covenant or provision which in itself is valid if such remainder would then continue to conform with the terms and requirements of applicable law and the intent of this Agreement.
13. **Term.** This Agreement shall be effective upon execution by all Parties identified herein. This Agreement will terminate on the same date as the Reserves IGA, December 31, 2060, unless terminated earlier by agreement of the Parties. If during the term of this Agreement there is a change in applicable law or other circumstance that materially affects compliance with one or more provisions of this Agreement, the Parties agree to negotiate in a good faith a revision to this Agreement to address such law or circumstance in manner consistent with the intent of this Agreement.

[Signatures on Following Page]

IN WITNESS WHEREOF, each party has caused this Intergovernmental Agreement to be executed by its duly authorized representative on the date first mentioned above.

  
\_\_\_\_\_  
Metro Council

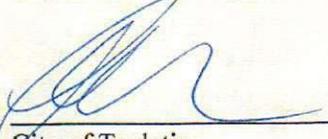
Dated: June 28, 2017

  
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Clackamas County

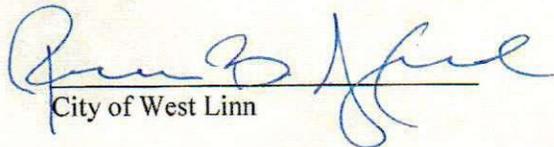
Dated: June 28, 2017

  
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City of Lake Oswego

Dated: June 28, 2017

  
\_\_\_\_\_  
City of Tualatin

Dated: June 28, 2017

  
\_\_\_\_\_  
City of West Linn

Dated: June 28, 2017

**THREE CITY INTERGOVERNMENTAL AGREEMENT  
PLANNING FOR THE STAFFORD URBAN RESERVE**

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made this 21<sup>st</sup> day of February, 2019, by the City of Lake Oswego ("Lake Oswego"), the City of Tualatin ("Tualatin"), and the City of West Linn ("West Linn") (together, the "Cities" or the "Parties"). This Agreement is entered into pursuant to ORS 190.010 to 190.110.

**RECITALS**

1. By intergovernmental agreement dated June 28, 2017, among the Cities, Clackamas County (the "County"), and Metro (the "Five-Party IGA"), the Cities agreed to end their long-standing opposition to designation of Metro study areas 4A, 4B, 4C, and 4D ("Stafford") as urban reserve in return for recognition by the County and Metro that the Cities will be responsible for and have control over the planning and timing of any urbanization of Stafford. Consequently, the Cities did not file an objection or appeal of Metro's submittal to the State of Oregon Land Conservation and Development Commission ("LCDC"). LCDC acknowledged Metro's designation of urban reserves (including Stafford) and Clackamas County's and Multnomah County's designation of rural reserves on May 16, 2018.
2. The Cities had long opposed the designation of Stafford as urban reserve because of concerns with regard to the high cost of providing the necessary public infrastructure, including the feasibility of providing functional transportation infrastructure, and the potential for severe negative impacts on community character and livability, if urbanization were to occur in an uncoordinated manner before the necessary infrastructure is planned for and funded.
3. The purpose of Metro's urban reserves designation is to provide for a 20- to 30-year supply of land for employment and residential land needs beyond the 20-year supply of those lands provided for in the Metropolitan Urban Growth Boundary ("UGB"). Given the infrastructure challenges, any urbanization of Stafford is not likely to occur until the latter part of this period.
4. Section 2 of the Five-Party IGA and Section 3.07.1110 of the Metro Code require that the Cities must have adopted a concept plan or plans for Stafford, or any portion thereof, before it can be considered for addition to the UGB. Section 2.a of the Five-Party IGA states that the timing for commencement and completion of a concept plan is up to the affected city.
5. The Parties recognize that uncoordinated decisions by one Party could have severe, negative impacts on the other Parties. The purpose of this Agreement is to identify the prerequisites for concept planning, to provide for coordination of concept planning, and to adopt a method for dispute resolution in order to ensure the orderly and coordinated process for any urbanization of Stafford, concurrent with the provision of required urban services, to provide for citizen involvement, and to ensure preservation of community character and important natural resources.

6. The Parties also recognize that this Agreement is consistent with and implements the Five-Party IGA and, therefore, is necessary to support the determination by Metro and Clackamas County that the designation of Stafford as an urban reserve is supportable under the urban reserve factors contained in ORS 195.145(5) and OAR 660-027-0050.

NOW, THEREFORE, the Parties agree as follows:

1. **Timing of Concept Planning**

1.1 The Parties agree that a very significant challenge for urbanization of Stafford in terms of cost and the potential for severe, negative community impacts is providing for adequate transportation infrastructure and transit service.

1.2 The Parties further agree that a key piece of infrastructure that must be planned for and funded before the Parties can complete meaningful concept planning is the widening of Interstate 205 to three lanes in each direction from Oregon City to Stafford Road and the replacement or reconstruction of the Abernethy Bridge ("I-205 Widening Project"). Given the jurisdiction over and the cost of this project, it will have to be a regional project funded by state and federal funds.

1.3 The Parties, therefore, agree that no Party will complete or adopt any concept plan for any part of Stafford under Title 11 of the Metro Urban Growth Management Functional Plan (Metro Code Section 3.07), or that otherwise constitutes a concept plan under the terms of the Five-Party Agreement, or that otherwise constitutes a criterion for UGB expansion, nor will any Party apply for, promote or support any expansion of the UGB into any part of Stafford, until:

1.3.1 **South of Tualatin River.** For any concept plan proposal involving a portion of Stafford that is south of the Tualatin River:

- (a) The I-205 Widening Project has received preliminary design approval; and
- (b) Funds to construct the I-205 Widening Project have been identified and appropriated; and
- (c) Construction of the I-205 Widening Project is scheduled to begin in two years or less.

1.3.2 **North of the Tualatin River.** For any concept plan proposal involving any portion of Stafford that is north of the Tualatin River, the later of:

- (a) December 31, 2028; or
- (b) until all the conditions in subsections 1.3.1 (a), (b) and (c) are met.

1.4 By mutual written amendment to this Agreement, the Parties may substitute an alternative I-205 improvement project in place of the I-205 Widening Project as used in Section 1.3, if all the Parties determine in the discretion of each that the alternative project includes high-

capacity transit or other features that enhance capacity and mitigate impacts in a substantially equivalent or superior manner to the I-205 Widening Project.

## 2. **Coordination of Concept Planning**

2.1 **Notice of Intent to Initiate Concept Plan.** Before initiating concept planning for any portion of Stafford, the planning Party will provide not less than 90 days' written notice to the other Parties. Representatives of all three Parties will meet simultaneously at least twice before the end of the 90-day period to discuss the process, including an approach to addressing any concerns. If one or more Parties refuse to meet during the 90-day period, the initiating Party may begin concept planning, but must still meet the other obligations of coordination under this Agreement.

2.2 **Coordination among the Cities.** The planning Party will coordinate with the other Parties in developing the concept plan, and will provide ample opportunities for the other Parties to evaluate and meaningfully participate and comment on the proposed plan. Further, if a Party (the "objecting Party") presents to the planning Party substantial evidence that a proposed concept plan or concept plan element will materially impair or degrade the functionality of a transportation or utility facility or any other system of the objecting Party or of a service provider providing service within the objecting Party's planning and service area as determined under Section 3 of this Agreement, the planning Party will, in good faith, address the alleged impacts and revise its concept plan or include mitigation measures or requirements that specifically and effectively address the impacts.. For the purposes of this section, substantial evidence includes without limitation evidence that the objecting Party's standards for transportation level of service, operations and safety will be impaired or degraded.

2.3 **Citizen Involvement.** Each Party's consideration and approval of its concept plan will follow the citizen involvement procedures and requirements for comprehensive plan amendments contained in that Party's comprehensive plan and land use regulations. Each Party will coordinate with the Stafford Hamlet and other Clackamas County citizen participation organizations within Stafford in the same manner as a city neighborhood association or other city-recognized citizen involvement organization with relation to providing involvement opportunities during the concept plan adoption process, but shall not be required to provide fee waivers or any other financial or in-kind support.

2.4 **Concept Planning Criteria in Addition to Metro Code.** In addition to concept planning criteria under Metro Code Section 3.07.1100 that is consistent with the Five-Party IGA, the Parties agree that the following criteria will apply to Stafford area concept plans:

- (a) Consider community character;
- (b) Provide separation between communities and understandable borders;
- (c) Preserve natural features;
- (d) Maintain functionality of transportation and other systems. Unless mitigated and addressed as provided in Section 2.2, no material impairment or degradation of the functionality of a transportation or utility facility or system of another Party.

3. **Determination of Concept Planning and Urban Services Areas.** Commencing no earlier than the year 2020, the Parties will develop and enter into an amendment to this Agreement establishing boundaries for each Party's concept planning and Urban Services Area in Stafford. The boundaries will be based upon the considerations listed in Section 2.4 and in Exhibit A. The Parties agree to work with each other to develop and employ a coordinated public review and involvement process in each City before approving the boundaries and the amendment.

4. **Adjustments for Certain Public Facilities or Services.**

4.1 Notwithstanding the timing requirements of Section 1 of this Agreement, provided that all three Parties agree in writing in advance, a Party may approve a concept plan and apply for or support a UGB expansion at any time to include an area of less than 120 acres in Stafford, provided that the area is publicly-owned, and use of the area is limited to parks, recreation, open space, or agricultural uses. Concept plans under this Section 4 are subject to the noticing, coordination and citizen involvement provisions in Sections 2.1, 2.2, and 2.3 of this Agreement. Nothing shall prohibit a Party from including an area that has been concept planned or brought into the UGB under this Section 4 in subsequent concept planning for a larger area in compliance with the terms of this Agreement.

4.2 The Parties hereby agree to Lake Oswego concept planning and requesting UGB expansion under this Section 4 to include all or part of the Luscher Farm/Rosemont Open Space properties consisting of approximately 110.5 acres at 125-385 S. Rosemont Road in Stafford, depicted in Exhibit B with tax lot numbers 21E16AD 03000, 03001; 21D16D 00100, 00300; 21D16E 00200; and 21E15C 00700, 00300, provided that the Luscher Farm/Rosemont Open Space properties are publicly-owned, and use of the Luscher Farm/Rosemont Open Space properties is limited to parks, recreation, open space, or agricultural uses. In the event Lake Oswego acquires the private parcels north of Rosemont Road surrounded on three sides by the listed properties, or the parcels north of Rosemont Road that lie between 21E15C 00700 and 00300, as shown on Exhibit B, Lake Oswego may include those additional parcels as part of the concept planning and proposed UGB expansion together with the other properties approved under this subsection, provided that the parcels are publicly-owned, and use is limited to parks, recreation, open space or agricultural uses.

5. **Enforcement/Dispute Resolution.** If any dispute arising out of or relating to this Agreement, including the alleged breach, validity, interpretation and performance thereof ("Dispute"), is not resolved through negotiation within 30 days of written notice of a Dispute sent by one of the Parties to the others, the Parties agree to then use their best efforts in good faith to settle the Dispute by mediation before resorting to litigation or some other dispute resolution procedure. The mediator will be an individual acceptable to all three Parties, but in the absence of agreement each Party will select a temporary mediator and the temporary mediators will jointly select the permanent mediator. Each Party will pay its own costs for the time and effort involved in mediation. The cost of the mediator will be shared equally among the Parties. The mediation session will be held within 45 days of the retention of the mediator, and last for at least one full day before any Party has the option to terminate the process. The process will continue until a Party or the mediator states there is no reason to continue because of an impasse that cannot be overcome and sends a "notice of termination of mediation" to the (other)

Parties. Upon termination of mediation, each Party will have the right to exercise all legal remedies available at law or equity. If the Parties reach agreement in mediation, the agreement will be reduced to writing and signed by all Parties.

**6. Miscellaneous Provisions.**

**6.1 Governing Law.** The laws of the State of Oregon will govern this Agreement and the Parties will submit to the jurisdiction of the courts of the State of Oregon.

**6.2 Amendments.** This Agreement may be amended at any time with the written consent of all Parties.

**6.3 Severability.** If any covenant or provision of this Agreement is adjudged void, such adjudication will not affect the validity, obligation, or performance of any other covenant or provision which in itself is valid if such remainder would then continue to conform with the terms and requirements of applicable law and the intent of this Agreement.

**6.4 Term.** This Agreement shall be effective upon execution by all Parties identified herein. This Agreement will terminate on the same date as the Reserves IGA, December 31, 2060, unless terminated earlier by agreement of the Parties. If during the term of this Agreement there is a change in applicable law or other circumstance that materially affects compliance with one or more provisions of this Agreement, the Parties agree to negotiate in good faith a revision to this Agreement to address such law or circumstance in manner consistent with the intent of this Agreement.

IN WITNESS WHEREOF, each Party has caused this Intergovernmental Agreement to be executed by its duly authorized representative on the dates below. This agreement has been executed in triplicate originals, with one to be held by each of the Parties.

CITY OF LAKE OSWEGO

  
By: Kent Studebaker, Mayor

Dated: February 6, 2019

CITY OF TUALATIN

  
By: Frank Bubenik, Mayor

Dated: February 11, 2019

CITY OF WEST LINN

  
By: Russ Axelrod, Mayor

Dated: February 21, 2019

## EXHIBIT A- Three City Intergovernmental Agreement

### Considerations in drawing boundaries

1. Efficient and effective use of existing and planned public investments
  - Transportation
  - Sanitary and Storm Sewer
  - Water
  - Open space
  - Emergency response
  - Schools
2. Existing parcelization and committed land uses
3. Separation of cities and understandable boundaries

Although it is too early to consider land use and urban design, boundaries should support each city in maintaining its distinct identity and sense of place.

Avoid splitting properties between cities and support efficient operations and maintenance of city infrastructure

4. Natural areas
  - Promote efficient management of natural resources, e.g., avoid fragmentation of major stream corridors.
  - Use natural areas and natural features as buffers/greenbelt for separation between cities.
  - Provide equitable distribution of regional open spaces among cities.
5. Development costs and fiscal impact
  - Equitable distribution of buildable land for housing and employment
  - Consider relative cost of serving areas; avoid creating areas that are isolated or not fiscally feasible to serve (topography, transportation access, parcelization)

# EXHIBIT B – Three City Intergovernmental Agreement “Luscher Farm” Parcels



## **3B. Project Readiness – DRAFT Scope of Work**

### **Clackamas County Land Suitability Assessment**

#### **Task 0. Consultant Selection and Initial Agreements (September – December 2025)**

Clackamas County will select a consultant through a Request for Proposals (RFP) process to assist with the Land Suitability Study (LSA) project. This task will define the project scope, schedule, and budget that will be used for the consultant contract and Intergovernmental Agreement (IGA).

*Deliverables: RFP including scope, schedule, and budget, consultant contract, signed IGA.*

#### **Task 1: Project Kickoff and Management (January – February 2026)**

Clackamas County staff and the consultant team will hold a project kickoff meeting to review and refine the scope, schedule, and roles and responsibilities. Agenda items will include establishing project coordination and invoicing protocols, collecting needed background materials, identifying stakeholders, and confirming engagement tools and strategies. The consultant will prepare a summary of the kickoff meeting.

The Project Management Team (PMT) will hold monthly project coordination meetings to track progress on key tasks and deadlines, and update the schedule as needed. The consultant will prepare PMT agendas and meeting notes.

The Interagency workgroup will form and meet including a representative from each of the cities adjacent to or including the areas subject to the assessment.

*Deliverables: Kickoff meeting summary, invoicing framework, stakeholder list, engagement tools and strategies, agendas and meeting notes for 2 PMT meetings, agenda and meeting notes for Interagency workgroup meeting.*

#### **Task 2: Critical Issues and Land Feasibility (March – June 2026)**

Building on the Industrial Site Readiness Study and other past efforts, Clackamas County will compile data and document site characteristics required for target industries. The County will interview a variety of stakeholders, including jurisdictional representatives, service providers, and private developers to discuss critical issues that relate to suitability. The County will prepare Critical Issues Memo that summarizes stakeholder interview and key findings.

Concurrently, the County will conduct a buildable land inventory (BLI) for urban reserves and rurally zoned land within the UGB (Study Area) to document critical land characteristics. The inventory data will also be used to identify suitable locations for residential and commercial development. The findings will be summarized in a memo and visualized using a GIS tool.

*Deliverables: Critical Issues Memo, BLI Memo, GIS tool, agendas and meeting notes for 8 PMT meetings.*

### **Task 3: Serviceability Analysis (July – September 2026)**

Task 3 will identify factors influencing serviceability, such as road, water, sewer, and stormwater constraints. This study will include a high level scoring system to represent potential serviceability. Findings from Task 3 will be summarized in a memo that identifies opportunities and challenges within the Study Area.

The Interagency workgroup will be convened to review findings from Tasks 2 and 3 and identify up to three pilot areas for deeper analysis.

*Deliverables: Opportunities and Challenges Memo, serviceability scoring system, Interagency workgroup meeting agenda and meeting notes, pilot areas for further analysis, agendas and meeting notes for 6 PMT meetings.*

### **Task 4: Pilot Areas Analysis (October – December 2026)**

Task 4 involves a detailed feasibility assessment of the (up to) three pilot areas identified in Task 3. Memos addressing site characteristics, transportation, water, sewer, and other development constraints will be prepared, assigning values to areas based on identified challenges. These findings will guide an informed evaluation of the potential for development in the selected pilot areas. Criteria from the Industrial Site Readiness Study will be applied to GIS tools to assess suitability of land for employment and industrial uses. A summary memo will document the findings and evaluate how identified areas align with regional industrial and employment goals.

*Deliverables: Site suitability assessment memos, Pilot Sites: Industrial Site-Suitability memo, agendas and meeting notes for 6 PMT meetings.*

### **Task 5: Draft Report and Stakeholder Engagement (January – March 2027)**

A draft report summarizing the findings from each of the previous tasks will be developed. The County will convene the Interagency workgroup, and may conduct a series of focus group meetings and/or stakeholder forums to gather feedback and refine the draft report. This phase will emphasize partnerships to acknowledge and develop potential solutions to identified serviceability challenges and the real costs of infrastructure investments.

*Deliverables: Draft report, focus group and forum agenda and summaries, revised draft report, agendas and meeting notes for 6 PMT meetings.*

### **Task 6: Final Development-Ready Land Report (April – May 2027)**

The final task will produce a user-friendly report summarizing the findings and data generated through the previous tasks.

*Deliverables: User friendly Final report and related GIS tool, technical appendices, agendas and meeting notes for 4 PMT meetings.*



# Library Funding & Governance

June 23, 2025

# Washington County Libraries



## Public Library Partnership

- 9 municipalities
- 3 nonprofits
- WCCLS, department of Washington County
- Coordination through Executive Board (City Managers and nonprofit executives) and Policy Group (Library Directors)



Washington County  
Cooperative Library Services



CITY of  
TUALATIN

# Goals & Milestones



## Improve service consistency and equity across the county

- Current State Assessment Report – Nov. 2024
- Near-Term Funding and Base Service Levels Report – Jan. 2025
- Governance improvements – Current / Future Phase

## Support community needs by creating a library system with a fiscally sustainable future

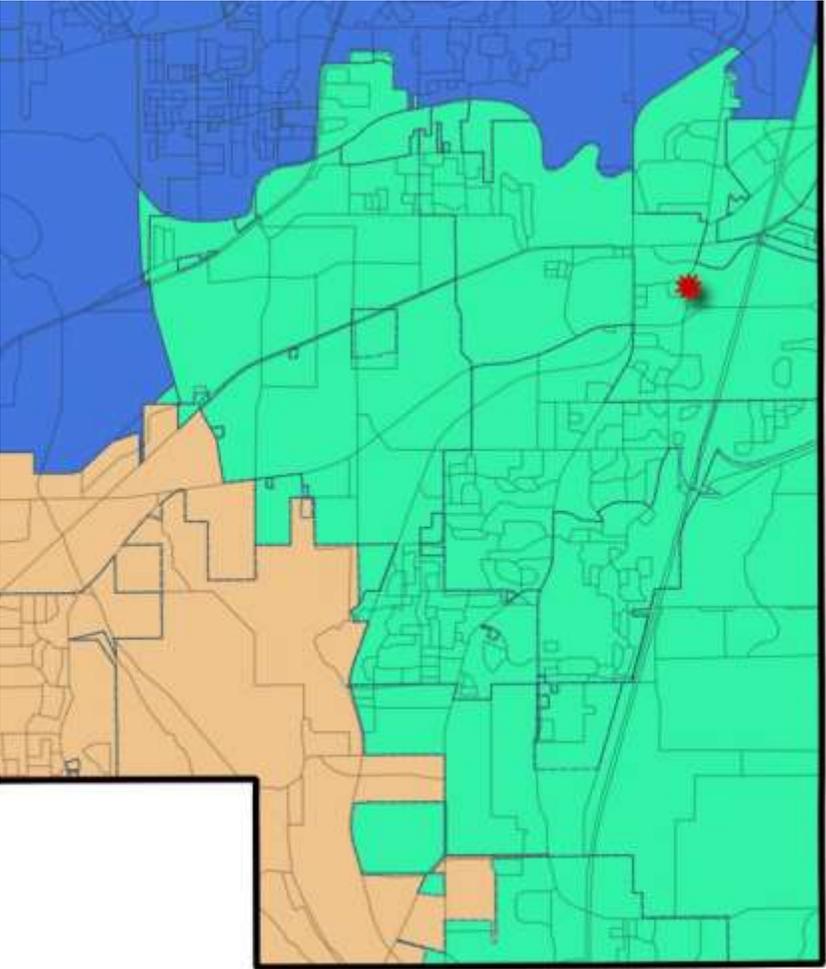
- Near-Term Funding and Base Service Levels Report – Jan. 2025
- Funding allocation methodology – Current Phase

Reports available at <https://www.wccls.org/about-wccls/washington-county-libraries-writing-our-future-together>



CITY of  
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# Service Boundaries



Proposed service area for Tualatin Public Library

- Defines geographic area served by each library
- Determines each library's official service population
- Likely to be a component of new funding allocation methodology



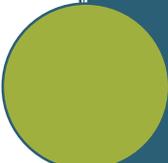
CITY of  
TUALATIN

# Funding Methodology

## Elements Under Consideration



Service Population



FTE for Base Services



Facility Square Footage  
(nonprofits only)



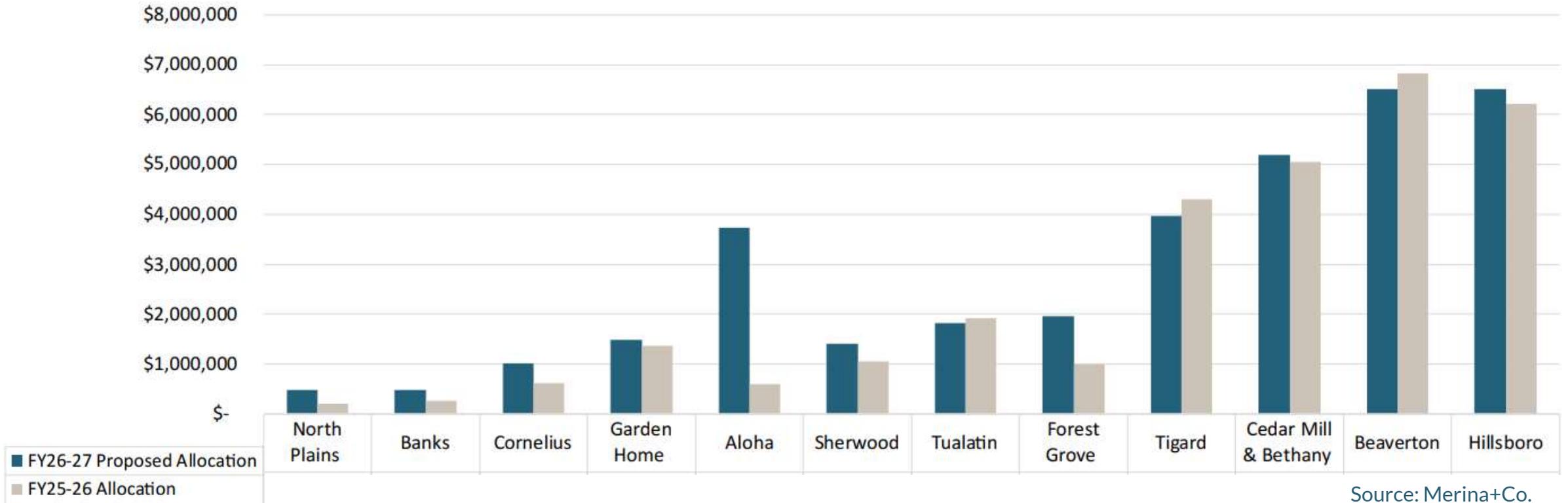
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TUALATIN

# Funding Allocation Methodology

*Preliminary Results*

**NOT FINAL**

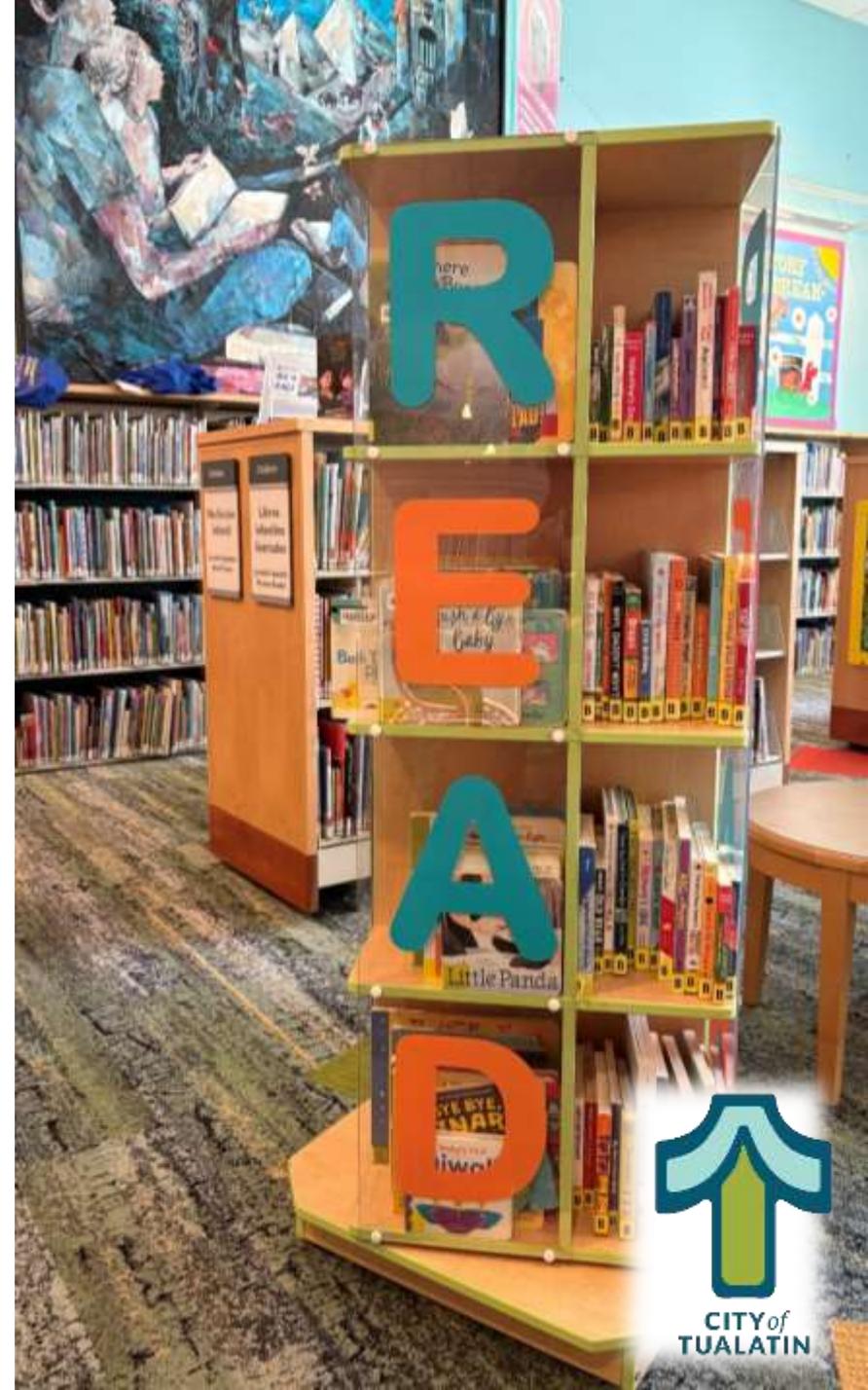
Preliminary Funding Allocation Results



Source: Merina+Co.

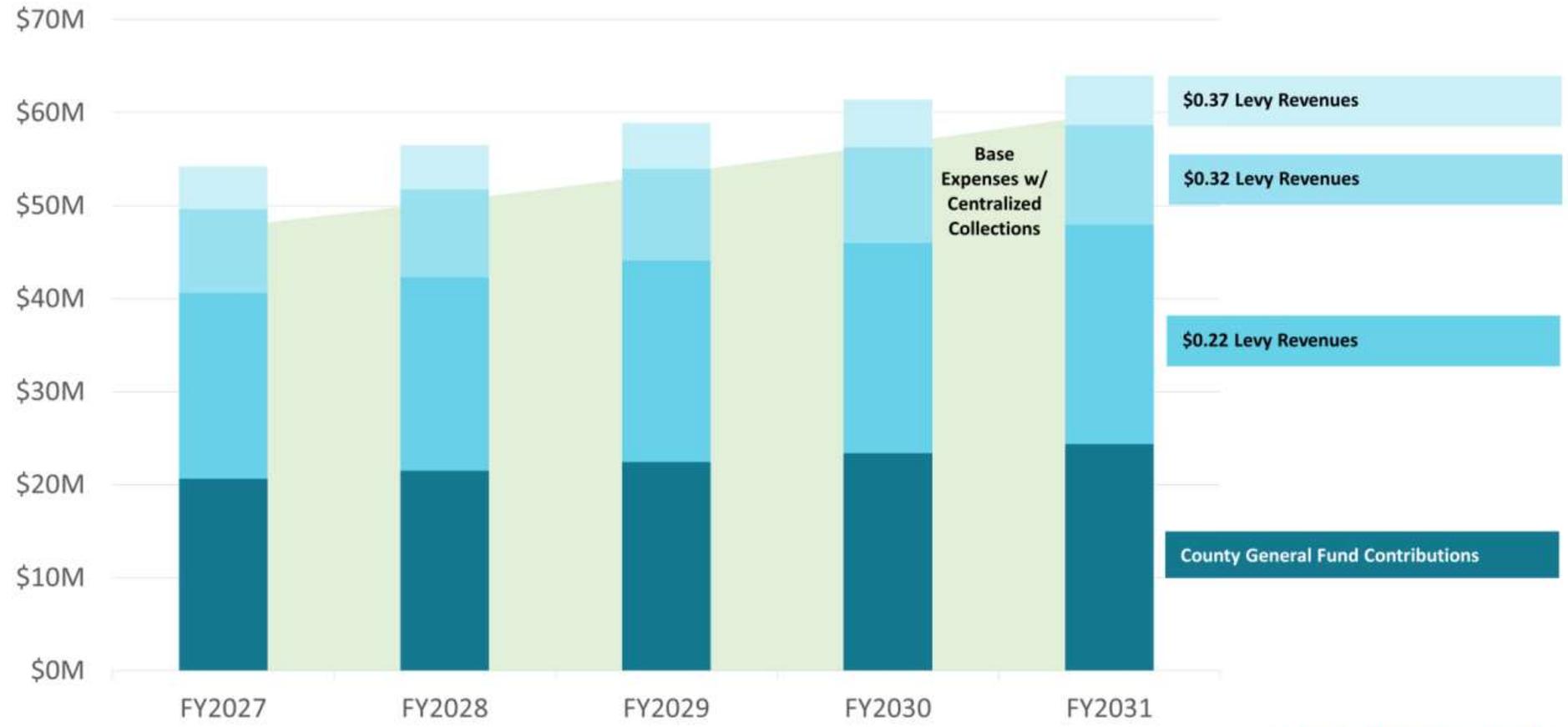
# Collection Management

- WCCLS plans to hire a consultant this fall to plan the transition to centralized collection management
- WCCLS projects July 2027 for implementation
- The Current State Assessment listed approaches that maintain unique library identities and decisions that reflect local community values as strengths
- WCCLS and Tualatin surveys show:
  - The collection is what patrons value the most about Tualatin Library
  - Selection of materials is the second highest factor when patrons choose which library to visit
- Tualatin is asking for more partnership and collaboration on planning this transition



# Cost for Base Service Levels

*How much does it cost for the Cooperative to provide Base Service Levels?*



# Local Option Levy



- Current library levy rate = 22¢ per \$1000 of assessed value
  - Provides 43 percent of WCCLS budget in FY24-25
  - Expires June 2026
- Next levy cycle = July 2026 to June 2031
- Board of County Commissioners considering a levy replacement (at increased rate) for library *and* public safety
  - Library: 15¢ increase to 37¢ per \$1000 AV
  - Public Safety: 19¢ increase to 66¢ per \$1000 AV
  - Levies would be to maintain current service levels
  - Public Hearing on levy measures scheduled for June 24





**CITY** *of*  
**TUALATIN**

*Questions?*



# City Council 2025 Priorities Review & Update

June 23, 2025



- *Neighborhood investments are celebrated*
- *Strong relationships are built between the community, Council, and staff*
- *The community is educated, allowing for full and effective engagement*
- *Neighborhoods feel informed, engaged and connected with other City groups*
- *Tualatin is more liveable with safe pedestrian pathways while maintaining our tree canopy*



1.1	Conduct a street tree inventory and research adaptive street tree species	6/23: -Additional seasonal added to Parks Maintenance budget to allow capacity to conduct an inventory -Inventory underway -Research on adaptive street tree species underway; to be complete prior to next round of tree planting (consultant developing scope)
1.2	Adopt and implement a new sidewalk and street tree policy using best practices from other cities	6/23: -Complimentary to 1.3. -Backlog assessment underway -Council work session scheduled to finalize
1.3	Evaluate and implement programmatic changes to the sidewalk maintenance program	6/23: -Complimentary to 1.2 -Council work session scheduled to finalize
1.4	Provide education to the community on street trees and the sidewalk maintenance program.	6/23: -Will follow all backlog work being done and new policy in place



1.4	Provide education to the community on street trees and the sidewalk maintenance program.	6/23: -Will follow all backlog work being done and new policy in place
1.5	Continue to support and listen to the Community Involvement Organizations, including hosting an annual meeting with them	6/23: -Grant for each CIO increased from \$1500 to \$2500 in 25/26 budget -Joint CIO/Council work session scheduled for August 25
1.6	Relook at the Community Involvement Organization boundaries and revise as appropriate	6/23: -Underway (CIO's started review in June)
1.7	Continue efforts in neighborhood investment around the City including building relationships, understanding neighborhood needs, and celebrating investments in Tualatin's neighborhoods.	6/23: -Underway and ongoing
1.8	Work with the Community Emergency Response Team (CERT) program to strengthen the City's resiliency	6/23: -Underway and ongoing -Funding included in 25/26 budget (\$10,000 Emergency Management Cooperative)



- *Diverse, livable, and sustainable housing options exist in Tualatin*
- *Data driven decision making is made to support housing needs*
- *There is a clear understanding of the regional/local housing landscape and Tualatin positively influences the landscape*
- *Tualatin offers a friendly environment for people in the housing process*



2.1	Examine the City's options for creating and incentivizing diversified housing (including lobbying, zoning, SDCs, incentives)	6/23: -Funding included in 25/26 budget for housing production strategy implementation -Complimentary to CORA work
2.2	Respond to legislative updates that impact the City's housing production	6/23: -Council and staff engagement in 2025 legislative session
2.3	Continue to review and integrate appropriate options to address preservation/addition of green space	6/23: -Ongoing
2.4	Advocate for services for Tualatin to support housing insecurity and homelessness; leverage homelessness liaison	6/23: -Underway -Homelessness liaison on 6-month schedule to present update to Council -Participated in 2025 Point-in-Time count
2.5	Coordinate updates from Metro, the Counties, and Community Partners to understand the regional housing landscape and services available for the Tualatin community; stay engaged about Metro's SHS measure	6/23: -Ongoing



- *There is regular, clear communication on processes and progress in urban renewal areas*
- *Development planning is innovative, imaginative, and responsive, creating a connected community*
- *Council makes concrete steps forward to integrate placemaking into current projects*
- *The community is engaged in supporting our vibrant economy*



3.1	Revisit the food cart policy and specifications	6/23: -Underway; funds allocated in Community Development budget in 25/26
3.2	Revisit zoning options in the Leveton area using a similar framework to the code changes in the Basalt Creek area.	6/23: -No update
3.3	Review opportunities for targeted code updates to support business retention and expansion	6/23: -No update
3.4	Leverage new staff capacity to engage with stakeholders	6/23: -Underway and ongoing
3.5	Conduct regular communications to provide information and updates on the Core Opportunity Investment Area and the Southwest and Basalt Creek Development Area to the Council and community.	6/23: -Underway and ongoing
3.6	Kick off planning process for CORA	6/23: -Planning process has begun; action complete
3.7	Consider the look and feel of Tualatin identity in upcoming planning efforts	6/23: -Underway
3.8	Explore destination signage for points of interest in Tualatin (including but not limited to the Commons, Veteran's Plaza, trails, art features, etc.)	6/23: -Underway; wayfinding signage project in CMO



- *Tualatin has clear transportation goals and priorities that support strategic advocacy*
- *Safe transportation systems are in place that supports all modes/users*
- *There are protected funding streams for transportation*
- *The Transportation System Plan is adopted and planning has begun for implementation*
- *Advocacy for regional transportation priorities is taking place*
- *Tualatin is at the table for regional transportation discussions, ensuring better coordination*



4.1	Complete the Transportation System Plan update.	6/23: -Underway; scheduled for Council review 7/14
4.2	Prioritize transportation projects and funding; coordinate with partners	6/23: -Ongoing
4.3	Identify clear transportation priorities for Tualatin that support Council and staff strategic regional advocacy for those priorities.	-Underway in 2025 legislative session (work session August 25 to debrief 2025 legislative session) -Work session scheduled in quarter 4 to set priorities for 2026 session
4.4	Utilize the lobbyist to help Tualatin effectively advocate for priorities	6/23: -Funds allocated in 25/26 budget for the Thorn Run contract -Ongoing
4.5	Work closely with regional transportation partners on provision of bus service in the Basalt Creek area	6/23: -Ongoing
4.6	Provide regular transportation updates to Council and the community	6/23: -Ongoing



- *The Climate Action Plan is being effectively implemented*
- *Tualatin has a resilient response to environmental changes*
- *The Climate Action Plan is funded*
- *There is a prioritized 5-year implementation plan*
- *Tualatin applies an environmental lens to all City projects*
- *Tualatin has a proactive, less reactive, approach*



5.1	Expand the 2-year Climate Action implementation plan to a 5-year, prioritized work plan	6/23: -Will follow 5.3
5.2	Identify a funding source to support ongoing Climate Action programmatic efforts, including staffing, consulting, and implementation work	6/23: -Council approved new revenue sources for this work; action complete
5.3	Hire a staff person to manage the Climate Action Plan implementation and provide regular reporting on progress	6/23: -Underway; funds allocated in 25/26 budget
5.4	Support environmental resiliency via planning and programmatic endeavors	6/23: -Underway; examples includes InPipe, 108th Reservoir
5.5	Receive programmatic updates and consider future opportunities with the Backyard Habitat program	6/23: -Update received in May
5.6	Strengthen visibility and programming surrounding Bee City programmatic efforts	6/23: -Underway
5.7	Using an environmental lens, review the tree ordinance	6/23: -No update
5.8	Secure funding for seismic valves at the reservoirs	6/23: -Included in 2025 legislative priorities



- *The community is regularly informed on bond project progress and park and recreation activities*
- *There is increased access to summer youth recreational programming*
- *Bond projects are completed*
- *Successful events are celebrated and improved*
- *Tualatin has ample resources to meet community demand for parks, trails, and recreational programs*



6.1	Provide frequent high value communication on projects, recreation programs, and parks	6/23: -Ongoing
6.2	Review policies and practices that would expand access to Tualatin residents for summer recreation programs	6/23: -Complimentary to 6.3; funds included in 25/26 budget to conduct a comprehensive analysis of recreation program, fee structure, and policies, and practices
6.3	Review growth opportunities and cost structure for recreation programs to ensure sustainable program offerings	6/23: -Funds added in 25/26 budget to conduct a comprehensive analysis
6.4	Complete parks projects, including Veteran's Plaza, Victoria Woods, Las Casitas Park, Little Woodrose	6/23: -Underway (Veteran's Plaza and Victoria Woods Staircase have been completed)
6.5	Continue to develop and make needed changes to Integrated Pest Management practices	6/23: -Underway and ongoing
6.6	Celebrate and quantify event success through innovative attendance measurement systems	6/23 -Funds added in 25/26 to purchase innovative measurement technology
6.7	Explore partnership opportunities with the School District on expanded use of athletic fields	6/23: -Underway (productive meetings with TTSD have been taking place)
6.8	Explore revenue opportunities to ensure stable, ongoing funding for parks maintenance	6/23: -Underway; contract signed with FCS for analysis



- Tualatin is a trauma informed organization
- Strategic planning endeavors and skills are employed across the organization
- Progress is shared on the IDEA Committee work
- Council has defined Tualatin's culture and identity and knows the look and feel we want to be known for



7.1	The IDEA Committee makes connections with other committees	6/23: -Committee received a presentation about the downtown revitalization project -Committee members are tabling at Viva Tualatin
7.2	Integrate skills to respond to internal/external stressors related to trauma informed culture and care	6/23: -Underway
7.3	Develop a strategic City Communications Plan	6/23: -Research underway
7.4	Begin a Comprehensive Planning process	6/23: -Research underway
7.5	Launch a new City website	6/23: -Underway; launch expected Fall/Winter 2025
7.6	Work to develop and strengthen strategic planning skill sets across the organization	6/23: -Underway and ongoing
7.7	Integrate Culture & Identity into CORA	6/23: -Underway with CORA downtown redevelopment work



**CITY** *of*  
**TUALATIN**



**Application To Request A City Proclamation**  
18880 SW Martinazzi Ave, Tualatin, OR 97062  
503-691-3011



The City of Tualatin offers two types of proclamations:

**City Council Proclamation** – A formal recognition read during a City Council meeting. These proclamations are included in the Council agenda and may be presented to representatives in attendance.

**Mayoral Proclamation** – A proclamation issued by the Mayor that does not require a formal reading at a Council meeting. This type of proclamation is ideal for recognizing events, individuals, or organizations without the need for a public presentation.

**Topic & Purpose of Proclamation:** Constitution Week

**Individual, Agency, or Organization Sponsoring the Proclamation:** Tualatin Daughters of the American Revolution

**Request by: Name** Marcha Hunt **Phone** 503-244-9385

*Return the completed form and a draft copy of your one-page proclamation to this application to:*

City of Tualatin, Attn: Deputy City Recorder, 18880 SW Martinazzi Ave, Tualatin OR, 97062 or via email to [nmorris@tualatin.gov](mailto:nmorris@tualatin.gov).

### **Request for City Council Proclamation**

Request for City Council proclamations should be submitted four weeks prior to the requested Council Meeting date. The City Council meets the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month unless otherwise noted. For specific meeting dates, please visit the City of Tualatin website at [www.tualatinoregon.gov](http://www.tualatinoregon.gov).

*Note: There is a limit of three proclamations per City Council meeting and selection is made in the order requests are received. While the City does its best to recognize community needs, we retain the right to decide if the proclamation will be issued or not.*

Preferred City Council Meeting Date: September 8, 2025

Alternate City Council Meeting Date: August 25, 2025

Local Resident Attending Council Meeting to Receive Proclamation:

Name Marcha Hunt Phone 503-244-9385

### **Requests for Mayoral Proclamation**

Requests for Mayoral proclamations will be considered by the Mayor and will not be formally read at a Council meeting. Approval is subject to the discretion of the Mayor. Please allow two weeks for processing.

Preferred Date of Issuance By: \_\_\_\_\_

Delivery Method (circle one): Mailed E-Mailed In-Person Pick-Up

## **Constitution Week Proclamation**

### **City of Tualatin, Oregon**

**WHEREAS:** The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

**WHEREAS:** September 17, 2025, marks the two hundred and thirty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS:** It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

**WHEREAS:** Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

**NOW, THEREFORE I,** \_\_\_\_\_ by virtue of the authority vested in me as Mayor of the City of Tualatin do hereby proclaim the week of September 17 through 23 as

### **CONSTITUTION WEEK**

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.



# CITY OF TUALATIN

## *Staff Report*

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** June 23, 2025

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**SUBJECT:**  
Consideration of Approval of the Work Session and Regular Meeting Minutes of June 9, 2025

**RECOMMENDATION:**  
Staff respectfully recommends the Council adopt the attached minutes.

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**ATTACHMENTS:**

- City Council Work Session Meeting Minutes of June 9, 2025
- City Council Regular Meeting Minutes of June 9, 2025



# TUALATIN CITY COUNCIL

## OFFICIAL WORK SESSION MEETING MINUTES

### FOR JUNE 09, 2025

**PRESENT:** Mayor Frank Bubenik, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Cyndy Hillier, Councilor Christen Sacco (via zoom)

**ABSENT:** Council President Valerie Pratt, Councilor Octavio Gonzalez

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

#### **1. 2026-2030 Capital Improvement Plan Review.**

Management Analyst Cody Field presented the proposed 2026–2030 Capital Improvement Plan (CIP). He explained that the CIP outlines and prioritizes funding for projects related to infrastructure, facilities, vehicles, equipment, and technology. The plan serves multiple purposes, including coordinating capital projects, plan for necessary rate adjustments, create an approved list for grants, establish an approved list for SDC funding, and prioritize limited funding. Analyst Field reviewed the structure of the document, noting that projects are organized by category and funding source, with each project detailed on a dedicated page. He also noted that a list of unfunded projects is included at the end of the plan.

Analyst Fiels stated the total estimated cost of all projects over the five-year period is \$211,185,954. He highlighted several key projects, including enhancements at the Juanita Pohl Center, interior updates at the police station, renovations at Las Casitas Park, expansion of the badge access program, the railroad grade separation study, and multiple utility infrastructure upgrades.

Councilor Reyes asked where the public could access this information. Analyst Field stated that the City’s master plans are available on the Engineering Division’s webpage.

Councilor Hillier asked about the railroad feasibility study and whether funds would be reallocated if the project were deemed infeasible. Analyst Field clarified that the funds would remain in the Capital Improvements Fund for future use.

Councilor Brooks asked for an example of a CIP project not tied to a master plan. Analyst Field responded that many General Fund-supported facility projects fall into this category and cited repairs to existing City buildings as an example.

Mayor Bubenik inquired about the flexibility of CIP funding and whether it could be reallocated if a new grant opportunity arose. Analyst Field confirmed that the CIP is adaptable and can be updated as needed.

#### **2. Juanita Pohl Center Meal Options**

Recreation Manager Julie Ludeman and Juanita Pohl Center Supervisor Sara Shepard presented meal service options following changes to the Meals on Wheels People (MOWP) program.

Supervisor Shepard reviewed the history of the program at the center, which began in 1982 and has evolved into the current partnership with MOWP. She noted that prior to the pandemic, the center served a high volume of in-person meals, but service has since shifted to home delivery with limited on-site lunch service two days per week.

Supervisor Shepard stated that beginning July 1, MOWP will discontinue its congregate meal program to focus solely on home-delivered meals. In response, staff have developed options to for the center, including discontinuing the program, using the MOWP Diners Club card, establishing an in-house meal service, or hiring a catering company. Supervisor Shepard stated staff is recommending hiring a catering company, noting its flexibility, community input on menu options, and the ability to enhance social and drop-in programming during lunch hours. She stated budget impacts are estimated at \$30,000–\$40,000 in City contributions. Supervisor Shepard stated that additional goals for the program include increasing meal participation, developing sponsorships and scholarships, and expanding programming around lunchtime.

Councilor Brooks asked whether the MOWP Diners Club card would supplement congregate meals. Supervisor Shepard confirmed it would be in addition to the in-person program.

Councilor Hillier asked how meal days were selected and how the program would be funded. Manager Ludeman stated that Tuesdays and Fridays were chosen based on caterer availability and past attendance.

Councilor Reyes inquired about forming a 501(c)(3). Manager Ludeman stated this could be considered in the future. Councilor Reyes also expressed support for the Diners Club card.

Councilor Sacco voiced support for continuing the meal program and expanding services.

Mayor Bubenik asked why participation had not rebounded post-COVID. Supervisor Shepard explained that Tualatin is considered a satellite site and funding is being redirected to MOWP's main centers.

Mayor Bubenik expressed concern about a fixed \$5 meal fee and suggested maintaining a donation-based approach to avoid discouraging participation.

Councilor Brooks asked about programming to accompany lunches. Supervisor Shepard shared examples of upcoming events designed to engage participants during meal service.

City Manager Lombos stated the funds for the program will be included in the upcoming budget.

### **3. Council Meeting Agenda Review, Communications & Roundtable**

City Manager Sherilyn Lombos shared her Manager's Report. She stated the federal earmark request for the 65th and Borland project is still in the running, and staff is continuing to monitor developments related to the state transportation package. She shared that a blood drive in partnership with BloodWorks NW would be held at the Police Department on June 10. City Manager Lombos reported that the Summer Reading Program had kicked off, the Blender Dash event was held over the weekend and was sold out, and she attended the Key Leader's Breakfast. She also mentioned that the Grange Market has a community booth space, and Council President Pratt inquired about having Councilors staff the booth on behalf of the City.

Councilor Brooks stated she attended the Key Leader's Breakfast, the Regional Water Providers Consortium meeting, and met one-on-one with Metro Councilor Rosenthal.

Councilor Sacco stated she attended the final Budget Committee meeting, the Key Leader's Breakfast, the Council Committee on Advisory Appointments meeting, and the Community Advisory Committee meeting for the Downtown Revitalization project.

Councilor Hillier stated she attended the Blender Dash and commented on the success of the event.

Councilor Reyes stated she attended the Council Committee on Advisory Appointments meeting and a Chamber of Commerce networking event.

Mayor Bubenik stated he attended Pioneer Days and the Portland Sister City event. He shared that he was interviewed by Metro regarding the City's Urban Growth Boundary expansion, and met with ODOT staff to discuss the Boones Ferry/Mohawk project.

#### **4. *Conversation with County Commissioner Snider.***

Washington County Commissioner Jason Snider addressed the Council to engage in open dialogue and respond to any questions or concerns. He stated he is meeting with every city council in the county to listen and gather input on issues of importance.

Councilor Brooks raised concerns about the future of the countywide library levy and asked for clarification regarding potential cutbacks and the rationale for not increasing the levy rate. Commissioner Snider stated that the levy rate is likely to increase, but the county is also working to improve efficiencies and ensure a base level of service for all jurisdictions. He acknowledged that WCCLS (Washington County Cooperative Library Services) funding and service distribution are ongoing challenges and emphasized the need for a levy package that can pass voter approval. Councilor Brooks expressed concern that Tualatin already receives a disproportionately low level of service compared to other communities and expressed concern that the city may be asked to make even greater sacrifices.

Councilor Hillier shared concerns about equity, emphasizing that equal is not the same as equitable. She asked for more consideration on how regional decisions impact cities like Tualatin and stressed that the city is not currently being adequately served.

Councilor Hillier asked about a new behavioral health resource center being built in Hillsboro and how Tualatin residents would be able to access the site. Commissioner Snider responded that the Hillsboro facility would eventually be joined by a second site to improve accessibility. He acknowledged that transportation access is a known concern.

Councilor Reyes shared concerns raised by fellow councilors and would like to see better availability of services in the eastern portion of the county. She asked how community members can report neighborhood issues such as street lighting and road conditions to the county. Commissioner Snider encouraged her to reach out directly with specific concerns and noted that he welcomes hearing about local issues.

Mayor Bubenik stated that Tualatin's library is one of the most heavily used in the system and noted the proposed funding model would reduce services. He urged the county to reevaluate how

levy funding is distributed and called for a more equitable approach. Commissioner Snider stated that the levy must be structured in a way that works for all cities in the county to pass and noted that the county is still refining the details. He stated the levy's success will require strong public support and partnerships with all city governments.

Councilor Brooks reiterated that the Tualatin Library is well-used and highly valued, and she asked the county to recognize that with more appropriate funding.

**Adjournment**

Mayor Bubenik adjourned the meeting at 6:35 p.m.

Sherilyn Lombos, City Manager

\_\_\_\_\_ / Nicole Morris, Recording Secretary

\_\_\_\_\_ / Frank Bubenik, Mayor



# TUALATIN CITY COUNCIL

OFFICIAL MEETING MINUTES  
FOR JUNE 09, 2025

**PRESENT:** Mayor Frank Bubenik, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Cyndy Hillier, Councilor Christen Sacco (via zoom)

**ABSENT:** Council President Valerie Pratt, Councilor Octavio Gonzalez

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## Call to Order

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

## Pledge of Allegiance

## Announcements

### 1. National Pollinator Week Presentation and Proclamation

Tualatin Parks Advisory Committee (TPARK) Chair Emma Gray presented information on Pollinator Week, emphasizing the city's status as a Bee City USA. She explained that Bee City USA provides a framework for communities to collaborate on conserving native pollinators by increasing native plant abundance, providing nesting sites, and reducing pesticide use. She highlighted that five pollinator events were held in the city over the past year. Chair Gray outlined the community benefits of these efforts, which include ensuring the survival of vital animal species, building community locally and nationally, improving local food production, supporting small businesses, addressing pest problems with fewer pesticides, and raising awareness of biological diversity. She shared pollination facts and encouraged the community to get involved by planting pollinator-friendly gardens and reducing pesticide use.

Councilor Brooks asked about the use of steam as a weeding method. Parks and Recreation Director Dustin Schull responded that while steam is an alternative to chemical treatments, it is a labor-intensive and costly process.

Councilor Brooks thanked the Parks and Recreation Department for its continued efforts to protect the City's bee habitat.

Councilor Brooks read the proclamation declaring June 16-22, 2025 as National Pollinator Week in the City of Tualatin.

### 2. Proclamation Declaring June 19, 2025 as Juneteenth in the City of Tualatin

Councilor Hillier read the proclamation declaring June 19, 2025 as Juneteenth in the City of Tualatin.

## Public Comment

None.

## Consent Agenda

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

## MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of May 27, 2025
2. Consideration of **Resolution No. 5881-25** Authorizing the City of Tualatin to Enter into a Letter of Agreement with Washington County Disability, Aging, and Veterans Services
3. Consideration of **Resolution No. 5882-25** Authorizing the City Manager to Execute a Grant Agreement for an Oregon Department of Emergency Management State and Local Cybersecurity Grant
4. Consideration of **Resolution No. 5884-25** Authorizing the City Manager to Execute an Intergovernmental Agreement Amendment with Washington County Regarding the Tualatin-Sherwood Road Widening Project

## Special Reports

1. Annual Report of the Tualatin Arts Advisory Committee

Parks and Recreation Manager Julie Ludeman and Tualatin Arts Advisory Committee (TAAC) Chair Janet Carr presented the committee's annual report. Chair Carr stated that the committee's mission is to support, connect, and inspire the creation and integration of all art forms into the city's rich cultural heritage and vibrant future. She shared that TAAC members serve as ambassadors to help expand community awareness and participation in the arts.

Chair Carr reviewed the committee's 2024-2025 accomplishments, which included the installation of three service-inspired art pieces at Veterans Plaza, provided financial support to three arts agencies, presented a Community Enhancement Award to MITCH Charter School, and the installed three utility box art wraps. She provided a overview of the multi-step selection and installation process for the Veterans Plaza art, which included creating a request for qualifications, interviewing finalists, and collaborating closely with the artists and veterans to ensure meaningful representation.

Chair Carr shared the committee's goals for 2025-2026, which include identifying future arts programs and projects, continuing to support local arts programming and partnerships, expanding the utility box art wrap program, and increasing outreach to schools and youth programs.

Councilor Reyes thanked the committee for helping make the city a beautiful and welcoming place.

Councilor Brooks also thanked the committee for its contributions and noted the importance of their continued work.

Councilor Hillier asked how locations for the utility box art wraps were selected. Chair Carr explained that sites are chosen based on visibility, condition of the utility box, and partnership with local agencies such as PGE and Comcast to ensure site access and feasibility.

2. Annual Report of the Tualatin Historical Society

Tualatin Historical Society Executive Director Ross Baker presented the annual report. He shared that the organization continues to offer a range of programs and initiatives that preserve and promote Tualatin's history, including daytime and evening events, rotating exhibits at the Heritage Center, and the ongoing expansion of their oral history collection. He noted that the Heritage Center is now home to the Ice Age Tonquin Chapter, Live Art and Educational Societies, and hosts displays honoring veterans and showcasing local quilts. Director current financials, noting that year-to-date revenues are tracking ahead of expectations. He stated they anticipate meeting their revenue targets for the year without needing to draw from money market reserves. Director Baker stated membership is up, with approximately 250 additional visits this year compared to the previous year. He stated in in FY 2025-2026 the center plans to continue offering public programs and educational partnerships, and he announced that the next Heritage Evening event is scheduled for September 5.

Councilor Brooks commended them for maintaining a strong and respected regional presence.

Mayor Bubenik encouraged community members to participate in the Society's Veterans History Project and to share their personal stories to help preserve Tualatin's history.

### 3. Summer Programs Preview

Recreation Manager Julie Ludemann and Library Supervisor Sarah Jesudason presented a preview of summer programming. Manager Ludemann reported that the Blender Dash event was held over the weekend with over 1,000 children participating. Supervisor Jesudason announced the launch of the Summer Reading Program, noting that this year's theme is "Level Up", she shared that over 900 individuals are currently registered. She highlighted upcoming events including author visits, story times, musical performances, and teen-focused programs.

Manager Ludemann stated that Viva Tualatin will take place on July 12<sup>th</sup> at Tualatin Community Park. She shared that camps this summer will host over 600 children. Manager Ludemann reviewed the upcoming Concerts in the Park series, which will be held at various parks on Fridays throughout the summer.

Supervisor Jesudason described volunteer opportunities for both library and city events, including teen and tween volunteer programs and assistance at events such as Blender Dash and Viva Tualatin. She also noted opportunities to support the Parks Division through TEAM Tualatin and Hug-a-Park, Trail, or Tree programs. Supervisor Jesudason stated the Tualatin Police Department will host the HEROES Summer Camp and participate in National Night Out.

Manager Ludemann highlighted additional programming at the Juanita Pohl Center, including a mindfulness series, whale watching excursions, CPR training, and hiking events. She thanked Tualatin's recreation partners, including Tualatin Youth Sports, the Tualatin Historical Society, Skyhawks Sports Camps, Kidokinetics, the Tualatin Pickleball Club, and Willowbrook Arts Camp.

Councilor Brooks asked if the library has any events planned in recognition of Juneteenth. Supervisor Jesudason explained that, as Juneteenth is a holiday, the library operates with minimal staffing and prefers to honor the day appropriately rather than holding programs.

Councilor Sacco thanked staff for their efforts to expand summer programming to accommodate more children.

## **Public Hearings - Legislative or Other**

1. Consideration of **Resolution No. 5883-25** Declaring the City's Election to Receive State Revenue Sharing Funds During Fiscal Year 2025-26

Mayor Bubenik opened the hearing in accordance with state law.

Assistant Finance Director Matt Warner stated in order for the city to receive state shared revenues the city must hold two public hearings. He noted the first public hearing was held before the budget committee and the second is being held tonight. Director Warner stated the city is set to receive \$479,130 in state revenue sharing funds in FY 2025-26.

### **PUBLIC COMMENT**

None.

### **COUNCIL QUESTIONS**

Councilor Brooks asked where these funds are programmed. Director Warner stated the funds are programmed into the general fund.

Motion to adopt Resolution No. 5883-25 declaring the city's election to receive state revenue sharing funds during fiscal year 2025-26 made by Councilor Brooks, Seconded by Councilor Sacco. Voting Yea: Mayor Bubenik, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco

### **MOTION PASSED**

## **General Business**

1. Consideration of **Resolution No. 5880-25** Awarding a Contract for the Construction of the 2025 Pavement Maintenance Program

Public Works Director Rachel Sykes presented an overview of the 2025 Pavement Maintenance Program. She stated that the program is funded through the Road Utility Fund, which receives revenue from the city's street utility fees and the vehicle registration fee. Director Sykes explained that the city maintains its roadways using four primary methods: crack seal treatment, slurry seal, asphalt overlay, and full reconstruction. She stated each year, select streets are chosen for preventive maintenance based on a pavement condition index (PCI), a standardized rating system used for budgeting and project prioritization. Director Sykes stated that improvements often include ADA curb ramp upgrades and storm drain repairs, which can significantly increase project costs.

Director Sykes stated that the city is now phasing pavement projects to alternate between treatment types each year, she stated this year will be an overlay year. She shared five roads scheduled for overlay treatment. Director Sykes stated staff is recommending awarding the 2025 Pavement Maintenance Program contract to Knife River Corporation.

Motion to adopt Resolution No. 5880-25 awarding a contract for the construction of the 2025 Pavement Maintenance Program made by Councilor Brooks, Seconded by Councilor Sacco. Voting Yea: Mayor Bubenik, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco

MOTION PASSED

**Council Communications**

None.

**Adjournment**

Mayor Bubenik adjourned the meeting at 8:30 p.m.

Sherilyn Lombos, City Manager

\_\_\_\_\_ / Nicole Morris, Recording Secretary

\_\_\_\_\_ / Frank Bubenik, Mayor



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Don Hudson, Assistant City Manager/Finance Director  
Matt Warner, Assistant Finance Director

**DATE:** June 23, 2025

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**SUBJECT:**  
Consideration of Resolution No. 5885-25, Authorizing Changes to the FY 2024-2025 Adopted Budget.

**RECOMMENDATION:**  
Staff recommends adopting the attached resolution.

**EXECUTIVE SUMMARY:**

Local Budget Law allows for transfer of appropriations within a fund when authorized by a resolution of the City Council; and allows for a supplemental budget to be prepared when an occurrence or condition that is not ascertained when preparing the original budget and that requires a change in financial planning.

In the General Fund, a transfer from contingency to the Information Services, Police and Parks Maintenance budgets is necessary. The increased costs in the Information Services budget are related to a multi-year purchase of computers to secure more favorable pricing and avoid potential supply chain issues related to the national landscape. The Police budget requires an adjustment for the purchase of fitness equipment, funded by Federal Equitable Sharing funds, as well as increased expenditures on payouts of accrued leave for multiple long-term employees who retired during the year. Lastly, the Parks Maintenance budget requires an adjustment due to a budgeting error that included a prior year reduction not removed in the budgeting system and an increase for changes in salaries and benefits of new employees compared to the employees previously in the positions that were being filled.

In the Building Fund, with the increased development and more permits being paid for online with credit cards, our merchant discount fees have come in higher than budgeted. There are sufficient funds available in the contingency appropriation to cover these adjustments, which will partially be offset by transfers in from the development funds responsible for those increased credit card fees

Related to the increase in the merchant discount fees, proposed changes to the Park Development Fund require adjustments for their share of the increased merchant discount fees paid for by the Building Fund. The adjustment transfers the appropriation from Materials and Services to the Transfers category.

A Contingency transfer to the Capital Outlay category is being proposed in the Transportation Development Tax Fund for additional expenditures related to the Tualatin-Sherwood Road Utility Relocation project. Additional project costs have been identified by the contractor related to additional utility infrastructure needing relocation.

Lastly, in the Parks Utility Fee Fund, additional costs related to consultant work for the Parks Replacement Fund analysis require an increase to the materials and services category and appropriations in the capital outlay account are proposed to be transferred for this change.

All proposed changes to the adopted fiscal year 2024-2025 budget are included in the attached Resolution.

**FINANCIAL IMPLICATIONS:**

The net effect in all funds is zero, as the resolution transfers existing appropriations from one account to another, or increases appropriations from existing reserve funds.

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**ATTACHMENTS:**

- Resolution No. 5885-25

RESOLUTION NO. 5885-25

A RESOLUTION AUTHORIZING CHANGES TO THE ADOPTED 2024-2025 BUDGET

WHEREAS, an occurrence or condition arose which requires a transfer of appropriations in the adopted FY 2024-2025 budget;

WHEREAS, an occurrence or condition that was not ascertained when preparing the budget requires a change in the adopted FY 2024-2025 budget;

WHEREAS, in order to lawfully comply with the requirements of Local Budget Law, changes to the adopted FY 2024-2025 budget are necessary;

WHEREAS, Oregon Revised Statutes (ORS) 294.463 allows for transfers of appropriations within a fund when authorized by a resolution of the governing body;

WHEREAS, ORS 294.471 allows for a supplemental budget to be prepared when an occurrence or condition that is not ascertained when preparing the original budget and that requires a change in financial planning.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** The City Council wishes to comply with Local Budget Law, and authorize the transfer of appropriations in the General Fund, Building Fund, Transportation Development Tax Fund, Park Development Fund, and Parks Utility Fee Fund.

**Section 2.** Appropriation transfers in the adopted 2024-2025 budget should be made as follows:

<u>General Fund</u>			
Information Services	\$ 70,000	Contingency	\$ (256,000)
Police	\$ 146,000		
Parks Maintenance	\$ 40,000		
<u>Building Fund</u>			
Materials and Services	\$ 100,000	Contingency	\$ (100,000)
<u>Park Development Fund</u>			
Transfers	\$ 26,500	Materials and Services	\$ (26,500)

Transportation Development Tax Fund

Capital Outlay                    \$     40,000                    Contingency                    \$     (40,000)

Parks Utility Fund

Materials and Services                    \$     3,000                    Capital Outlay                    \$     (3,000)

**Section 3.** This resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 23rd day of June, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Stacy Ruthrauff, Human Resources Director

**DATE:** June 23, 2025

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**SUBJECT:**

Consideration of **Resolution No. 5889-25** Authorizing Personnel Services Updates for Non-Represented Employees for FY 2025-2026

**RECOMMENDATION:**

Staff Recommends the City Council adopt the attached resolution authorizing non-represented employee personnel services updates for FY 2025-2026.

**EXECUTIVE SUMMARY:**

Section 1 of the Resolution proposes that the Salary Schedules for Exempt Management, Non Exempt Management, and Exempt Police Management employees shall be updated and increased by a 3.5% cost of living allowance effective July 1, 2025, as shown in attached Exhibits A, B, and C.

Section 2 of the Resolution proposes an update to the Salary Schedules for Temporary employees in accordance with minimum wage requirements and a 2% cost of living allowance effective July 1, 2025 and a 1.5% cost of living allowance effective January 1, 2026, as shown in attached Exhibit D and E.

**FINANCIAL IMPLICATIONS:**

Provisions of the non-represented employee salary schedules adjustment are incorporated in the approved FY 2025-2026 budget.

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**ATTACHMENTS:**

- Exhibit A, B, C, D, E

RESOLUTION NO. 5889-25

A RESOLUTION AUTHORIZING PERSONNEL SERVICES UPDATES  
FOR NON-REPRESENTED EMPLOYEES FOR FISCAL YEAR 2025-26

WHEREAS, the Council of the City of Tualatin is the authority in setting the compensation and benefits for City employees; and

WHEREAS, the Oregon Legislature Senate Bill 1532 established a series of annual minimum wage rate increases; and

WHEREAS, the City of Tualatin is located within the urban growth boundary and needs to comply with the minimum wage standard set forth for the Portland Metro Area;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** Effective July 1, 2025, the Salary Schedules for Exempt and Non-Exempt Management, and Exempt Police Management employees shall be updated and increased by a 3.5% cost of living allowance, as shown in attached Exhibits A, B, and C, with the pay rates for these employees adjusted accordingly.

**Section 2.** The Salary Schedules for Temporary employees shall be updated in accordance with state minimum wage requirements. On July 1, 2025 a 2% cost of living allowance and on January 1, 2026 a 1.5% cost of living allowance will be applied as provided in attached Exhibits D and E, with the pay rates for these employees adjusted accordingly.

Adopted by the City Council this 23<sup>rd</sup> day of June, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder

**FY 2025/26 SALARY SCHEDULE**  
**EFFECTIVE 07/01/2025 - 06/30/2026**

EXHIBIT A

**EXEMPT MANAGEMENT**

Grade	Title	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
<b>M8-X</b>	Court Administrator	Hourly	37.94	39.11	40.23	41.45	42.71	43.98	45.32	46.69	48.05
		Annual	78,922.13	81,340.85	83,669.99	86,223.09	88,843.38	91,486.06	94,263.12	97,107.36	99,951.61
<b>M9-X</b>	<i>Human Resources Analyst</i>	Hourly	38.49	39.64	40.84	42.03	43.30	44.61	45.94	47.32	48.74
		Annual	82,886.15	85,372.06	87,947.56	90,500.66	93,232.93	96,054.77	98,921.40	101,900.02	104,968.21
<b>M10-X</b>	Access Services Manager Public Services Manager	Hourly	41.80	43.05	44.35	45.66	47.03	48.44	49.92	51.42	52.96
		Annual	86,939.75	89,537.65	92,247.51	94,979.78	97,824.03	100,757.85	103,826.05	106,961.43	110,164.01
<b>M11-X</b>	Fleet & Facilities Manager	Hourly	42.67	43.95	45.28	46.65	48.07	49.49	50.96	52.50	54.08
		Annual	88,759.05	91,422.54	94,182.00	97,037.47	99,988.90	102,940.35	105,987.76	109,203.14	112,490.52
<b>M12-X</b>	<i>Assistant to the City Manager</i> <i>Senior HR &amp; Risk Analyst</i> Recreation Manager	Hourly	44.80	46.16	47.54	48.98	50.47	51.97	53.51	55.13	56.78
		Annual	93,192.31	96,015.48	98,892.95	101,879.02	104,973.68	108,095.47	111,298.71	114,664.79	118,112.33
<b>M13-X</b>	Deputy Public Works Director	Hourly	47.08	48.48	49.94	51.44	53.01	54.58	56.20	57.89	59.65
		Annual	97,917.19	100,828.62	103,879.80	107,000.85	110,261.65	113,522.44	116,899.71	120,416.72	124,073.47
<b>M14-X</b>	Parks Planning & Development Manager <i>Planning Manager</i> Principal Engineer Human Resource & Risk Manager Deputy City Manager <i>Parks &amp; Recreation Manager</i>	Hourly	49.44	50.93	52.44	54.01	55.63	57.31	59.02	60.78	62.61
		Annual	102,831.68	105,929.44	109,073.80	112,334.60	115,711.85	119,205.56	122,769.14	126,425.90	130,222.41
<b>M15-X</b>	Building Official Assistant Finance Director Urban Renewal/Economic Development Mgr Assistant Community Dev Director	Hourly	53.14	54.72	56.35	58.06	59.83	61.61	63.42	65.33	67.28
		Annual	110,541.14	113,825.23	117,202.50	120,766.09	124,446.14	128,149.46	131,922.69	135,882.22	139,934.93
<b>M16-X</b>	City Engineer	Hourly	57.31	59.06	60.82	62.62	64.51	66.46	68.44	70.48	72.62
		Annual	119,198.18	122,835.74	126,500.48	130,246.62	134,182.79	138,227.55	142,353.74	146,588.51	151,040.47
<b>DM3-X</b>	Community Development Director <i>Finance Director</i> Human Resources Director Information Services Director Library Director Parks & Recreation Director Public Works Director	Hourly	64.59	66.53	68.53	70.58	72.72	74.90	77.13	79.43	81.83
		Annual	134,345.68	138,390.42	142,543.77	146,805.68	151,257.63	155,791.04	160,432.99	165,210.69	170,205.55
<b>DM4-X</b>	Assistant City Manager/Finance Director	Hourly	69.03	71.08	73.21	75.40	77.68	80.03	82.40	84.87	87.41
		Annual	143,587.25	147,850.26	152,282.68	156,828.00	161,570.94	166,455.07	171,395.62	176,533.84	181,813.19
<b>DM5-X</b>	Police Chief City Attorney	Hourly	73.29	75.47	77.74	80.07	82.47	84.96	87.49	90.13	92.82
		Annual	152,452.05	156,985.45	161,708.87	166,540.84	171,535.73	176,720.59	181,986.94	187,470.44	193,062.52

\* italicized positions are not filled.

GRADE	TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
N0	Human Resources Assistant	Hourly	23.98	24.71	25.43	26.21	26.99	27.80	28.63	29.52	30.41
		Annual	49,878.40	51,396.80	52,894.40	54,516.80	56,139.20	57,824.00	59,550.40	61,401.60	63,252.80
N2	Legal Assistant	Hourly	28.45	29.28	30.17	31.05	32.01	32.96	33.95	34.96	36.02
		Annual	59,176.00	60,902.40	62,753.60	64,584.00	66,580.80	68,556.80	70,616.00	72,716.80	74,921.60
N3	Vacant	Hourly	29.93	30.85	31.76	32.74	33.69	34.72	35.75	36.82	37.94
		Annual	62,254.40	64,168.00	66,060.80	68,099.20	70,075.20	72,217.60	74,360.00	76,585.60	78,915.20
N4	Human Resources Specialist	Hourly	31.54	32.47	33.46	34.43	35.49	36.56	37.64	38.74	39.94
		Annual	65,603.20	67,537.60	69,596.80	71,614.40	73,819.20	76,044.80	78,291.20	80,579.20	83,075.20
N5	<i>Recreation Coordinator</i>	Hourly	32.78	33.75	34.77	35.79	36.87	37.98	39.14	40.31	41.49
		Annual	68,182.40	70,200.00	72,321.60	74,443.20	76,689.60	78,998.40	81,411.20	83,844.80	86,299.20
N6	<i>Paralegal</i>	Hourly	34.41	35.48	36.55	37.63	38.73	39.92	41.12	42.34	43.62
		Annual	71,572.80	73,798.40	76,024.00	78,270.40	80,558.40	83,033.60	85,529.60	88,067.20	90,729.60
N7	Vacant	Hourly	36.10	37.20	38.32	39.45	40.64	41.88	43.11	44.40	45.72
		Annual	75,088.00	77,376.00	79,705.60	82,056.00	84,531.20	87,110.40	89,668.80	92,352.00	95,097.60
N8	Police Services Supervisor	Hourly	37.94	39.11	40.22	41.45	42.72	43.98	45.32	46.68	48.06
		Annual	78,915.20	81,348.80	83,657.60	86,216.00	88,857.60	91,478.40	94,265.60	97,094.40	99,964.80
N9	Pohl Center Supervisor	Hourly	39.85	41.04	42.28	43.51	44.83	46.18	47.56	48.99	50.46
		Annual	82,888.00	85,363.20	87,942.40	90,500.80	93,246.40	96,054.40	98,924.80	101,899.20	104,956.80
N10	Park Maintenance Div Mgr Street and Sewer Div Mgr	Hourly	41.80	43.05	44.36	45.66	47.04	48.45	49.91	51.42	52.96
		Annual	86,944.00	89,544.00	92,268.80	94,972.80	97,843.20	100,776.00	103,812.80	106,953.60	110,156.80
N11	<i>Accounting Supervisor</i> Water Division Mgr	Hourly	43.90	45.18	46.57	47.96	49.42	50.91	52.43	53.99	55.62
		Annual	91,312.00	93,974.40	96,865.60	99,756.80	102,793.60	105,892.80	109,054.40	112,299.20	115,689.60

\* italicized positions are not filled.

FY 2025/26 SALARY SCHEDULE  
EFFECTIVE 07/01/2025

SWORN SALARY SCHEDULE

Exhibit C

Grade	TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
4% steps											
<b>P1</b>	Police Officer	Hourly	38.26	39.79	41.38	43.03	44.75	46.54	48.40	n/a	n/a
<b>1/1/2025-6/30/25</b>		Annual	79,580.80	82,763.20	86,070.40	89,502.40	93,080.00	96,803.20	100,672.00	n/a	n/a
<b>(Police In Bargaining)</b>											
Non-Exempt Police Mgmt											
4% Steps											
<b>P2</b>	Police Sergeant	Hourly	47.22	49.11	51.07	53.11	55.23	57.44	59.74	62.13	64.62
<b>7/1/25-6/30/26</b>		Annual	98,217.60	102,148.80	106,225.60	110,468.80	114,878.40	119,475.20	124,259.20	129,230.40	134,409.60
Exempt Police Management											
3% Steps											
<b>P3-X</b>	<i>Police Lieutenant</i>	Hourly	58.08	59.81	61.61	63.48	65.37	67.32	69.35	71.43	73.58
<b>7/1/25-6/30/26</b>		Annual	120,799.81	124,410.22	128,156.37	132,038.25	135,974.42	140,019.18	144,253.96	148,570.18	153,049.28
<b>P4-X</b>	Police Captain	Hourly	63.87	65.80	67.79	69.84	71.91	74.06	76.28	78.57	80.96
<b>7/1/25-6/30/26</b>		Annual	132,852.64	136,870.25	140,996.44	145,258.38	149,574.57	154,053.69	158,668.50	163,419.06	168,386.76
<b>DM5-X</b>	Police Chief	Hourly	73.29	75.47	77.74	80.07	82.47	84.96	87.49	90.13	92.82
<b>7/1/25-6/30/26</b>		Annual	152,452.05	156,985.45	161,708.87	166,540.84	171,535.73	176,720.59	181,986.94	187,470.44	193,062.52

**TEMPORARY EMPLOYEES - SCHEDULE A  
 JULY 2025 SALARY SCHEDULE  
 EFFECTIVE 07/01/2025- 12/31/2025**

EXHIBIT D

<b>Grade</b>	<b>TITLE</b>	<b>RATE</b>	<b>MINIMUM REGULAR WAGE</b>	<b>MAXIMUM REGULAR WAGE</b>
<b>T4</b>	TEMP PARKING ENFORCE OFF	Hourly	18.94	23.98
<b>T6</b>	TEMP LIBRARY ASST TEMP OFFICE ASST I	Hourly	21.44	27.17
<b>T7</b>	TEMP OPERATIONS MAINT TECH	Hourly	22.50	28.50
<b>T8</b>	TEMP OFFICE ASSISTANT II	Hourly	23.63	29.96
<b>T9</b>	TEMP PUBLIC SERVICE ASST TEMP SPECIAL EVENTS COORD TEMP UTILITY TECH I	Hourly	24.84	31.48
<b>T10</b>	TEMP POLICE SERVICES TECH	Hourly	26.45	33.53
<b>T11</b>	TEMP FINANCE/ACCTG TECH TEMP OFFICE COORD TEMP PERMIT TECHNICIAN TEMP PROP EVIDENCE TECH TEMP REC PROG SPEC	Hourly	28.02	35.51
<b>T12</b>	TEMP FLEET TECH I TEMP VOLUNTEER COORD	Hourly	29.40	37.23
<b>T13</b>	TEMP LIBRARIAN I	Hourly	30.87	39.10
<b>T14</b>	TEMP LIBRARIAN II	Hourly	32.77	41.46
<b>T16</b>	TEMP BLDG CONST INSPT II	Hourly	36.51	46.26

**TEMPORARY EMPLOYEES - SCHEDULE A  
 JAN 2026 SALARY SCHEDULE  
 EFFECTIVE 01/01/2026 - 6/30/2026**

EXHIBIT D2

<b>Grade</b>	<b>TITLE</b>	<b>RATE</b>	<b>MINIMUM REGULAR WAGE</b>	<b>MAXIMUM REGULAR WAGE</b>
<b>T4</b>	TEMP PARKING ENFORCE OFF	Hourly	19.22	24.34
<b>T6</b>	TEMP LIBRARY ASST TEMP OFFICE ASST I	Hourly	21.76	27.58
<b>T7</b>	TEMP OPERATIONS MAINT TECH	Hourly	22.84	28.93
<b>T8</b>	TEMP OFFICE ASSISTANT II	Hourly	23.98	30.41
<b>T9</b>	TEMP PUBLIC SERVICE ASST TEMP SPECIAL EVENTS COORD TEMP UTILITY TECH I	Hourly	25.21	31.95
<b>T10</b>	TEMP POLICE SERVICES TECH	Hourly	26.85	34.03
<b>T11</b>	TEMP FINANCE/ACCTG TECH TEMP OFFICE COORD TEMP PERMIT TECHNICIAN TEMP PROP EVIDENCE TECH TEMP REC PROG SPEC	Hourly	28.44	36.04
<b>T12</b>	TEMP FLEET TECH I TEMP VOLUNTEER COORD	Hourly	29.84	37.79
<b>T13</b>	TEMP LIBRARIAN I	Hourly	31.33	39.69
<b>T14</b>	TEMP LIBRARIAN II	Hourly	33.26	42.08
<b>T16</b>	TEMP BLDG CONST INSPT II	Hourly	37.06	46.95

**TEMPORARY EMPLOYEES - SCHEDULE B  
SALARY SCHEDULE  
EFFECTIVE 07/01/2025- 12/31/2025**

EXHIBIT E

<b>Grade</b>	<b>TITLE</b>	<b>RATE</b>	<b>REGULAR WAGE</b>
<b>U1</b>	TEMP LIBRARY PAGE	Hourly	16.51
<b>U5</b>	TEMP RECREATION LEADER I TEMP RECREATION AIDE	Hourly	16.68
<b>U9</b>	TEMP HOMEWORK LEADER TEMP LIBRARY SENIOR PAGE TEMP OPS MAINT WORKER	Hourly	18.23
<b>U10</b>	TEMP INTERN LIBRARY INTERN TEMP PARK RANGER TEMP FILE CLERK	Hourly	19.18
<b>U12</b>	TEMP RECREATION LEADER II SEASONAL PARKS WORKER	Hourly	20.01
<b>U14</b>	TEMP SR YOUTH LEADER TEMP REC. COUNSELOR TEMP PUBLIC WORKS HELPER SEASONAL PARKS MAINTENANCE LEAD WORKER	Hourly	21.52
<b>U16</b>	TEMP TECHNOLOGY SPEC	Hourly	24.67
<b>J1</b>	JUDGE	Hourly	137.90

**TEMPORARY EMPLOYEES - SCHEDULE B  
 JANUARY 2026 SALARY SCHEDULE  
 EFFECTIVE 01/01/2026 - 06/30/2026**

EXHIBIT E2

<b>Grade</b>	<b>TITLE</b>	<b>RATE</b>	<b>REGULAR WAGE</b>
<b>U1</b>	TEMP LIBRARY PAGE	Hourly	16.76
<b>U5</b>	TEMP RECREATION LEADER I TEMP RECREATION AIDE	Hourly	16.93
<b>U9</b>	TEMP HOMEWORK LEADER TEMP LIBRARY SENIOR PAGE TEMP OPS MAINT WORKER	Hourly	18.50
<b>U10</b>	TEMP INTERN LIBRARY INTERN TEMP PARK RANGER TEMP FILE CLERK	Hourly	19.47
<b>U12</b>	TEMP RECREATION LEADER II SEASONAL PARKS WORKER	Hourly	20.31
<b>U14</b>	TEMP SR YOUTH LEADER TEMP REC. COUNSELOR TEMP PUBLIC WORKS HELPER SEASONAL PARKS MAINTENANCE LEAD WORKER	Hourly	21.84
<b>U16</b>	TEMP TECHNOLOGY SPEC	Hourly	25.04
<b>J1</b>	JUDGE	Hourly	139.97



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Stacy Ruthrauff, Human Resources Director

**DATE:** June 23, 2025

---

**SUBJECT:**

Consideration of **Resolution No. 5890-25** Approving and Authorizing Provision of Workers' Compensation Insurance Coverage to Volunteers of the City of Tualatin

**RECOMMENDATION:**

Staff recommends adopting the attached Resolution.

**EXECUTIVE SUMMARY:**

Pursuant to ORS 656.031, the City will provide workers' compensation coverage to volunteers, which necessitates a resolution of the governing body declaring its intent to cover volunteer personnel including a description of the work to be performed by such personnel. This resolution allows the City to effectively utilize volunteers and have their work covered in the event of injury.

**FINANCIAL IMPLICATIONS:**

Funds to cover workers' compensation premiums for volunteers are included in the FY2025-2026 budget.

---

**ATTACHMENTS:**

- Resolution for Volunteer Workers' Compensation Coverage
- SAIF Volunteer Resolution Addendum A

RESOLUTION NO. 5890-25

A RESOLUTION AUTHORIZING THE PROVISION OF WORKERS' COMPENSATION INSURANCE COVERAGE TO VOLUNTEERS OF THE CITY OF TUALATIN.

WHEREAS, workers' compensation insurance provides a benefit to injured workers and protects the City from liability;

WHEREAS, under ORS 656.031, the City may choose to extend workers' compensation coverage to City volunteers;

WHEREAS, an assumed monthly wage of \$800 per month will be used for public safety volunteers;

WHEREAS, an aggregate assumed annual wage of \$2,500 will be used per volunteer board and commission for the performance of administrative duties;

WHEREAS, non-public safety volunteers will track their hours and the Oregon minimum wage will serve as the assumed wage for both premium and workers' compensation benefit calculations, and Saif Oregon Workers' Compensation will assign the appropriate classification code according to the type of volunteer work being performed;

WHEREAS, volunteers at public events will be covered under workers' compensation coverage using verified hourly Oregon minimum wage as basis for premium and/or benefit calculation; and

WHEREAS, the City of Tualatin agrees to maintain verifiable rosters for all volunteers including volunteer name, date of service and hours of service and make them available at the time of a claim or audit to verify coverage; and

WHEREAS, the City is requesting the coverage, as provided by ORS 656.031, and as approved by SAIF.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** Pursuant to ORS 656.031, the City of Tualatin will provide workers' compensation coverage for the Policy Year 2025-26 to the classes of volunteer workers listed in this resolution and in Attachment A, which is attached and incorporated herein, listing volunteer assignments, noted on SAIF payroll schedule and verified at audit.

**Section 2.** Workers' Compensation coverage under this resolution does not apply to current members of the City Council.

**Section 3.** This resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 23<sup>rd</sup> day of June, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

BY \_\_\_\_\_  
City Attorney

ATTEST:

BY \_\_\_\_\_  
City Recorder



## City of Tualatin Volunteer Resolution

Resolution No.: 5890-25

Effective Date: 07/01/2025

A resolution extending workers' compensation coverage to volunteers of the City of Tualatin in which the City of Tualatin elects the following:

Pursuant to ORS 656.031, workers' compensation coverage will be provided to the classes of volunteers listed in this resolution, noted on SAIF payroll schedule, and verified at audit:

### 1. Public Safety Volunteers

Applicable \_\_\_\_\_ Non-applicable X

An assumed monthly wage of **\$800 per month** will be used for public safety volunteers in the following volunteer positions (check all that apply):

- Police reserve
- Search and rescue
- Firefighter
- Emergency medical personnel
- Ambulance drivers
- Other *[List specifically by title]*

### 2. Volunteer boards, and commissions for the performance of administrative duties.

Applicable X Non-applicable \_\_\_\_\_

a. An aggregate assumed annual wage of \$2,500 will be used per each volunteer board, commission, or council for the performance of administrative duties. The covered bodies are (list each body):

- a. Tualatin Planning Commission
- b. Tualatin Budget Advisory Committee
- c. Tualatin Urban Renewal Advisory Committee
- d. Tualatin Architectural Review Board
- e. Tualatin Library Advisory Committee
- f. Tualatin Parks Advisory Committee
- g. Tualatin Arts Advisory Committee
- h. Tualatin Core Area Parking District Board

- i. Juanita Pohl Center Advisory Committee
- j. Inclusion, Diversity, Equity Advisory (IDEA) Group

**3. Manual labor by elected officials.**

**Applicable \_\_\_\_\_ Non-applicable   X   \_\_\_\_\_**

An assumed monthly wage of \$800 per month will be used for public officials for the performance of non-administrative duties other than those covered in paragraph 2 above

**4. Non-public safety volunteers**

**Applicable   X   Non-applicable \_\_\_\_\_**

All non-public safety volunteers listed below will track their hours and Oregon minimum wage will serve as assumed wage for both premium and benefits calculations. SAIF will assign the appropriate classification code according to the type of volunteer work being performed. (List specific non-public safety volunteers below)

- X Parks and Recreation
- X Public Works
- X Library
- X Juanita Pohl Center
- X Operations
- X Police
- X Community Development
- X Finance
- X Administration
- X Legal
- X Information Services

**5. Public Events**

**Applicable   X   Non-applicable \_\_\_\_\_**

Volunteers at the following public events will be covered under workers' compensation coverage using verified hourly Oregon minimum wage as basis for premium and/or benefit calculation: (List specific events)

- a. MLK Day of Service
- b. Arbor Week
- c. Blender Dash
- d. Concerts in the Park
- e. Viva Tualatin
- f. Tualatin Youth Advisory Council Haunted House
- g. West Coast Giant Pumpkin Regatta

- h. Light Up the Lake
- i. Holiday Car Light Parade

**6. Community Service Volunteers/Inmates**

Applicable \_\_\_\_\_ Non-applicable   X  

**7. Other Volunteers**

Volunteer exposures not addressed here will have workers' compensation coverage if, prior to the onset of the work provided that the City of Tualatin:

- a. Provides at least two weeks' advance written notice to SAIF underwriting requesting the coverage
- b. SAIF approves the coverage and date of coverage
- c. SAIF provides written confirmation of coverage

**The City of Tualatin agrees to maintain verifiable rosters for all volunteers including volunteer name, date of service, and hours of service and make them available at the time of a claim or audit to verify coverage.**

Now, therefore, be it resolved by the City Council of the City of Tualatin, Oregon to provide workers' compensation coverage as indicated above.

Adopted by the **City of Tualatin and the City Council** this 23rd day of June, 2025.

*Please see the original Resolution for signatures/authority.*

Signature of Authorized Representative	Printed Name	Title

Attest by \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Printed Name

Signature	Title



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Cody Field, Policy Analyst

**DATE:** June 23, 2025

---

**SUBJECT:**

Consideration of Resolution 5891-25, adopting the City of Tualatin 2026-2030 Capital Improvement Plan.

**RECOMMENDATION:**

Staff recommend adopting the 2026-2030 Capital Improvement Plan.

**EXECUTIVE SUMMARY:**

At the June 9<sup>th</sup> City Council meeting, staff presented an overview of the 2026-2030 Capital Improvement Plan (CIP). The CIP prioritizes funding for projects, including development of new infrastructure, improvements to existing infrastructure, writing master plans and purchasing new vehicles and technology.

The CIP promotes efficient use of the City's limited financial resources and assists in coordinating public capital projects and private development projects. The planning process provides a valuable means of coordinating the timing of transportation and utility projects to take advantage of shared mobilization (construction activities), and prevent disturbing new facilities to build another project shortly after.

CIP projects are grouped into five major categories: Facilities & Equipment, Parks & Recreation, Technology, Transportation and Utilities. Each project identifies whether it addresses health and safety concerns, supports Council goals, meets a regulatory requirement, considers service delivery needs, includes outside funding or partnerships, or implements a Master Plan.

The projects included in the 2026-2030 CIP total \$211,185,954. The following list highlights the totals for each category:

- Facilities and Equipment = \$9,311,189
- Parks & recreation = \$112,403,470
- Technology = \$1,679,000
- Transportation = \$21,750,000
- Utilities (Sewer, Storm, Water) = \$66,042,295

**FINANCIAL IMPLICATIONS:**

The CIP is used to help plan for funding projects with a long-range perspective. It is also the beginning of planning for capital projects in the next budget year. It is not a budget however, and adopting this plan does not have any immediate financial implications.

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**ATTACHMENTS:**

- Resolution 5891-25
- FY 2026-2030 Capital Improvement Plan

RESOLUTION NO. 5891-25

A RESOLUTION ADOPTING THE CTY OF TUALATIN 2026-2030 CAPITAL IMPROVEMENT PLAN

WHEREAS, the City of Tualatin wishes to plan ahead for large expenditures to benefit the community, take advantage of grant funding opportunities, and coordinate projects for the most efficient and least disruptive development of city infrastructure;

WHEREAS, the City's Capital Improvement Plan (CIP) prioritizes funding for projects, including development of new infrastructure, improvements to existing infrastructure, writing master plans and purchasing new vehicles and technology;

WHEREAS, the City uses the CIP to promote City Council goals of a connected, informed, civically engaged community that embraces our City's diversity; safe, desirable, and welcoming neighborhoods with housing that is available for all incomes, ages, and abilities; an efficient, accessible and sustainable transportation system that effectively meets the needs of our whole community; an inclusive community that promotes access, diversity and equity in creating a high quality of life for everyone; a thriving and diversified economy that includes living wage jobs, increased tourism and sustained financial stability for our whole community; vibrant and accessible gathering places throughout the city that build and celebrate our whole community; and an environmentally active and responsible community that values and protects our natural resources; and

WHEREAS, the City intends to use the CIP to comply with ORS 223.309 identifying capital improvements financed by system development charges;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** The City Council adopts the City of Tualatin 2026-2030 Capital Improvement Plan, which is attached as Exhibit A and incorporated by reference.

**Section 2.** This Resolution is effective upon adoption.

ADOPTED by the City Council this 23<sup>rd</sup> day of June, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_

Mayor

APPROVED AS TO FORM

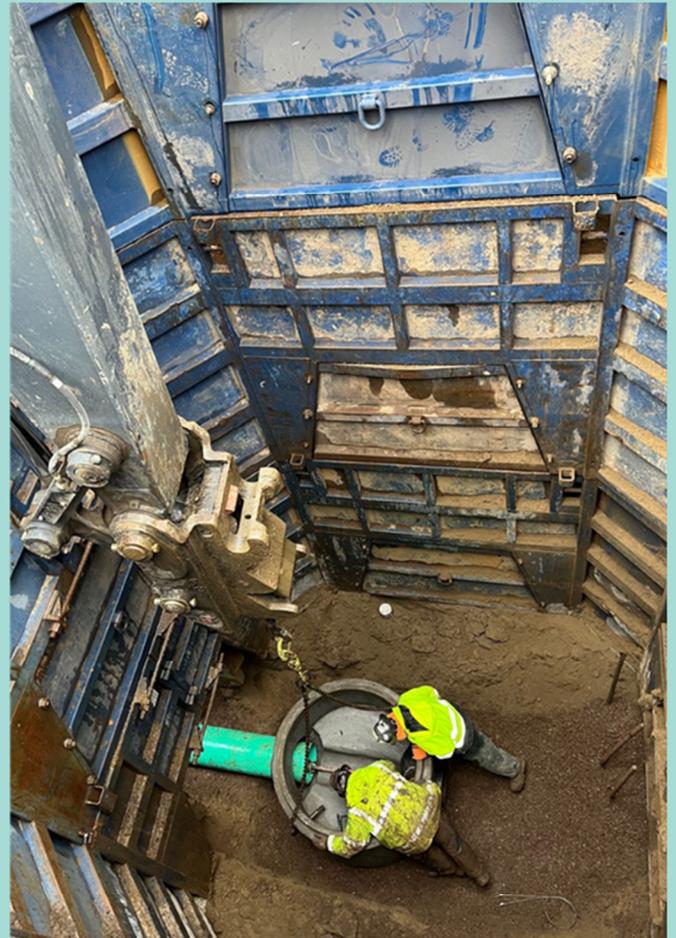
ATTEST:

BY \_\_\_\_\_

City Attorney

BY \_\_\_\_\_

City Recorder



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# Capital Improvement Plan 2025/26 - 2029/230

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## LEADERSHIP & REVIEW TEAM

### CITY COUNCIL

Frank Bubenik	Mayor	Valerie Pratt	Council President
Maria Reyes	Councilor	Christen Sacco	Councilor
Bridget Brooks	Councilor	Cyndy Hillier	Councilor
Octavio Gonzalez	Councilor		

### CITY MANAGER

Sherilyn Lombos

### EXECUTIVE MANAGEMENT TEAM

Aquilla Hurd-Ravich	Community Development Director
Rachel Sykes	Public Works Director
Megan George	Deputy City Manager
Dustin Schull	Parks & Recreation Director
Don Hudson	Assistant City Manager/Finance Director
Bates Russell	Information Services Director
Stacy Ruthrauff	Human Resources Director
Greg Pickering	Police Chief
Jerianne Thompson	Library Director

### CIP PROJECT MANAGER

Cody Field	Policy Analyst (Community Development)
------------	--

### CIP REVIEW TEAM & CONTRIBUTORS

Mike McCarthy	City Engineer
Hayden Ausland	Principal Engineer
Frank Butler	Network Administrator
Nic Westendorf	Deputy Public Works Director
Sarah Jesudason	Library Public Services Supervisor
Terrance Leahy	Water Manager
Nicole Morris	Deputy City Recorder
Rich Mueller	Parks & Recreation Manager
Bert Olheiser	Street/Sewer/Storm Manager
Greg Pickering	Police Captain
Kira Hein	Project Manager
Bryce McKenna	Fleet & Facilities Manager
Charlie Rollins	Fleet Technician II
Tom Scott	GIS Technician
Tom Steiger	Parks Maintenance Manager
Brian Struckmeier	Police Captain
Bryce Donovan	Engineering Associate

# EXECUTIVE SUMMARY

## Tualatin Capital Improvement Plan FY 2025/26 – FY 2029/30

The City of Tualatin’s Capital Improvement Plan (CIP) establishes, prioritizes, and plans funding for projects to improve existing and develop new infrastructure and facilities. This plan promotes efficient use of the City’s limited financial resources, reduces costs, and assists in the coordination of public and private development.

The City’s CIP is a five-year roadmap which identifies the major expenditures beyond routine annual operating expenses. While the CIP serves as a long range plan, it is reviewed and revised annually. Priorities may be changed due to funding opportunities or circumstances that cause a more rapid deterioration of an asset.

As a basic tool for documenting anticipated capital projects, it includes “unfunded” projects in which needs have been identified, but specific solutions and funding have not necessarily been determined.

### THE CIP PROCESS

The CIP is the result of an ongoing infrastructure planning process. The 2026-2030 CIP is developed through agreement with adopted policies and master plans, the public, professional staff, and elected and appointed City officials. The Draft CIP is reviewed by City staff, and then presented to the City Council. The projects listed in the 2025/2026 fiscal year become the basis for preparation of the City’s budget for that year.

### CIP REVIEW TEAM

The CIP Review Team is responsible annually for reviewing General Fund-funded capital project proposals and providing recommendations to the City Manager. This team is comprised of staff from most City departments. This team analyzes the financial impact of the CIP as well as the City’s ability to process, design, and ultimately maintain projects. The review team meets periodically in the fall of each year to evaluate the progress of projects and examine future needs of the City.

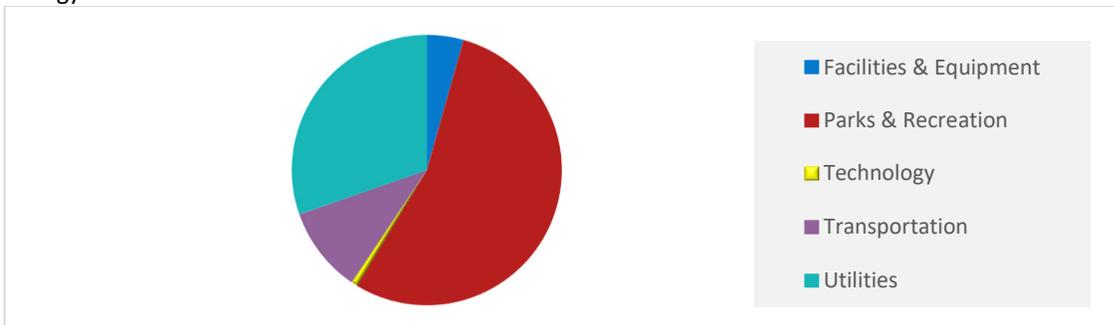
The overall goal of the CIP Review Team is to develop CIP recommendations that:

- preserve the past, by investing in the continued maintenance of City assets and infrastructure;
- protect the present with improvements to City facilities and infrastructure; and
- plan for the future.

### CATEGORIES

Projects generally fit within the five primary categories identified below:

- **Utilities** – projects involving water, storm, and sewer infrastructure.
- **Transportation** – projects affecting streets, bike lanes, pedestrian crossings, paths, trails, and rail.
- **Facilities and Equipment** – projects involving buildings, structures, equipment, and vehicles that the City owns and manages.
- **Parks and Recreation** – projects affecting parks and open spaces, including parks facilities.
- **Technology** – projects involving hardware, software, or infrastructure that improves and/or supports technology.



## CIP CRITERIA

There are always more project requests than can be funded in the five-year CIP period, so the CIP Review Team considers many factors. The criteria used in the ranking process include, but are not limited to:

**Addressing health and safety concerns** – enhancing, improving, or protecting overall health and safety of the City’s residents;

**Supporting Council goals** - supporting the goals established by the City Council, meeting city-wide long-term goals, and meeting the Tualatin Community Plan;

**Meeting a regulatory or mandated requirement** – proposed projects satisfy regulatory or mandated requirements;

**Considering service delivery needs** – the potential for projects to improve service delivery, including coordination with other projects to minimize financial or development impacts to maintain and enhance the efficiency of providing services in Tualatin;

**Including outside funding and partnerships** - outside funding has been identified, committed to, or may be obtained through other revenue sources or partnerships;

**Implementing a Master Plan** - maintenance and development of existing or new facilities and infrastructure is identified in one of the City’s Master Plans, enabling the City to continue to deliver essential services to residents.

## CAPITAL IMPROVEMENT POLICIES

### Time Period

This working CIP document is designed to forecast capital needs for the next five fiscal years. The plan is produced every year prior to the annual budget process. Looking at the City’s capital projects in terms of revenue over the next five years also allows the City to be more strategic in matching large capital projects with competitive grant opportunities that require significant advance planning and coordination to accomplish. Examples are projects with federal funding, or those projects so large they are likely to need financing.

### Definition of a Capital Expense

The CIP will include those items in excess of \$10,000 with an expected useful life of more than one year. Smaller projects (less than \$10,000) may be combined into one project and therefore defined as a capital expense. Items such as minor equipment and routine expenses will continue to be accounted for in the City’s annual budget and will not be included in the capital improvement plan.

### Operating Budget Impact

The operating impact of proposed capital projects, such as personnel and operating expenses, will be considered in preparing the annual operating budget as the CIP project approaches construction.

### Types of Financing

The nature and amount of the project generally determine financing options as do projected revenue resources. The following financial instruments could be used:

- Outside funding, including grants, federal, state, and county funds, and donations
- Development fees
- Utility fund revenues
- General fund revenues
- Debt secured by a restricted revenue source
- General obligation debt

## PROJECT LISTS AND DETAILS

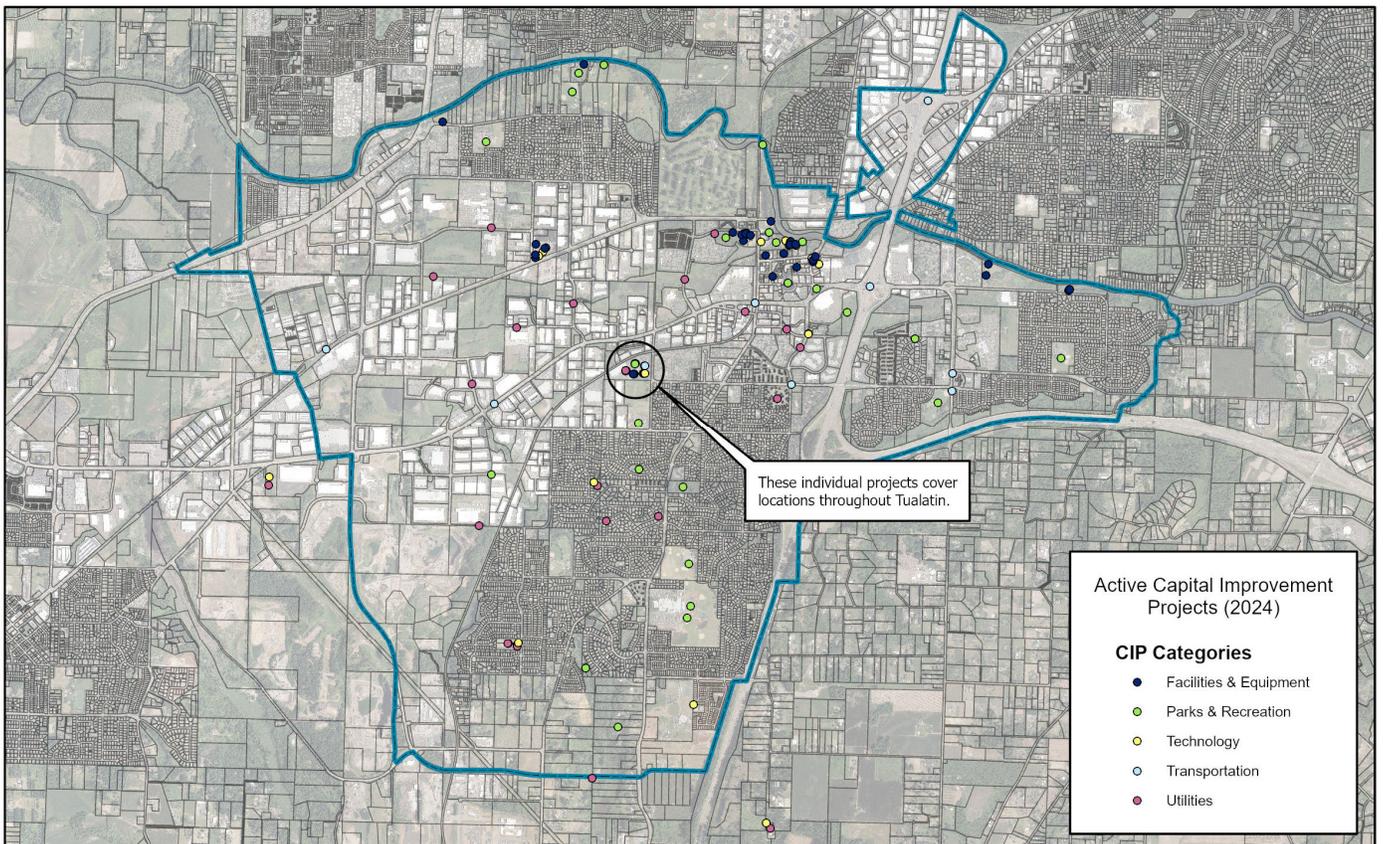
Summary lists of projects by category and by funding source are provided for quick reference. Projects in this five-year CIP total approximately \$211.2 million. Just over \$66 million of the funded projects are utility projects and \$21.75 million in transportation projects have been identified. \$112.4 million in Parks & Recreation projects were identified and included from the Parks Master Plan.

Detailed project sheets are grouped by category and sorted by fiscal year for all funded projects included in the CIP. Project sheets are designed to explain the need for the project, type of project, the criteria met, funding sources, and provide cost information including potential on-going costs.

The appendix identifies approximately \$281.5 million in unfunded projects to highlight the City's needs beyond available funding. Cost estimates have been developed for each project based on preliminary project descriptions. Estimates are in today's dollars; future year projections have been adjusted for inflation based on the industry expertise of each department.

### Total Project Cost by Category

	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Grand Total
<b>Facilities &amp; Equipment</b>	2,398,683	2,761,192	3,292,614	446,000	412,700	<b>9,311,189</b>
<b>Parks &amp; Recreation</b>	19,729,250	23,907,925	17,447,941	16,740,679	34,577,675	<b>112,403,470</b>
<b>Technology</b>	102,000	970,000	70,000	220,000	317,000	<b>1,679,000</b>
<b>Transportation</b>	3,450,000	5,650,000	3,850,000	3,650,000	5,150,000	<b>21,750,000</b>
<b>Utilities</b>	13,560,711	16,767,584	15,314,000	12,638,000	7,762,000	<b>66,042,295</b>
<b>Grand Total</b>	<b>39,240,643</b>	<b>50,056,702</b>	<b>39,974,555</b>	<b>33,694,679</b>	<b>48,219,375</b>	<b>211,185,954</b>



## PROJECT SUMMARY BY CATEGORY

<b>Facilities &amp; Equipment</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Heritage Center Upgrades	30,000	-	-	-	-
Juanita Pohl Center Facility Enhancements	335,000	-	-	-	-
Library & City Offices HVAC Unit Replacement	42,000	-	-	-	-
Library Furnishing Replacement	47,000	-	-	-	-
Library Teen Room Light Sculpture	30,000	-	-	-	-
Operations Building A HVAC Unit Replacement	40,000	-	-	-	-
Police Station HVAC Unit Replacement	78,000	-	-	-	-
Police Station Interior Update	200,000	-	-	-	-
Police Station - Remove flagstone to meet ADA	100,000	-	-	-	-
Police Station Roof	437,850	-	-	-	-
Tualatin City Services - Fuel Tank Relocation and Site Upgrades	500,000	1,300,000	-	-	-
Brown's Ferry C. Center HVAC Unit Replacement	-	12,000	-	-	-
Browns Ferry Community Center & Garage Re-roof	-	75,000	-	-	-
Browns Ferry Community Center buildings -Repair & Paint	-	13,500	-	-	-
Core Area Parking: Green Lot Slurry Seal	-	14,000	-	-	-
Core Area Parking: White Lot Slurry Seal	-	34,000	-	-	-
Core Area Parking: Yellow Lot Slurry Seal	-	14,000	-	-	-
Juanita Pohl Center Parking Lot Design and Reconstruction	-	60,000	1,500,000	-	-
Operations Covered Parking Structure for Trucks	-	175,000	600,000	-	-
Parks & Rec. Admin. Building ADA Improvements (Lafky)	-	325,000	-	-	-
Police -PGE Fleet Partner EV Program	-	100,000	-	-	-
Tualatin City Park Boat Ramp Drive Aisle and Parking Lot	-	190,000	-	-	-
Walnut House Roof Replacement	-	26,000	-	-	-
Browns Ferry Community Center & Garage ADA Remodel	-	-	245,000	-	-
Browns Ferry Park Barn Structural Upgrade	-	-	265,000	-	-
Parks & Rec. Admin. Building Roof Replacement	-	-	80,000	-	-
Police Station Evidence Room Heat System (mini-split)	-	-	-	-	200,000
Vehicles	588,833	422,692	525,614	446,000	212,700
<b>Facilities &amp; Equipment Total</b>	<b>2,398,683</b>	<b>2,761,192</b>	<b>3,292,614</b>	<b>446,000</b>	<b>412,700</b>

## PROJECT SUMMARY BY CATEGORY

<b>Parks &amp; Recreation</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Asphalt Replacement for Trails - Tualatin Community Park	20,000	20,000	20,000	20,000	20,000
Basalt Creek Linear Park	485,000	-	-	-	-
Greenway & Path Expansion	2,668,000	2,668,000	2,668,000	-	-
Zion Bridge Deck Replacement	111,550	-	-	-	-
High School Field #E30	500,000	-	-	-	-
Ice Age Tonquin Trail #E37	144,700	-	-	-	-
Las Casitas Park Renovation	750,000	-	-	-	-
Nyberg Creek Greenway	2,000,000	-	-	-	-
Parks Sign Project	50,000	250,000	-	-	-
Riverfront Park	10,000,000	-	-	-	-
Tualatin Community Park Expansion	3,000,000	-	-	-	-
Atfalati Park Renovation & Improvements #P8	-	7,094,925	-	-	-
Basalt Creek Future Park (14 acres)	-	10,000,000	-	-	-
Basalt Creek Park #P3 (3 acres)	-	710,000	5,983,000	5,983,000	5,983,000
Integrated Pest Management Plan #P15	-	165,000	-	-	-
School City Facility Partnership	-	3,000,000	3,000,000	-	-
Jurgens Park Expansion	-	-	227,700	4,550,895	-
Tualatin Commons Park	-	-	65,470	-	-
Tualatin River Greenway Development	-	-	5,483,771	-	-
New Parks	-	-	-	4,925,000	-
Sweek Pond Natural Area	-	-	-	1,261,784	-
Lafky Park Renovation & Improvement #E4	-	-	-	-	349,000
Jurgens Park Renovation & Improvements #E3	-	-	-	-	7,328,675
Tualatin Community Park Renovation & Improvements	-	-	-	-	20,897,000
<b>Parks &amp; Recreation Total</b>	<b>19,729,250</b>	<b>23,907,925</b>	<b>17,447,941</b>	<b>16,740,679</b>	<b>34,577,675</b>

## PROJECT SUMMARY BY CATEGORY

<b>Technology</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Camera NVR Server Replacement and Upgrade	22,000	-	-	-	22,000
Cloud Migration	50,000	-	-	-	-
Library Patron Computer Replacement	30,000	-	-	-	-
Badge Access Expansion	-	700,000	-	-	-
VMware renewal	-	200,000	-	-	-
VX Rail	-	70,000	70,000	70,000	70,000
Police MDT (Laptop) Replacement	-	-	-	150,000	-
Battery Replacement	-	-	-	-	25,000
Network Replacement	-	-	-	-	200,000
<b>Technology Total</b>	<b>102,000</b>	<b>970,000</b>	<b>70,000</b>	<b>220,000</b>	<b>317,000</b>

<b>Transportation</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
65th and Borland Turn Lane	2,000,000	-	-	-	-
Herman Rd: 124th to Cipole Rd Improvements	800,000	2,500,000	-	-	-
Neighborhood Transportation Safety Program	150,000	150,000	150,000	150,000	150,000
Tualatin-Sherwood Rd Utility Relocation	200,000	-	-	-	-
Bridgeport Transportation Subarea Management Plan	100,000	100,000	-	-	-
Tualatin-Sherwood Rd / Railroad / Boones Ferry Rd Grade Separation Feasibility Study	200,000	400,000	800,000	800,000	1,000,000
TSP Prioritized Projects	-	2,000,000	2,000,000	2,000,000	2,000,000
Adaptive Signal System Update	-	500,000	500,000	-	-
Tualatin-Sherwood / Teton Intersection Improvement	-	-	300,000	300,000	1,000,000
Crosswalks Across Busy Streets	-	-	100,000	400,000	1,000,000
<b>Transportation Total</b>	<b>3,450,000</b>	<b>5,650,000</b>	<b>3,850,000</b>	<b>3,650,000</b>	<b>5,150,000</b>

<b>Utilities</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
<b>Sewer</b>					
Martinazzi Sewer Priority 3 and 4	1,074,000	1,368,000	-	-	-
Martinazzi Sewer Priority 5	594,000	756,000	-	-	-
Sewer Pipe Rehab Program	200,000	200,000	200,000	200,000	200,000
SW Tualatin Sewer Main Upsizing	216,000	324,000	4,670,000	-	-
Southwest Tualatin Sewer Planning	100,000	-	-	-	-
Teton Trunk Upsizing	-	36,000	358,000	456,000	-
Tualatin Reservoir Sewer Trunk Upsizing (CWS)	-	240,000	2,412,000	3,078,000	-
Tualatin Sherwood (TSR) Sewer Trunk Upsizing	-	-	100,000	994,000	1,266,000
Cipole/Bluff Trunk Upsizing	-	-	-	160,000	1,596,000
<b>Sewer Total</b>	<b>2,184,000</b>	<b>2,924,000</b>	<b>7,740,000</b>	<b>4,888,000</b>	<b>3,062,000</b>
<b>Utilities cont'd on next page</b>					

## PROJECT SUMMARY BY CATEGORY

<b>Utilities, Cont'd</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
<b>Storm</b>					
Nyberg Creek Stormwater Improvements Phase 1 & 2	2,000,000	2,000,000	1,000,000	-	-
Siuslaw Stormwater Quality Retrofit & 99th/Coquille	1,000,000	500,000	-	-	-
Storm pipe replacement placeholder	100,000	100,000	100,000	100,000	100,000
WQ Facility Repair and Retrofit	300,000	300,000	500,000	500,000	500,000
WQ Structure Replacement	300,000	300,000	300,000	300,000	300,000
Stormwater Master Plan	-	-	100,000	-	-
Community Park and Pohl Center Water Quality Facilities	-	-	-	500,000	500,000
	-	-	-	-	-
<b>Storm Total</b>	<b>3,700,000</b>	<b>3,200,000</b>	<b>2,000,000</b>	<b>1,400,000</b>	<b>1,400,000</b>
<b>Water</b>					
A-1 Reservoir Upgrades (#613)	100,000	1,500,000	2,000,000	-	-
ASR Well Rehabilitation (#613)	300,000	-	300,000	-	-
B Level Reservoir at ASR (#601)	4,500,000	5,000,000	-	-	-
C Level Pump Station (B to C Pump Station - #603)	1,000,000	500,000	-	-	-
C Level Pump Station Generator (#607)	100,000	-	-	-	-
Emergency Supply Improvements Placeholder (#604)	1,000,000	1,000,000	-	-	-
Tualatin City Services (TCS) Micro Hydro Turbine	251,711	668,584	-	-	-
SCADA System Improvements (#611)	200,000	-	-	-	-
Miscellaneous Physical Site & Cyber Security Upgrades (#610)	225,000	250,000	250,000	-	-
Blake Street – Railroad to 115 <sup>th</sup> (#401)	-	250,000	1,000,000	-	-
Seismic Upgrades at Reservoirs (#605)	-	225,000	225,000	-	-
Basalt Creek Pipeline from Boones to Grahams	-	1,250,000	1,250,000	500,000	-
Leveton (A Level - #405)	-	-	549,000	-	-
Upgrade Martinazzi Pump Station (#606)	-	-	-	2,750,000	2,750,000
Iowa St - C Level (#406)	-	-	-	1,000,000	-
C Level Transmission Upsizing – SW 82nd Ave to C Level Reservoirs	-	-	-	2,000,000	-
90th Ave (A Level) (#404)	-	-	-	100,000	200,000
A-2 Reservoir upgrades (#614)	-	-	-	-	100,000
Manhasset Dr (A Level) (#402)	-	-	-	-	250,000
<b>Water Total</b>	<b>7,676,711</b>	<b>10,643,584</b>	<b>5,574,000</b>	<b>6,350,000</b>	<b>3,300,000</b>
<b>Utilities Total</b>	<b>13,560</b>	<b>16,767,584</b>	<b>15,314,000</b>	<b>12,638,000</b>	<b>7,762,000</b>

## PROJECT SUMMARY BY FUNDING SOURCE

<b>Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>	<b>Grand Total</b>
American Rescue Plan	1,235,000	-	-	-	-	1,235,000
Core Area Parking	-	62,000	-	-	-	62,000
General Fund	1,853,400	10,562,425	8,568,471	6,052,679	29,111,675	56,112,650
Park Development (SDC)	2,812,700	13,378,000	8,651,000	5,983,000	5,983,000	36,807,700
Park Utility Fee	550,000	250,000	64,470	-	-	865,470
Park Project Fund	15,000,000	3,000,000	3,000,000	4,925,000	-	25,925,000
Road Operating/Gas Tax	150,000	650,000	650,000	150,000	150,000	1,750,000
Sewer Operating	221,600	232,400	667,000	200,000	200,000	1,521,000
Sewer SDC	339,300	378,360	1,306,200	328,120	278,520	2,630,500
Stormwater Operating	3,320,000	2,820,000	1,810,000	1,400,000	1,400,000	10,750,000
Stormwater SDC	380,000	380,000	190,000	-	-	950,000
Transportation Dev. Tax	2,500,000	2,500,000	3,200,000	3,500,000	5,000,000	16,700,000
Vehicle Replacement Fund	558,833	422,692	525,614	446,000	212,700	2,165,839
Water Operating	3,910,211	6,148,084	4,570,680	4,447,000	2,706,000	21,781,975
Water SDC	3,766,500	4,495,500	1,003,320	783,000	594,000	10,642,320
Outside Funded (Grants, County Projects, etc.)	2,645,500	4,834,960	5,773,460	4,329,100	2,583,480	20,166,500
<b>Grand Total</b>	<b>39,480,643</b>	<b>52,228,702</b>	<b>40,640,555</b>	<b>28,460,679</b>	<b>49,419,375</b>	<b>211,185,954</b>

## PROJECT SUMMARY BY FUNDING SOURCE

General Fund	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30
Heritage Center Upgrades	30,000	-	-	-	-
Juanita Pohl Center Facility Enhancements	115,000	-	-	-	-
Library & City Offices HVAC Unit Replacement	42,000	-	-	-	-
Library Furnishing Replacement	47,000	-	65,000	-	-
Library Teen Room Light Sculpture	30,000	-	-	-	-
Operations Building A HVAC Unit Replacement	40,000	-	-	-	-
Police Station HVAC Unit Replacement	78,000	-	-	-	-
Police Station Interior Update	200,000	-	-	-	-
Police Station - Remove flagstone to meet ADA	100,000	-	-	-	-
Police Station Roof	437,850	-	-	-	-
Tualatin City Services - Fuel Tank Relocation and Site Upgrades	500,000	1,300,000	-	-	-
Camera NVR Server Replacement and Upgrade	22,000	-	-	-	22,000
Library Patron Computer Replacement	30,000	-	-	-	-
Cloud Migration	50,000	-	-	-	-
Asphalt Replacement for Trails - Tualatin Community Park	20,000	20,000	20,000	20,000	20,000
Zion Bridge Deck Replacement	115,550	-	-	-	-
Brown's Ferry C. Center HVAC Unit Replacement	-	12,000	12,000	-	-
Browns Ferry Community Center & Garage Re-roof	-	75,000	-	-	-
Browns Ferry Community Center buildings -Repair & Paint	-	13,500	-	-	-
Juanita Pohl Center Parking Lot Design and Reconstruction	-	60,000	1,500,000	-	-
Operations Covered Parking Structure for Trucks	-	175,000	600,000	-	-
Parks & Rec. Admin. Building ADA Improvements (Lafky)	-	325,000	-	-	-
Police -PGE Fleet Partner EV Program	-	100,000	-	-	-
Tualatin City Park Boat Ramp Drive Aisle and Parking Lot	-	190,000	-	-	-
Walnut House Roof Replacement	-	26,000	-	-	-
Integrated Pest Management Plan #P15	-	165,000	-	-	-
Badge Access Expansion	-	700,000	-	-	-
VMware renewal	-	200,000	-	-	-
VX Rail	-	70,000	70,000	70,000	70,000
Atfalati Park Renovation & Improvements #P8	-	7,094,925	-	-	-
Browns Ferry Community Center & Garage ADA Remodel	-	-	245,000	-	-
Browns Ferry Park Barn Structural Upgrade	-	-	265,000	-	-
Parks & Rec. Admin. Building Roof Replacement	-	-	80,000	-	-
Jurgens Park Expansion	-	-	227,800	4,550,895	-
Tualatin River Greenway Development	-	-	5,483,771	-	-
Sweek Pond Natural Area	-	-	-	1,261,784	-
Police MDT (Laptop) Replacement	-	-	-	150,000	-
Police Station Evidence Room Heat System (mini-split)	-	-	-	-	200,000
Jurgens Park Renovation & Improvements #E3	-	-	-	-	7,328,675
Lafky Park Renovation & Improvement #E4	-	-	-	-	349,000
Tualatin Community Park Renovation & Improvements	-	-	-	-	20,897,000

<b>General Fund, Cont'd</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Network Replacement	-	-	-	-	200,000
Battery Replacement	-	-	-	-	25,000
<b>General Fund Total</b>	<b>1,853,400</b>	<b>10,526,425</b>	<b>8,568,471</b>	<b>6,052,679</b>	<b>29,111,675</b>
<b>Projected Revenue Available for Projects</b>	<b>1,500,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>

<b>American Rescue Plan</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Basalt Creek Linear Park	485,000	-	-	-	-
Las Casitas Park Renovation	750,000	-	-	-	-
<b>Leveton Projects Total</b>	<b>1,235,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>Core Area Parking Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Core Area Parking: Green Lot Slurry Seal	-	14,000	-	-	-
Core Area Parking: White Lot Slurry Seal	-	34,000	-	-	-
Core Area Parking: Yellow Lot Slurry Seal	-	14,000	-	-	-
<b>Core Area Parking Total</b>	<b>-</b>	<b>62,000</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>Park Development Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Basalt Creek Park #P3	-	710,000	5,983,000	5,983,000	5,983,000
Greenway & Path Expansion	2,668,000	2,668,000	2,668,000	-	-
Ice Age Tonquin Trail #E37	144,700	-	-	-	-
Basalt Creek Future Park	-	10,000,000	-	-	-
<b>Park Development Total</b>	<b>2,812,700</b>	<b>13,378,000</b>	<b>8,651,000</b>	<b>5,983,000</b>	<b>5,983,000</b>

<b>Park Utility Fee Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
High School Field #E30	500,000	-	-	-	-
Parks Sign Project	50,000	250,000	-	-	-
Tualatin Commons Park	-	-	65,470	-	-
<b>Park Utility Fee Total</b>	<b>550,000</b>	<b>250,000</b>	<b>65,470</b>	<b>-</b>	<b>-</b>

<b>Parks Project Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
New Natural Areas	2,500,000	-	-	-	-
Nyberg Creek Greenway	2,000,000	-	-	-	-
Riverfront Park	10,000,000	-	-	-	-
Tualatin Community Park Expansion	3,000,000	-	-	-	-
School City Facility Partnership	-	3,000,000	3,000,000	-	-
New Parks	-	-	-	4,925,000	-
<b>Parks Bond Total</b>	<b>17,500,000</b>	<b>3,000,000</b>	<b>3,000,000</b>	<b>4,925,000</b>	<b>-</b>

## PROJECT SUMMARY BY FUNDING SOURCE

<b>Road Operating/Gas Tax Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Neighborhood Transportation Safety Program	150,000	150,000	150,000	150,000	150,000
Adaptive Signal System Update	-	500,000	500,000	-	-
<b>Road Operating/Gas Tax</b>	<b>350,000</b>	<b>650,000</b>	<b>650,000</b>	<b>150,000</b>	<b>150,000</b>

<b>Sewer Operating Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Sewer Pipe Rehab Program	200,000	200,000	200,000	200,000	200,000
SW Tualatin Sewer Main Upsizing	21,600	32,400	467,000	-	-
<b>Sewer Total</b>	<b>221,600</b>	<b>232,400</b>	<b>667,000</b>	<b>200,000</b>	<b>200,000</b>

<b>Sewer SDC Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Martinazzi Sewer Trunk Upsizing (Priority 5)	207,900	264,600	-	-	-
SW Tualatin Sewer Main Upsizing	54,000	81,000	1,167,500	-	-
Southwest Tualatin Sewer Planning	75,000	-	-	-	-
Tualatin Reservoir Sewer Trunk Upsizing	-	2,400	24,120	30,780	-
Teton Sewer Trunk Upsizing	-	8,640	85,920	109,440	-
Tualatin Sherwood Rd (TSR) Sewer Trunk Upsizing	-	-	22,000	218,680	278,520
<b>Sewer SDC Total</b>	<b>336,900</b>	<b>356,640</b>	<b>1,299,540</b>	<b>358,900</b>	<b>278,520</b>

<b>Stormwater Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Nyberg Creek Stormwater Improvements Phase 1 & 2	1,620,000	1,620,000	810,000	-	-
Siuslaw Stormwater Quality Retrofit & 99th/Coquille	1,000,000	500,000	-	-	-
Storm pipe replacement placeholder	100,000	100,000	100,000	100,000	10,000
WQ Facility Repair and Retrofit	300,000	300,000	500,000	500,000	500,000
WQ Structure Replacement	300,000	300,000	300,000	300,000	300,000
Stormwater Master Plan	-	-	100,000	-	-
Community Park and Pohl Center Water Quality Facilities	-	-	-	500,000	500,000
<b>Storm Drain Total</b>	<b>3,320,000</b>	<b>2,820,000</b>	<b>1,810,000</b>	<b>1,400,000</b>	<b>1,400,000</b>

<b>Storm SDC Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Nyberg Creek Stormwater Improvements Phase 1 & 2	380,000	380,000	190,000	-	-
<b>Storm SDC Total</b>	<b>380,000</b>	<b>380,000</b>	<b>190,000</b>	<b>-</b>	<b>-</b>

<b>Transportation Development Tax Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
65th and Borland Turn Lane	2,000,000	-	-	-	-
Tualatin-Sherwood Rd Utility Relocation	200,000	-	-	-	-
Bridgeport Transportation Subarea Management Plan	100,000	100,000	-	-	-
Tualatin-Sherwood Rd / Railroad / Boones Ferry Rd Grade Separation Feasibility Study	200,000	400,000	800,000	800,000	1,000,000
TSP Prioritized Projects	-	2,000,000	2,000,000	2,000,000	2,000,000
Tualatin-Sherwood / Teton Intersection Improvement	-	-	300,000	300,000	1,000,000
Crosswalks Across Busy Streets	-	-	100,000	400,000	1,000,000
<b>Transp. Dev. Tax Total</b>	<b>2,500,000</b>	<b>2,500,000</b>	<b>3,200,000</b>	<b>3,500,000</b>	<b>5,000,000</b>

## PROJECT SUMMARY BY FUNDING SOURCE

<b>Vehicle Replacement Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Vehicle replacement Fund Vehicles	558,833	422,692	525,614	446,000	212,700
<b>Vehicle Replacement Fund Total</b>	<b>558,833</b>	<b>422,692</b>	<b>525,614</b>	<b>446,000</b>	<b>212,700</b>

<b>Water Operating Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
A-1 Reservoir Upgrades (#613)	82,000	1,230,000	1,640,000	-	-
ASR Well Rehabilitation (#613)	246,000	-	246,000	-	-
B Level Reservoir at ASR (#601)	1,260,000	1,400,000	-	-	-
C Level Pump Station (B to C Pump Station - #603)	820,000	410,000	-	-	-
C Level Pump Station Generator (#607)	82,000	-	-	-	-
SCADA System Improvements (#611)	164,000	-	-	-	-
Emergency Supply Improvements Placeholder (#604)	820,000	820,000	-	-	-
Tualatin City Services (TCS) Micro Hydro Turbine	251,711	668,584	-	-	-
Miscellaneous Physical Site & Cyber Security Upgrades (#610)	184,500	205,000	205,000	-	-
Basalt Creek Pipeline from Boones to Grahams	-	1,025,000	1,025,000	410,000	-
Blake Street – Railroad to 115th (#401)	-	205,000	820,000	-	-
Seismic Upgrades at Reservoirs (#605)	-	184,500	184,500	-	-
Leveton (A Level - #405)	-	-	450,180	-	-
Upgrade Martinazzi Pump Station (#606)	-	-	-	2,255,000	2,255,000
Iowa St - C Level (#406)	-	-	-	820,000	-
C Level Transmission Upsizing – SW 82nd Ave to C Level Reservoirs	-	-	-	1,120,000	-
90th Ave (A Level) (#404)	-	-	-	82,000	164,000
A-2 Reservoir upgrades (#614)	-	-	-	-	82,000
Manhasset Dr (A Level) (#402)	-	-	-	-	205,000
<b>Water Total</b>	<b>3,910,211</b>	<b>6,148,084</b>	<b>4,570,680</b>	<b>4,447,000</b>	<b>2,706,000</b>

<b>Water SDC Fund</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
A-1 Reservoir Upgrades (#613)	18,000	270,000	360,000	-	-
ASR Well Rehabilitation (#613)	54,000	-	-	-	-
B Level Reservoir at ASR (#601)	3,240,000	3,600,000	-	-	-
C Level Pump Station (B to C Pump Station - #603)	180,000	90,000	-	-	-
C Level Pump Station Generator (#607)	18,000	-	-	-	-
SCADA System Improvements (#611)	36,000	-	-	-	-
Emergency Supply Improvements Placeholder (#604)	180,000	180,000	-	-	-
Miscellaneous Physical Site & Cyber Security Upgrades (#610)	40,500	45,000	45,000	-	-
Basalt Creek Pipeline from Boones to Grahams	-	225,000	225,000	90,000	-
Blake Street – Railroad to 115th (#401)	-	45,000	180,000	-	-
Seismic Upgrades at Reservoirs (#605)	-	40,500	40,500	-	-
Leveton (A Level - #405)	-	-	98,820	-	-
Upgrade Martinazzi Pump Station (#606)	-	-	-	495,000	495,000
Iowa St - C Level (#406)	-	-	-	180,000	-
90th Ave (A Level) (#404)	-	-	-	18,000	36,000

## PROJECT SUMMARY BY FUNDING SOURCE

<b>Water SDC Fund, Cont'd</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
A-2 Reservoir upgrades (#614)	-	-	-	-	18,000
Manhasset Dr (A Level) (#402)	-	-	-	-	45,000
<b>Water SDC Total</b>	<b>3,766,500</b>	<b>4,495,500</b>	<b>1,003,320</b>	<b>1,903,000</b>	<b>594,000</b>

<b>Outside Funded</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Juanita Pohl Center Facility Enhancements	220,000	-	-	-	-
Herman Rd: 124th to Cipole Rd Improvements (Washington County MSTIP)	800,000	2,500,000	-	-	-
Martinazzi Sewer (Priority 3 and 4) - CWS	1,074,000	1,368,000	-	-	-
Martinazzi Sewer (Priority 5) - CWS	386,100	491,400	-	-	-
SW Tualatin Sewer Main Upsizing - CWS	140,400	210,600	3,035,500	-	-
Southwest Tualatin Sewer Planning	25,000			-	-
Tualatin Reservoir Sewer Trunk Upsizing - CWS	-	237,600	2,387,880	3,047,220	-
Teton Sewer Trunk Upsizing - CWS	-	27,360	272,080	346,560	-
Tualatin Sherwood Rd (TSR) Sewer Trunk Upsizing - CWS	-	-	78,000	775,320	987,480
Cipole / Bluff - CWS	-	-	-	160,000	1,596,000
<b>Outside Funded Total</b>	<b>2,645,500</b>	<b>4,834,960</b>	<b>5,773,460</b>	<b>4,329,100</b>	<b>2,583,480</b>

## FACILITIES & EQUIPMENT

This section of the CIP includes all buildings and structures the City owns and manages with the exception of structures located in City parks or open spaces, such as accessory buildings and restrooms. Parks related facilities are included in the Parks & Recreation section of the CIP.

Equipment and Fleet needs are also captured in this category.

### FUNDING SOURCES:

General Fund & Special Revenue Funds: Water, Sewer, Road/Gas Tax, Core Area Parking District Fund

### IN THIS CATEGORY ARE:

Projects necessary to avoid equipment failure or potential property damage and to maintain the current level of services.

<b>Facilities &amp; Equipment</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Heritage Center Upgrades	30,000	-	-	-	-
Juanita Pohl Center Facility Enhancements	335,000	-	-	-	-
Library & City Offices HVAC Unit Replacement	42,000	-	-	-	-
Library Furnishing Replacement	47,000	-	-	-	-
Library Teen Room Light Sculpture	30,000	-	-	-	-
Operations Building A HVAC Unit Replacement	40,000	-	-	-	-
Police Station HVAC Unit Replacement	78,000	-	-	-	-
Police Station Interior Update	200,000	-	-	-	-
Police Station - Remove flagstone to meet ADA	100,000	-	-	-	-
Police Station Roof	437,850	-	-	-	-
Tualatin City Services - Fuel Tank Relocation and Site Upgrades	500,000	1,300,000	-	-	-
Brown's Ferry C. Center HVAC Unit Replacement	-	12,000	-	-	-
Browns Ferry Community Center & Garage Re-roof	-	75,000	-	-	-
Browns Ferry Community Center buildings -Repair & Paint	-	13,500	-	-	-
Core Area Parking: Green Lot Slurry Seal	-	14,000	-	-	-
Core Area Parking: White Lot Slurry Seal	-	34,000	-	-	-
Core Area Parking: Yellow Lot Slurry Seal	-	14,000	-	-	-
Juanita Pohl Center Parking Lot Design & Reconstruction	-	60,000	1,500,000	-	-
Operations Covered Parking Structure for Trucks	-	175,000	600,000	-	-
Parks & Rec. Admin. Building ADA Improvements (Lafky)	-	325,000	-	-	-
Police -PGE Fleet Partner EV Program	-	100,000	-	-	-
Tualatin City Park Boat Ramp Drive Aisle and Parking Lot	-	190,000	-	-	-
Walnut House Roof Replacement	-	26,000	-	-	-
Browns Ferry Community Center & Garage ADA Remodel	-	-	245,000	-	-
Browns Ferry Park Barn Structural Upgrade	-	-	265,000	-	-
Parks & Rec. Admin. Building Roof Replacement	-	-	80,000	-	-
Police Station Evidence Room Heat System (mini-split)	-	-	-	-	200,000
Vehicles	588,833	422,692	525,614	446,000	212,700
<b>Facilities &amp; Equipment Total</b>	<b>2,398,683</b>	<b>2,761,192</b>	<b>3,292,614</b>	<b>446,000</b>	<b>412,700</b>

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**Heritage Center Carpet Replacement and Painting**

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**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$30,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Replace carpet with new carpet tiles. Each year as the target date approaches, the carpet will be evaluated to determine the actual replacement date.

**PROJECT SCOPE:**

Select a supplier and installer following procurement rules.

**HISTORY:**

The carpet will be 12 years old by the target date.

**FUNDING PARTNERSHIPS:**

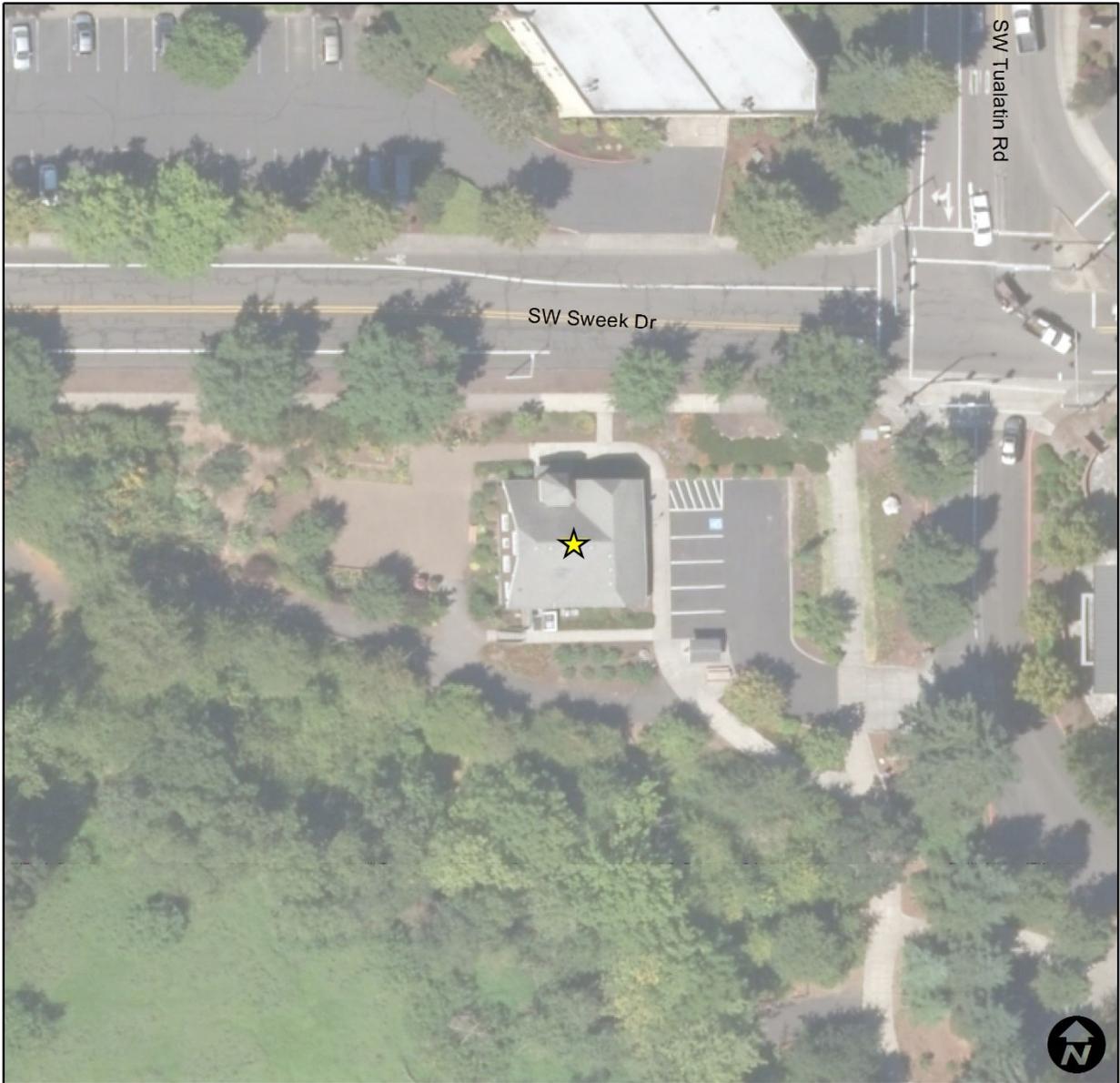
N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Building Maintenance

YEAR	AMOUNT
FY 25/26	\$30,000
CIP TOTAL:	<hr/> \$30,000

Tualatin Heritage Center Carpet Replacement



**Juanita Pohl Center Renovations**

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$335,000

**CONCEPT SCHEDULE:** FY 24/25  
**DESIGN SCHEDULE:** FY 25/26  
**CONSTRUCTION SCHEDULE:** FY 25/26

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

This project entails \$70,000 of general-funded work on interior repainting, minor wall repair, and replacement of the existing cabinets, countertop, and coffee bar at the Juanita Pohl Center due to age and condition of the furnishings. Additionally, this project includes \$220,000 of renovations funded by a Community Development Block Grant (CDBG) and \$45,000 of funding rolling over from fiscal year 2025. That work will include remodeling and ADA improvements to two bathrooms, 2 motion - activated ADA compliant sliding doors at the main entrance, a low energy ADA compliant swinging interior door, LED lighting upgrades, and replacement of carpets and a sound system.

**PROJECT SCOPE:**

Maintenance Services will identify and engage suitable local contractors for the various subcomponents of the work.

**HISTORY:**

Many of the interior furnishings in the Juanita Pohl Senior Center are aging, in various states of disrepair, and/or at the end of useful life. The Pohl Center is a frequented local meeting space and resource. This refurbishment/replacement is one of many improvement projects planned for the Pohl Center from FY 26 through FY 28 to ensure ongoing usability of the facility.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
General Fund: Building Maintenance	FY 25/26	\$115,000
Community Development Block Grant	FY 25/26	\$220,000
	<b>CIP TOTAL:</b>	\$335,000

Juanita Pohl Center Coffee Bar, Cabinet, and Countertop Replacements



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**Library and City Offices HVAC Unit Replacement**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** Various

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The recommended life expectancy of each HVAC unit is 17-18 years. This is a planned replacement to avoid failure which would require a costly and inconvenient emergency replacement. The condition of each unit is reviewed annually which will determine if the programmed replacement is appropriate or can be extended.

**PROJECT SCOPE:**

Following procurement rules to select supplier/installer to provide services for removal and installation of a new unit.

**HISTORY:**

Each of the 10 HVAC units will be at least 16 years old.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Building Maintenance

YEAR	AMOUNT
FY 25/26	\$42,000
CIP TOTAL:	<hr/> \$42,000

Library and City Offices HVAC Unit Replacement



**Library Furnishing Replacement**

<b>DEPARTMENT:</b>	Library	<b>CONCEPT SCHEDULE:</b>	FY 16/17
<b>CATEGORY:</b>	Facilities & Equipment	<b>DESIGN SCHEDULE:</b>	_____
<b>TOTAL COST:</b>	\$137,000	<b>CONSTRUCTION SCHEDULE:</b>	_____

<b>RANKING CRITERIA MET:</b>	<b>PROJECT TYPE:</b>	<b>NEW ONGOING COSTS?</b>
<input type="checkbox"/> Council Goal <input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	<input type="checkbox"/> Yes \$ _____ <input checked="" type="checkbox"/> No
<input type="checkbox"/> Health & Safety <input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> Replacement	
<input checked="" type="checkbox"/> Master Plan: <u>Library Strategic Plan</u>	<input type="checkbox"/> New/Expansion	

**DESCRIPTION:**

The Library is a community gathering space, offering areas for programs, leisure reading, studying, and working with mobile devices. Comfortable seating creates an inviting atmosphere, encouraging repeat use. Work areas (including tables and chairs) support both individual and collaborative groups. To keep the Library inviting and welcoming, Library furnishings should be periodically replaced or repaired because of normal wear and tear, as well as to address changing usage of the Library. In particular, the children and young adult areas need updating to ensure those areas remain innovative and foster exploration and interaction.

**PROJECT SCOPE:**

A consultant was hired in FY16/17 to assess Library furnishings for public use and layout regarding adequacy to meet service priorities identified in the Library strategic plan. Based on consultant recommendations, a furniture replacement schedule was produced, identifying priorities for furnishing to be repaired, reupholstered, or replaced. Phase 5 will consist of replacing folding tables in the Community Room. Phase 6 will include replacing Community Room nesting chairs and wooden chairs in the Children's collection area. Phase 7 will include replacing tables and all wood-backed reading chairs.

**HISTORY:**

Library furnishings were purchased in FY07/08. Furniture has been periodically cleaned with minor repairs as needed. Phases 1-4 are already completed and included replacing furnishings in the Children's Room, Teen Room, and lobby, and reupholstery and refinishing of chairs throughout the Library.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
General Fund: Library    Phase 6	FY 25/26	\$47,000
General Fund: Library    Phase 7	FY 27/28	\$65,000
	<b>CIP TOTAL:</b>	<u>\$112,000</u>

# Library Furnishing Replacement



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**Library Teen Room Light Sculpture**

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<b>DEPARTMENT:</b>	Library	<b>CONCEPT SCHEDULE:</b>	FY25/26
<b>CATEGORY:</b>	Facilities & Equipment	<b>DESIGN SCHEDULE:</b>	FY25/26
<b>TOTAL COST:</b>	\$30,000	<b>CONSTRUCTION SCHEDULE:</b>	FY25/26

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The Library Teen Room has a striking light sculpture that is becoming cost-prohibitive to maintain. Replacement parts are harder to find and are more expensive. Following a design process with community engagement (through the Library Advisory Committee and the Teen Library Committee), the Library seeks to replace the existing light sculpture with a new one. The goal is to retain the eye-catching appeal of the current piece, as well as provide additional lighting to the area.

**PROJECT SCOPE:**

Following a design process (not included in this budget), develop and install a new light sculpture in the Teen Room.

**HISTORY:**

The current light piece was installed when the Library was built in 2008. The lights are cold-cathode tubes and the lighting technology is out-of-date.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Library

<b>YEAR</b>	<b>AMOUNT</b>
FY 25/26	\$30,000
<b>CIP TOTAL:</b>	<u>\$30,000</u>

Library Teen Room Light Sculpture



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**Operations: Building A HVAC Replacement**

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**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** Various

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** Ongoing

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Recommended life expectancy of these HVAC units is 17-18 years. This is a planned replacement prior to failure which would require an inconvenient emergency replacement. The condition of each unit is reviewed annually to determine if programmed replacement date is appropriate or can be extended.

**PROJECT SCOPE:**

Follow procurement process to select supplier/installer providing services for removal and install of new unit.

**HISTORY:**

N/A

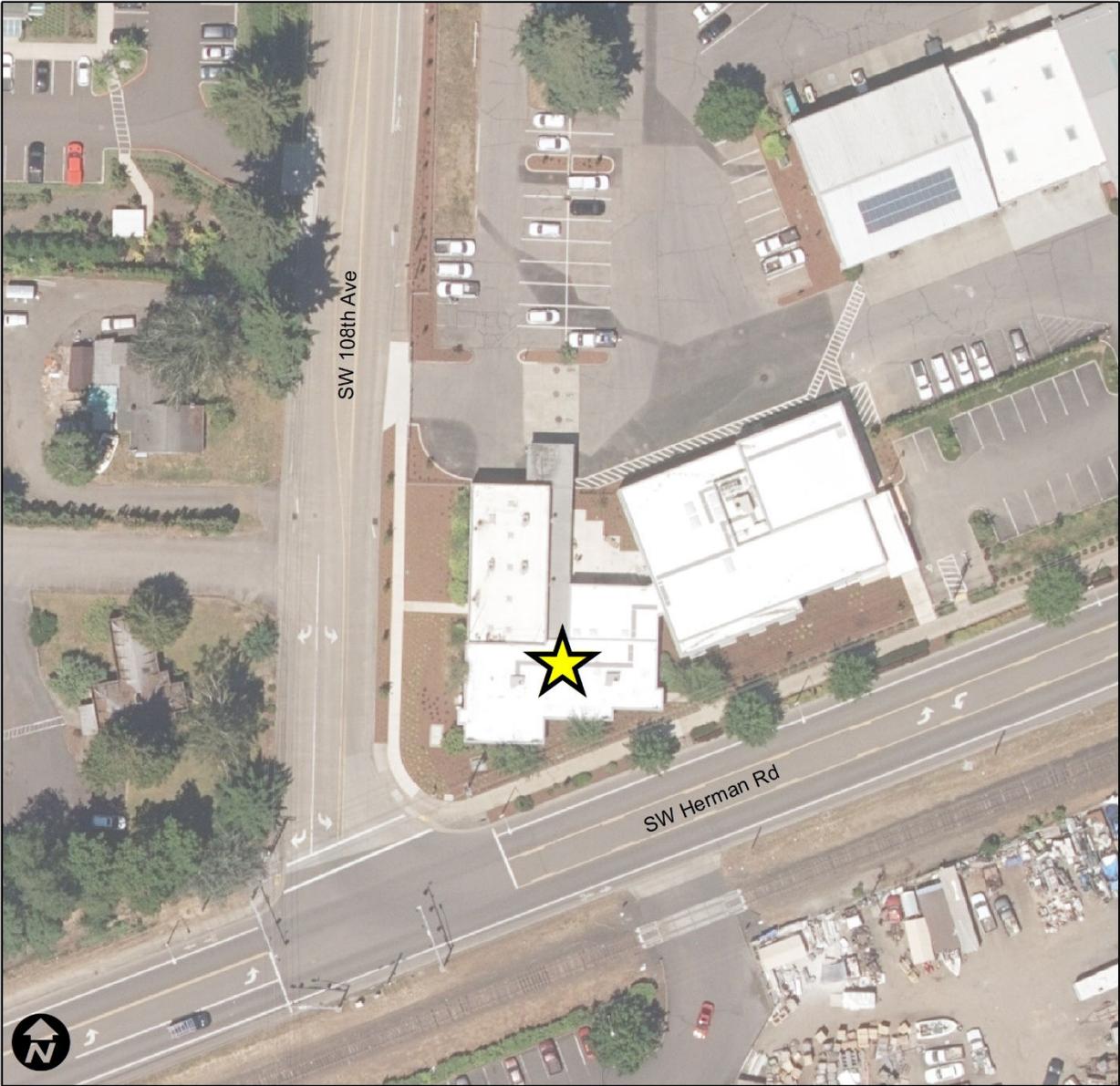
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
General Fund: Building Maintenance	FY 25/26	\$40,000
	<b>CIP TOTAL:</b>	<u>\$40,000</u>

Operations: Building A HVAC Replacement



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**Police Station: HVAC Unit Replacement**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** Various

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The HVAC system at the police station was installed when the building was completed in 2000. At the replacement date, the HVAC units will be 20 years old and nearing the end of their useful life. This is a planned replacement prior to failure which would require inconvenient emergency down time. The condition of the ten individual units will be reviewed and evaluated annually prior to this scheduled replacement to ensure the units are functioning properly and to determine if each will continue to function until the replacement date.

**PROJECT SCOPE:**

Replace Nine HVAC units.

**HISTORY:**

Units were installed in 2000.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Building Maintenance

YEAR	AMOUNT
FY 25/26	\$78,000
CIP TOTAL:	<hr/> \$78,000

Police Station: HVAC Unit Replacement



**Police Department Interior Design and Renovations**

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$250,000

**CONCEPT SCHEDULE:** FY 24/25  
**DESIGN SCHEDULE:** FY 24/25  
**CONSTRUCTION SCHEDULE:** FY 24/25

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

This project entails engaging an interior design firm to develop recommendations and plans for police station interior renovations and then begin renovations based on the greatest need. Additional work may be requested for subsequent budget years.

**PROJECT SCOPE:**

Maintenance Services will identify and engage a suitable local contractor for design and planning, then coordinate renovation work allowed by remaining funding.

**HISTORY:**

Many of the interior furnishings in the Tualatin Police Station are aging, in various states of disrepair, and/or at the end of useful life. The police station is the command center for the police department and provides essential office, storage and operational spaces for the PD. This refurbishment is intended to ensure ongoing usability of the facilities by the department.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Building Maintenance

<b>YEAR</b>	<b>AMOUNT</b>
FY 25/26	\$200,000
<b>CIP TOTAL:</b>	<b>\$200,000</b>

Police Department Interior Design and Renovations





**Police Station – Remove Flagstone Walkways**



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**Police Station Roof**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$475,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
Replaces the build-up roof with a PVC membrane type.

**PROJECT SCOPE:**  
Remove old roofing and replace it with a new PVC membrane. There is a remote possibility that new technology “may allow” the latest style of TPO to go over existing roofing.

**HISTORY:**  
N/A

**FUNDING PARTNERSHIPS:**  
N/A

**FUNDING SOURCES FOR THIS PROJECT:**  
General Fund: Building Maintenance

YEAR	AMOUNT
FY 25/26	\$437,850
<b>CIP TOTAL:</b>	<u>\$437,850</u>

Police Station Roof



**Tualatin City Services - Fuel Tank Relocation and Site Upgrade**

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$1,800,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 27

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
 Site improvements and relocation of fuel island with new above-ground fuel tanks.

**PROJECT SCOPE:**  
 Add drive aisle, concrete base pad, parking, and canopy structure. Installing new above-ground fuel tanks.

**HISTORY:**  
 The fuel tanks are over 30 years old and we can't get insurance on them anymore. We are currently self-insuring the tanks. We are also a fuel pod site for emergencies in Washington County.

**FUNDING PARTNERSHIPS:**  
 Currently looking for possible grant funding to assist with the costs.

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Building Maintenance  
 General Fund: Building Maintenance

YEAR	AMOUNT
FY 25/26	\$500,000
FY 26/27	\$1,300,000
<b>CIP TOTAL:</b>	<u>\$1,800,000</u>

Tualatin City Services - Fuel Tank Relocation and Site Upgrades



---

**Brown's Ferry Community Center: HVAC Replacement**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$24,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The recommended life expectancy of this HVAC unit is 17-18 years. This is a planned replacement to avoid failure which would require a costly and inconvenient emergency replacement. The condition of the unit is reviewed annually to determine if programmed replacement date is appropriate or can be extended.

**PROJECT SCOPE:**

Using procurement process to determine suitable contractor for purchase and installation of HVAC unit.

**HISTORY:**

HVAC unit will be 18 years old.

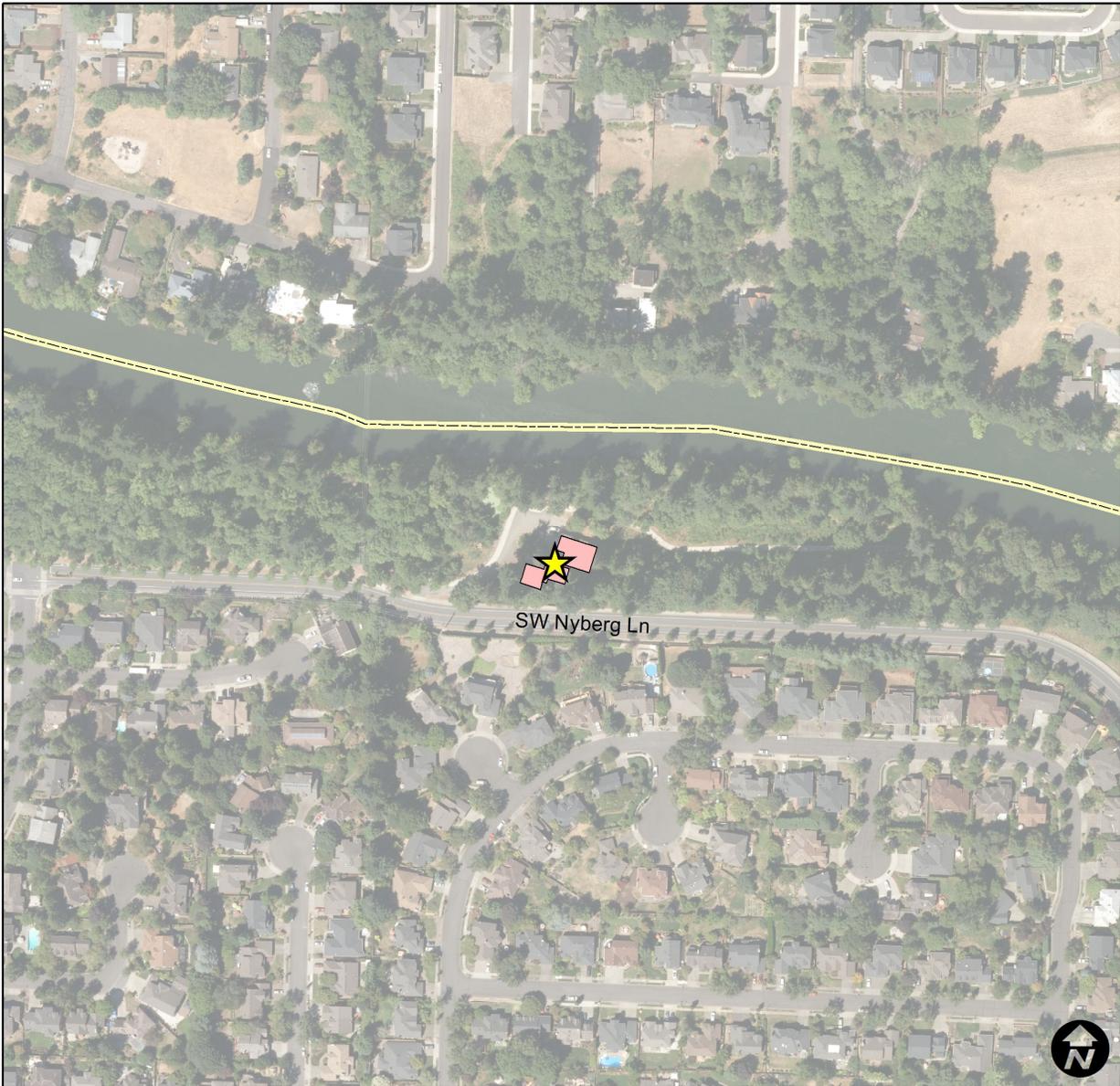
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
General Fund: Building Maintenance	FY 26/27	\$12,000
General Fund: Building Maintenance	FY 27/28	\$12,000
	<b>CIP TOTAL:</b>	<u>\$24,000</u>

**Brown's Ferry Community Center HVAC Replacement**



---

**Browns Ferry Community Center & Garage Re-roof**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$75,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 27

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
Remove and replace the roof with metal roofing due to the tree debris.

**PROJECT SCOPE:**  
Replace the composition roof with a metal roof on the house, utility room, and garage.

**HISTORY:**  
N/A

**FUNDING PARTNERSHIPS:**  
N/A

**FUNDING SOURCES FOR THIS PROJECT:**  
General Fund: Building Maintenance

YEAR	AMOUNT
FY 26/27	\$75,000
<b>CIP TOTAL:</b>	<u>\$75,000</u>

Browns Ferry Community Center & Garage Re-roof



---

**Browns Ferry Community Center buildings - Repair & Paint**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$13,500

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
Repair and replace deteriorated siding, and paint

**PROJECT SCOPE:**  
The wood siding is deteriorating in places, needing repairs and replacement, and all the buildings will need painted.

**HISTORY:**  
N/A

**FUNDING PARTNERSHIPS:**  
N/A

**FUNDING SOURCES FOR THIS PROJECT:**  
General Fund: Building Maintenance

YEAR	AMOUNT
FY 26/27	\$13,500
<b>CIP TOTAL:</b>	<u>\$13,500</u>

Browns Ferry Community Center buildings - Repair & Paint



**Core Area Parking Lots: Slurry Seal**

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** Various

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Project includes cleaning the Green, White, and Yellow Lot parking surfaces, making small surface repairs, applying Type II Slurry- seal, and re-striping. This programmed maintenance will prolong the pavement life and prevent expensive costs of excavation and repaving. It is a recommended maintenance practice to slurry seal the lots every seven to eight years depending on original application and usage. Each of these proposed lots will be seven to eight years since last completed when due.

**PROJECT SCOPE:**

Clean, repair, slurry seal and re-stripe these parking lot surfaces.

**HISTORY:**

At scheduled slurry seal date, the sealant on each of these proposed lots will be at least seven years old.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

		<b>YEAR</b>	<b>AMOUNT</b>
Core Area Parking Fund	White	FY 26/27	\$34,000
Core Area Parking Fund	Yellow Lot	FY 26/27	\$14,000
Core Area Parking Fund	Green Lot	FY 26/27	\$14,000
		<b>CIP TOTAL:</b>	\$76,000

Core Area Parking Lots: Slurry Seal



**Juanita Pohl Center Parking Lot Repairs**

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$1,560,000

**CONCEPT SCHEDULE:** FY 26/27  
**DESIGN SCHEDULE:** FY 26/27  
**CONSTRUCTION SCHEDULE:** FY 26/27 & 27/28

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

This projects entails executing a contract(s) for design, repairing and/or repaving the parking lot and drive access for the Juanita Pohl Senior Center to ensure ongoing safe vehicular access.

**PROJECT SCOPE:**

Maintenance Services will identify and engage a suitable contractor to assess the needs and deficiencies of the current pavement, ingress, egress, and maneuvering spaces within the drive access and parking stalls and then perform appropriate repairs and reconstruction as needed.

**HISTORY:**

The pavement, vehicle access and parking areas for the Juanita Pohl Senior Center are aging, in a moderate state of disrepair, and poses accessibility challenges. The Pohl Center is a frequented local meeting space and resource. This refurbishment is one of many improvement projects planned for the Pohl Center from FY 24 through FY 28 to ensure ongoing usability of the facility.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Building Maintenance  
 General Fund: Building Maintenance

YEAR	AMOUNT
FY 26/27	\$60,000
FY 27/28	\$1,500,000
<b>CIP TOTAL:</b>	<b>\$1,560,000</b>

Juanita Pohl Center Parking Lot Repairs



**Operations Covered Parking Structure for Trucks**

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$775,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** FY26-27  
**CONSTRUCTION SCHEDULE:** FY27-28

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Following TCS Site Master Plan, adding covered parking including freeze-proof enclosed stalls for the Jet Vac trucks and snow equipment and covered parking for utility vehicles and other equipment extending replacement dates extending the life cycle of the assets.

**PROJECT SCOPE:**

Scope To construct covered parking with freeze protection for jet/vac trucks and snow equipment. There will be additional covered parking for utility trucks and equipment.

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Building Maintenance

YEAR	AMOUNT
FY 26/27	\$175,000
FY 27/28	\$600,000
<b>CIP TOTAL:</b>	<b>\$775,000</b>

Operations Covered Parking Structure for Trucks



---

**Parks & Rec. Admin. Building ADA Improvements**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$325,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 25/26

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: ADA Transition Plan (2018)

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

These improvements include ADA ramp, restroom, and other building deficiencies. The need for this project was identified in the ADA Transition Plan adopted by City Council in 2018 listing numbers of improvements for the building to meet ADA requirements.

**PROJECT SCOPE:**

Consult with a design team, permit, and hire a contractor to install the ramp and other ADA requirements.

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Building Maintenance

YEAR	AMOUNT
FY 26/27	\$325,000
<b>CIP TOTAL:</b>	<u>\$325,000</u>

Parks & Rec. Admin. Building ADA Improvements



---

**Police - PGE Fleet Partner EV Program**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$100,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The PGE Fleet Partner program pays for a percentage of the EV charging infrastructure, this is a placeholder to review to determine if it is a viable option for the Police Fleet in the future. If viable, this will follow the States mandates and the Council sustainability goals.

**PROJECT SCOPE:**

The scope would be to make site improvements adding the electrical gear, for the charging stations in the secure lot.

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

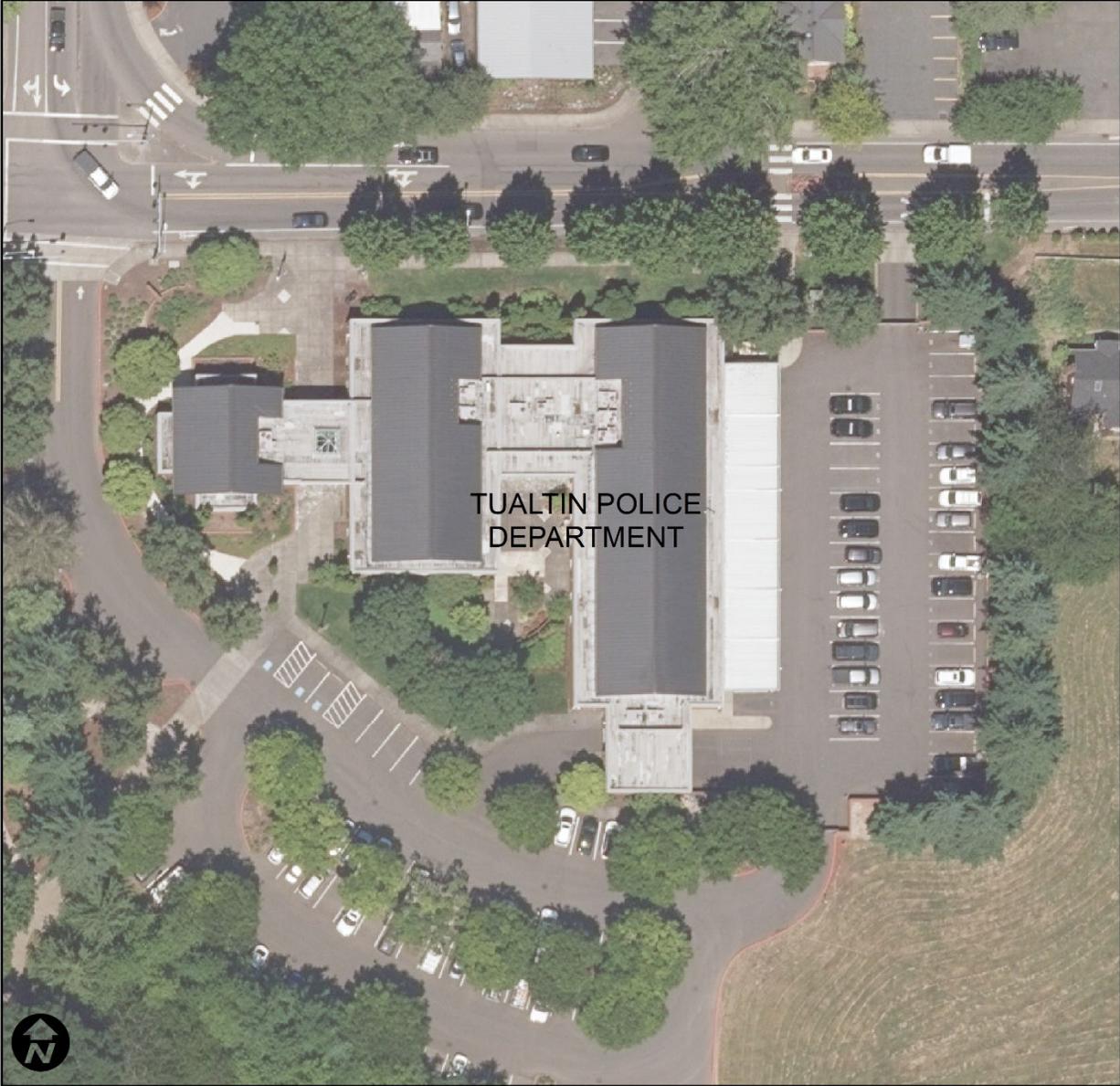
PGE- Fleet Partner Program

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Police

<b>YEAR</b>	<b>AMOUNT</b>
FY 26/27	\$100,000
<b>CIP TOTAL:</b>	<u>                    </u> \$100,000

Police -PGE Fleet Partner EV Program



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**Tualatin City Park Boat Ramp Drive Aisle and Parking Lot**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$190,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 26

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
Repair and overlay the drive aisle to the boat ramp and parking lot in Tualatin City Park.

**PROJECT SCOPE:**  
Repair and overlay drive aisle to the boat ramp and two small parking lots at the boat. This will include restriping of the two parking lots.

**HISTORY:**  
N/A

**FUNDING PARTNERSHIPS:**  
N/A

**FUNDING SOURCES FOR THIS PROJECT:**  
General Fund: Building Maintenance

YEAR	AMOUNT
FY 26/27	\$190,000
<b>CIP TOTAL:</b>	<u>\$190,000</u>

Tualatin City Park Boat Ramp Drive Aisle and Parking Lot



---

**Walnut House Roof Replacement**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$26,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 26

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
Replace the composition roof.

**PROJECT SCOPE:**  
Remove and install composition roof.

**HISTORY:**  
The roof is reaching the end of its life.

**FUNDING PARTNERSHIPS:**  
N/A

**FUNDING SOURCES FOR THIS PROJECT:**  
General Fund: Building Maintenance

YEAR	AMOUNT
FY 26/27	\$26,000
<b>CIP TOTAL:</b>	<u>\$26,000</u>

Walnut House Roof Replacement



---

**Browns Ferry Community Center & Garage ADA Remodel**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$245,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 28

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
To make the building ADA compliant it will need a major remodel.

**PROJECT SCOPE:** The building does not have an accessible parking area, an accessible route or entry into the building, an accessible means of egress, or restroom facility. The facility will require extensive renovations to bring the building up to the current ADA standards.

**HISTORY:**  
N/A

**FUNDING PARTNERSHIPS:**  
N/A

**FUNDING SOURCES FOR THIS PROJECT:**  
General Fund: Building Maintenance

YEAR	AMOUNT
FY 27/28	\$245,000
<b>CIP TOTAL:</b>	<u>\$245,000</u>

Browns Ferry Community Center & Garage ADA Remodel



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**Browns Ferry Park Barn Structural Upgrade**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$265,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 28

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
The barn is in need of a structural upgrade, including concrete flooring, electrical service, and lighting for future use.

**PROJECT SCOPE:**  
The scope, first determine the future use and create a design plan. Construction consists of structural upgrades, installing a concrete floor, adding electrical and lighting

**HISTORY:**  
The condition of the structural integrity of the barn needs to be upgraded before collapsing in the future.

**FUNDING PARTNERSHIPS:**  
N/A

**FUNDING SOURCES FOR THIS PROJECT:**  
General Fund: Building Maintenance

YEAR	AMOUNT
FY 27/28	\$265,000
CIP TOTAL:	<u>\$265,000</u>

Browns Ferry Park Barn Structural Upgrade



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**Park & Rec. Administration Building Roof Replacement**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$80,000

**CONCEPT SCHEDULE:** N/A  
**DESIGN SCHEDULE:** N/A  
**CONSTRUCTION SCHEDULE:** FY 25/26

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Project consists of replacing the Parks and Recreation Administration building's roof.

**PROJECT SCOPE:**

Hire a contractor to replace roof.

**HISTORY:**

The current roof will be 23 years old by the target replacement date.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Building Maintenance

YEAR	AMOUNT
FY 25/26	\$ 80,000
<b>CIP TOTAL:</b>	<b>\$80,000</b>

Park & Rec. Administration Building Roof Replacement



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**Police Station Evidence Room HVAC Mini-Split Installation**

---

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$200,000

**CONCEPT SCHEDULE:** FY 24/25  
**DESIGN SCHEDULE:** FY 24/25  
**CONSTRUCTION SCHEDULE:** FY 24/25

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

This small project entails identifying and obtaining contracted services to install an HVAC mini-split system in the police station's evidence area.

**PROJECT SCOPE:**

Maintenance Services will identify and engage a suitable local contractor to perform the service and installation.

**HISTORY:**

The police station's current HVAC system does not sufficiently maintain appropriate temperatures in the evidence areas. Various items of evidentiary value must be maintained within specific temperature ranges to preserve that evidence. The most cost-effective solution to the deficiency is the installation of a mini-split system specifically devoted to the evidence area.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Building Maintenance

YEAR	AMOUNT
FY 29/30	\$200,000

CIP TOTAL: \$200,000

Police Station Evidence Room HVAC Mini-Split Installation



**Vehicle Replacement Fund 2026 - 2030**

**DEPARTMENT:** Maintenance Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** Various

**CONCEPT SCHEDULE:** \_\_\_\_\_

**DESIGN SCHEDULE:** \_\_\_\_\_

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

As part of the replacement cycle, vehicles are scheduled to be replaced after a minimum of ten years of service. Mileage and maintenance costs of each vehicle are reviewed prior to replacement. Those with minimal maintenance requirements are transferred to the vehicle pool or reassigned.

**PROJECT SCOPE:**

Purchase replacement vehicles following procurement policies.

**HISTORY:**

Vehicles are scheduled to be replaced after a minimum of ten years of service. Each of these vehicles will exceed the 10 year minimum at their scheduled replacement date.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

			<b>AMOUNT</b>
Vehicle Replacement Fund	2015 Ford Trans-Connect Van (1504)	FY 25/26	\$ 39,338
	2010 Ford F250 Landscape Pickup (1008)	FY 25/26	\$42,000
	2011 Chevy 15 Passenger Van (1106)	FY 25/26	\$40,431
	2014 Ford F250 Crew Cab (1401)	FY 25/26	\$65,564
	2017 BMW Motorcycle Patrol (1708)	FY 25/26	\$42,000
	2017 Ford Explorer Patrol (1701)	FY 25/26	\$65,000
	2018 Ford Explorer Patrol (1801)	FY 25/26	\$65,000
	2018 Ford Explorer Patrol (1803)	FY 25/26	\$65,000
	2015 Ford Heavy Duty Utility Truck w Crane (1506)	FY 25/26	\$95,000
	2015 Ford F250 Landscape Pickup (1505)	FY 26/27	\$67,531
	2016 Ford Escape (1607)	FY 26/27	\$40,518
	1993 Komatsu Forklift	FY 26/27	\$45,000
	2016 Ford 15 Passenger Van (1601)	FY 26/27	\$95,000
	2018 Toyota Highlander (1804)	FY 26/27	\$43,000
	2018 Toyota Sienna Van (1806)	FY 26/27	\$43,000
	2019 Chevy Tahoe Patrol (1901)	FY 26/27	\$70,000

**FUNDING SOURCES FOR THIS PROJECT (cont'd)**

## Vehicle Replacement Fund

		<b>AMOUNT</b>
	2019 Chevy Tahoe Patrol (1902)	FY 26/27 \$72,000
	2018 Ford Pickup F150 (1805)	FY 27/28 \$40,000
	2009 Chevy 1-Ton (Shop Truck) (0901)	FY 27/28 \$73,158
	2016 Ford F250 Landscape Pickup (1605)	FY 27/28 \$69,556
	2020 Ford F-150 (2010)	FY 27/28 \$50,000
	2020 Ford Explorer Patrol (2001)	FY 27/28 \$74,300
	2020 Ford Explorer Patrol (2002)	FY 27/28 \$74,300
	2020 Ford Explorer Patrol (2003)	FY 27/28 \$74,300
	1017 Ford F150 Pickup (1705) (Replace to be EV)	FY 27/28 \$70,000
	2019 Ford Escape (1903)	FY 28/29 \$45,000
	2017 Ford F-150 (1704)	FY 28/29 \$70,000
	2017 Ford F-250 (1707)	FY 28/29 \$55,000
	2021 Ford Explorer Patrol (2101)	FY 28/29 \$77,000
	2021 Ford Explorer Patrol (2102)	FY 28/29 \$77,000
	2021 Toyota Rav4 (2104)	FY 28/29 \$45,000
	2021 Ford Explorer Patrol (2106)	FY 28/29 \$77,000
	2017 EV Maintenance Cart (1706)	FY 29/30 \$22,000
	2022 BMW Motorcycle Patrol (2201)	FY 29/30 \$48,300
	2022 Ford F-150 CSO Police (2202)	FY 29/30 \$45,000
	2203 Toyota Van (2203)	FY 29/30 \$48,700
	2018 F150 Pickup (1807)	FY 29/30 \$48,000
		CIP TOTAL: \$1,632,339

# PARKS & RECREATION

For the purposes of the Capital Improvement Plan (CIP), "Parks and Recreation" covers a broad range of essential parklands, facilities, community services including parks, trails, greenways, natural areas, indoor and outdoor recreational and cultural facilities, and recreation, arts and historic programs.

The CIP includes planning, land acquisition, site design and development, and restoration and renovation projects to maintain and enhance Tualatin's long-term investment in parks and recreation facilities essential to creating and supporting a high quality of life in Tualatin.

The City's continuing commitment to the park and recreation system is demonstrated by the investment in, and planning for parks and recreation facilities, while maintaining existing infrastructure. The Parks and Recreation System Plan was recently updated. This comprehensive update will help guide the City in future land acquisitions, development of parks, recreation areas and facilities, and the CIP will reflect the new system plan.

## **PARKS AND TRAILS**

Tualatin's parklands conserve and enhance natural resources while providing a variety of facilities for the community to enjoy. Parklands provide a place to be outside and experience nature, exercise, enjoy greenways and park paths, kayak and canoe the Tualatin River, and play in active and passive park facilities. Park playgrounds, sports fields, courts, picnic shelters, community centers, and off leash areas provide places to recreate and socialize. In addition to replacing worn-out existing facilities, new programs and facilities are developed, that require improvements and operational resources.

## **PROGRAMS**

Tualatin's recreation programs, services and special events are held at parklands, community centers, schools and other community locations. A variety of vital programming in enrichment learning and physical activity are offered for all ages and abilities. Recreation programs and services strengthen the community by improving health, enhancing community development, providing learning opportunities, reducing crime, promoting tourism, and creating community connections and spirit. These programs collaborate with many other agencies, schools, businesses and nonprofit partners to maximize resources.

## **PLANNING**

Tualatin's park needs are diverse and change over time. The Parks and Recreation System Plan was updated in 2018. This system-wide plan included extensive public involvement and community input. The updated plan identifies future Parks and Recreation land acquisition, development projects and programs.

## **FUNDING SOURCES**

Projects, development, and programs in the Parks and Recreation have a variety of funding sources including the City's General Fund, parks system development charges, parks utility fee, bond measures, grants, donations, and partnerships.

## **ISSUES FACING PARKS AND RECREATION**

Securing capital and operating resources to adequately fund maintenance, facility renovation and restoration, land acquisition, development, and programming to provide an equitably distributed and utilized parks and recreation system is the challenge facing Parks and Recreation.

<b>Parks &amp; Recreation</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Asphalt Replacement for Trails - Tualatin Community Park	20,000	20,000	20,000	20,000	20,000
Basalt Creek Linear Park	485,000	-	-	-	-
Greenway & Path Expansion	2,668,000	2,668,000	2,668,000	-	-
Zion Bridge Deck Replacement	111,550	-	-	-	-
High School Field #E30	500,000	-	-	-	-
Ice Age Tonquin Trail #E37	144,700	-	-	-	-
Las Casitas Park Renovation	750,000	-	-	-	-
Nyberg Creek Greenway	2,000,000	-	-	-	-
Parks Sign Project	50,000	250,000	-	-	-
Riverfront Park	10,000,000	-	-	-	-
Tualatin Community Park Expansion	3,000,000	-	-	-	-
Atfalati Park Renovation & Improvements #P8	-	7,094,925	-	-	-
Basalt Creek Future Park (14 acres)	-	10,000,000	-	-	-
Basalt Creek Park #P3 (3 acres)	-	710,000	5,983,000	5,983,000	5,983,000
Integrated Pest Management Plan #P15	-	165,000	-	-	-
School City Facility Partnership	-	3,000,000	3,000,000	-	-
Jurgens Park Expansion	-	-	227,700	4,550,895	-
Tualatin Commons Park	-	-	65,470	-	-
Tualatin River Greenway Development	-	-	5,483,771	-	-
New Parks	-	-	-	4,925,000	-
Sweek Pond Natural Area	-	-	-	1,261,784	-
Lafky Park Renovation & Improvement #E4	-	-	-	-	349,000
Jurgens Park Renovation & Improvements #E3	-	-	-	-	7,328,675
Tualatin Community Park Renovation & Improvements	-	-	-	-	20,897,000
<b>Parks &amp; Recreation Total</b>	<b>19,759,900</b>	<b>23,907,925</b>	<b>17,447,941</b>	<b>16,740,679</b>	<b>34,577,675</b>

**Asphalt Replacement for Trails at Tualatin Community Park**

**DEPARTMENT:** Parks & Recreation

**CONCEPT SCHEDULE:** FY26-FY30

**CATEGORY:** Parks & Recreation

**DESIGN SCHEDULE:** NA

**TOTAL COST:** \$20,000

**CONSTRUCTION SCHEDULE:** Late Summer

**RANKING CRITERIA MET:**

- Council Goal
- Regulatory Requirement
- Health & Safety
- Service Delivery Need
- Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Remove and Replace priority asphalt problem areas that are creating tripping hazards and accessibility concerns in and around the Main Picnic Shelter at Tualatin Community Park.

**PROJECT SCOPE:**

Hire an asphalt contractor to remove and replace the asphalt the poorest condition at Tualatin Community Park. This project will start with asphalt replacement in the heavily used traffic areas around the Main Picnic Shelter in the first year and expand to other heavy pedestrian areas throughout the park in subsequent years.

**HISTORY:**

NA

**FUNDING PARTNERSHIPS:**

NA

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
General Fund: Parks Maintenance	FY 25/26	\$20,000
General Fund: Parks Maintenance	FY 26/27	\$20,000
General Fund: Parks Maintenance	FY 27/28	\$20,000
General Fund: Parks Maintenance	FY 28/29	\$20,000
General Fund: Parks Maintenance	FY 29/30	\$20,000
	<b>TOTAL:</b>	<b>\$100,000</b>

# Asphalt Replacement for Trails at Tualatin Community Park



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**Basalt Creek Linear Park**

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**DEPARTMENT:** Parks & Recreation**CONCEPT SCHEDULE:** Spring/Summer 2024**CATEGORY:** Parks & Recreation**DESIGN SCHEDULE:** Fall 2024 – Summer 2025**TOTAL COST:** \$621,000**CONSTRUCTION SCHEDULE:** Fall 2025 – Winter**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: New River Access/Bond

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

There is a ½ acre lot between Autumn Sunrise and CPAH, that we will be turning into a linear park. This is a two-phase park with this initial project constructing just the foundational pieces of the park. Future engagement will form amenities.

**PROJECT SCOPE:**

Includes the construction of an 8 ft concrete path along with a small plaza and landscaping throughout the park.

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

ARPA Funding

**FUNDING SOURCES FOR THIS PROJECT:**

Parks Utility Fee

YEAR	AMOUNT
FY 25/26	\$485,000

CIP TOTAL:	<hr/> \$485,000
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**Basalt Creek Linear Park**



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**Greenway & Path Expansion**

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**DEPARTMENT:** Parks & Recreation

**CATEGORY:** Parks & Recreation

**TOTAL COST:** \$10,672,000

**CONCEPT SCHEDULE:** \_\_\_\_\_

**DESIGN SCHEDULE:** \_\_\_\_\_

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: P&R Master Plan #P11

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Develop interconnected system of trails and related facilities.

**PROJECT SCOPE:**

Acquire land rights, planning ,design, and development of trails.

**HISTORY:**

The Parks & Recreation Master Plan identified the community need for additional trails and related facilities consistent with systemwide and site specific recommendations.

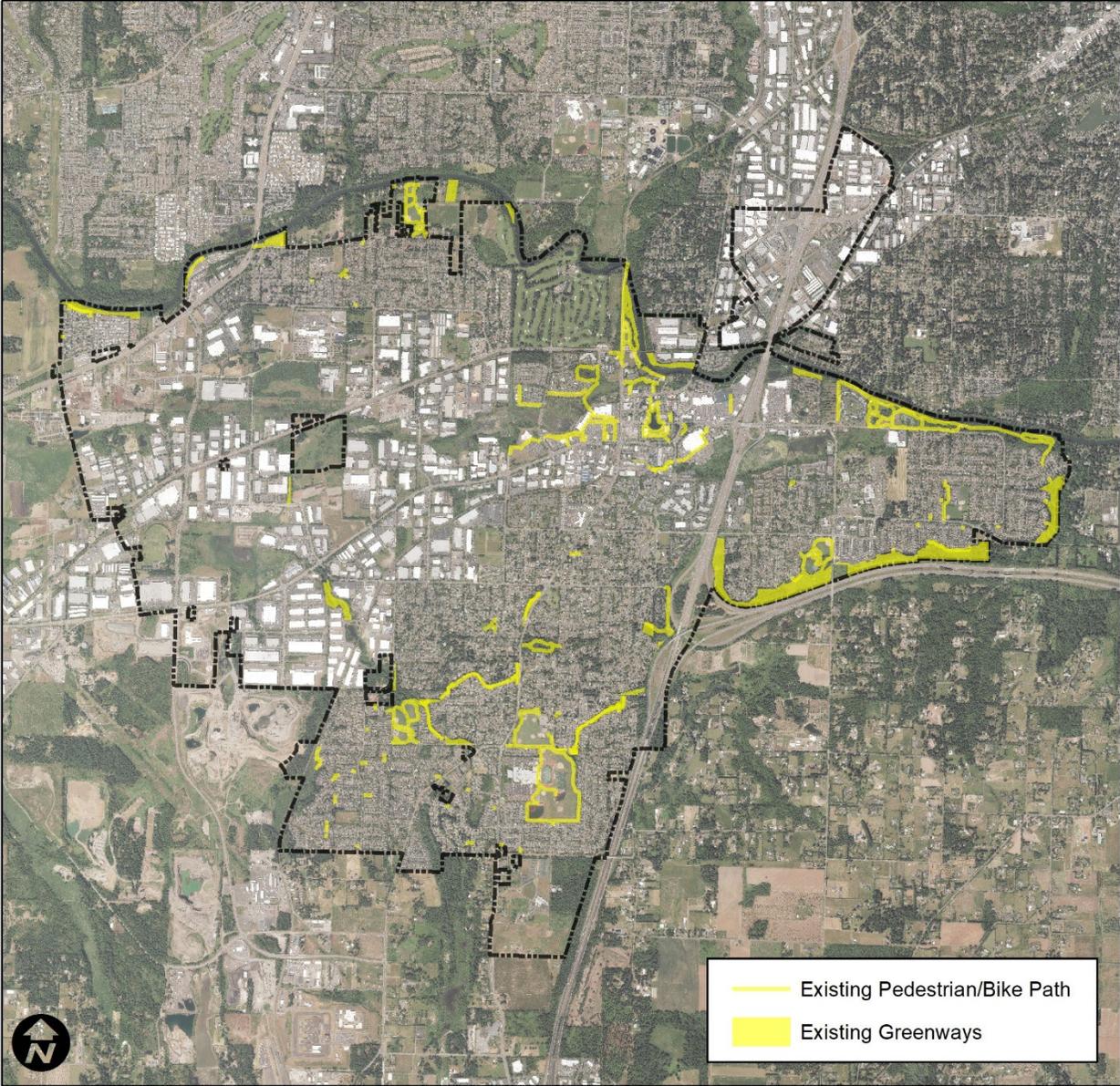
**FUNDING PARTNERSHIPS:**

There are no identified funding partnerships at this time.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Park SDC Fund	FY 2025/26	\$2,668,000
Park SDC Fund	FY 2026/27	\$2,668,000
Park SDC Fund	FY 2027/28	\$2,668,000
	<b>CIP TOTAL:</b>	<u>\$8,004.00</u>

Greenway & Path Expansion



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**Zion Pedestrian Bridge Deck Replacement**

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**DEPARTMENT:** Parks & Recreation

**CONCEPT SCHEDULE:** Summer 2025

**CATEGORY:** Parks & Recreation

**DESIGN SCHEDULE:** NA

**TOTAL COST:** \$111,550

**CONSTRUCTION SCHEDULE:** Fall 2025

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The Zion Pedestrian Bridge is aged out. In the wet season it is worn and slippery and the cause of numerous complaints. In the summer months it is showing signs of rot, it is splintering and decaying. A number of "patches" have been made in recent years to reduce hazards

**PROJECT SCOPE:**

Hire a specialized wood pedestrian bridge installer to remove the decking boards that are failing and replace with new waterproof glue-lam specialized deck boards that are designed to carry the pedestrian loads on this bridge.

**HISTORY:**

Over the past 5 years this asset has been under consideration for replacement. Maintenance duties have increased to monitor for splintering and board repairs during the summer months and applying sand to the surface in fall and winter to reduce slipping hazards.

**FUNDING PARTNERSHIPS:**

This section details the outside funding sources that could be available for this project and any involvement with outside agencies. If there are no special funding notes, state "N/A".

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
General Fund: Parks Maintenance	FY 25/26	\$ 111,550
	<b>CIP TOTAL:</b>	\$ 111,550

# Zion Pedestrian Bridge Deck Replacement



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**High School Field**

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**DEPARTMENT:** Parks & Recreation

**CATEGORY:** Parks & Recreation

**TOTAL COST:** \$700,000

**CONCEPT SCHEDULE:** \_\_\_\_\_

**DESIGN SCHEDULE:** \_\_\_\_\_

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: P&R Master Plan #E30

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Renovate, improve and expand trails, greenways, natural areas, and parks consistent with the Parks & Recreation Master Plan.

**PROJECT SCOPE:**

Plan, design, and development trails, greenways, natural areas, and parks.

**HISTORY:**

The Parks & Recreation Master Plan identified community need for renovation, improvements and expansion of trails, greenways, natural areas, and parks consistent with systemwide recommendation and established park standards.

**FUNDING PARTNERSHIPS:**

No identified funding partnerships.

**FUNDING SOURCES FOR THIS PROJECT:**

Parks Utility Fund

YEAR	AMOUNT
FY 2025/26	\$500,000
CIP TOTAL:	<hr/> \$500,000

# High School Field



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**Ice Age Tonquin Trail Easements**

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**DEPARTMENT:** Parks & Recreation

**CONCEPT SCHEDULE:** FY20-25

**CATEGORY:** Parks & Recreation

**DESIGN SCHEDULE:** \_\_\_\_\_

**TOTAL COST:** \$289,400

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: P&R Master Plan #E37

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Secure easements for a future multi use interconnected trail system.

This project fulfills three Council 2030 Vision initiatives that include: Connected Informed & Engaged, Thriving & Diversified Economy and Efficient, Accessible & Sustainable Transportation System.

**PROJECT SCOPE:**

Obtain land rights in accordance with the adopted trail alinement.

**HISTORY:**

Portland Metro regional multi use north south trail, which is planned and partially constructed from Wilsonville to Vancouver, Washington. Metro with city jurisdictions have been obtaining land rights and building this regional bike and pedestrian trail in the future.

**FUNDING PARTNERSHIPS:**

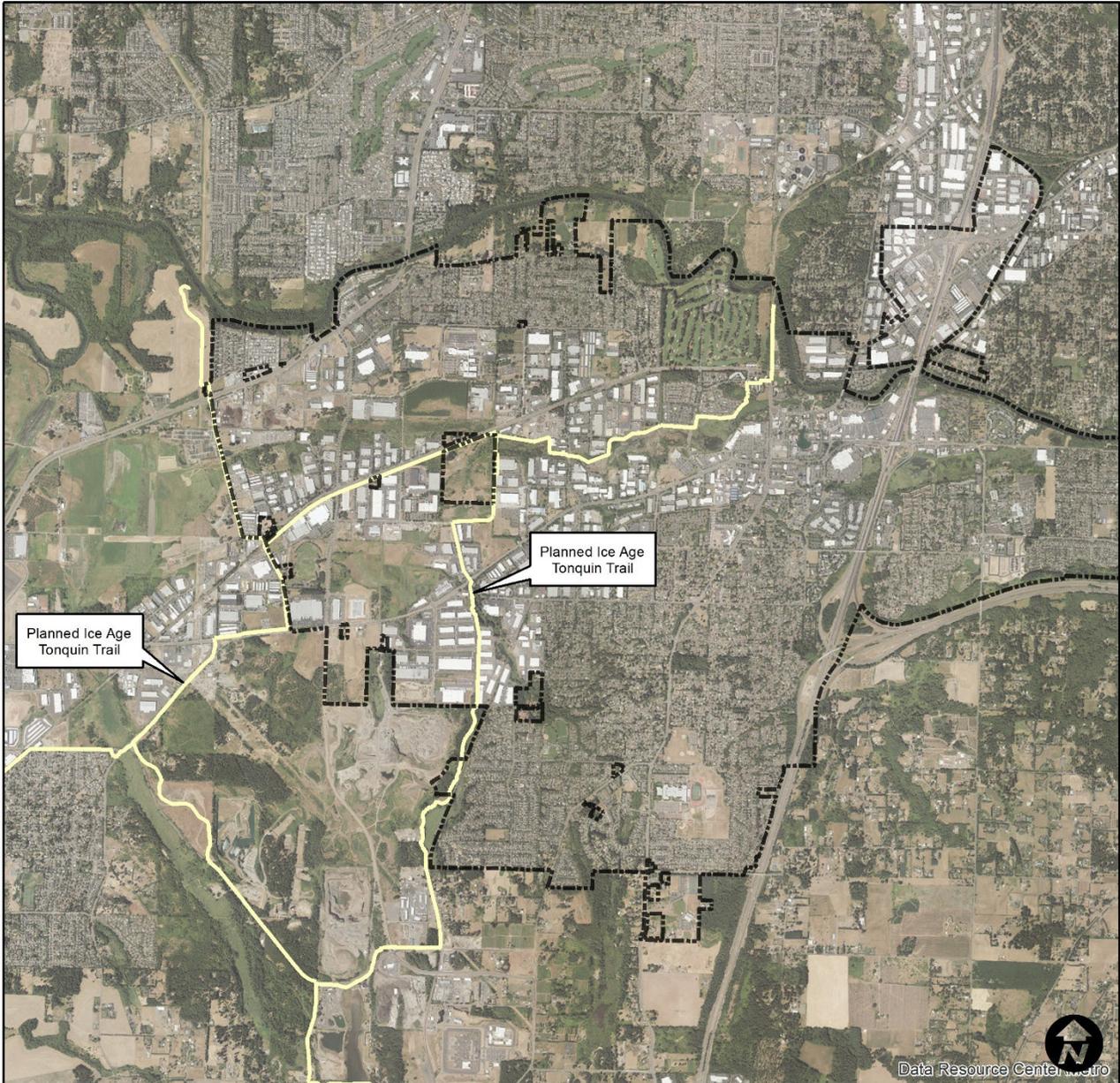
Metro

**FUNDING SOURCES FOR THIS PROJECT:**

Park SDC Fund

YEAR	AMOUNT
FY 2025/26	\$144,700
CIP TOTAL:	<u>\$144,700</u>

# Ice Age Tonquin Trail Easements



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**Las Casitas Park Renovation Design**

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**DEPARTMENT:** Parks & Recreation**CONCEPT SCHEDULE:** FY20/21**CATEGORY:** Parks & Recreation**DESIGN SCHEDULE:** FY20/21**TOTAL COST:** \$3,000,000**CONSTRUCTION SCHEDULE:** FY24/25**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: P&R Master Plan #E5

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Las Casitas neighborhood planning process to determine facility upgrades and park renovation projects and priorities.

This project fulfills five Council 2030 Vision initiatives that include: Inclusive Community, Connected Informed & Engaged, Vibrant & Accessible Gathering Places, and Safe, Desirable & Welcoming Neighborhoods.

**PROJECT SCOPE:**

Neighborhood planning process and conceptual design for renovation and upgrades to the park. Partnership with the Diversity Task Force to select park facilities that include a picnic shelter or gathering plaza.

**HISTORY:**

The park was built in 1977 and is in need of renovation due to accessibility, safety and condition issues. The Parks & Recreation Master Plan identified Las Casitas Park as a high priority.

**FUNDING PARTNERSHIPS:**

No funding partnerships have been identified at this time.

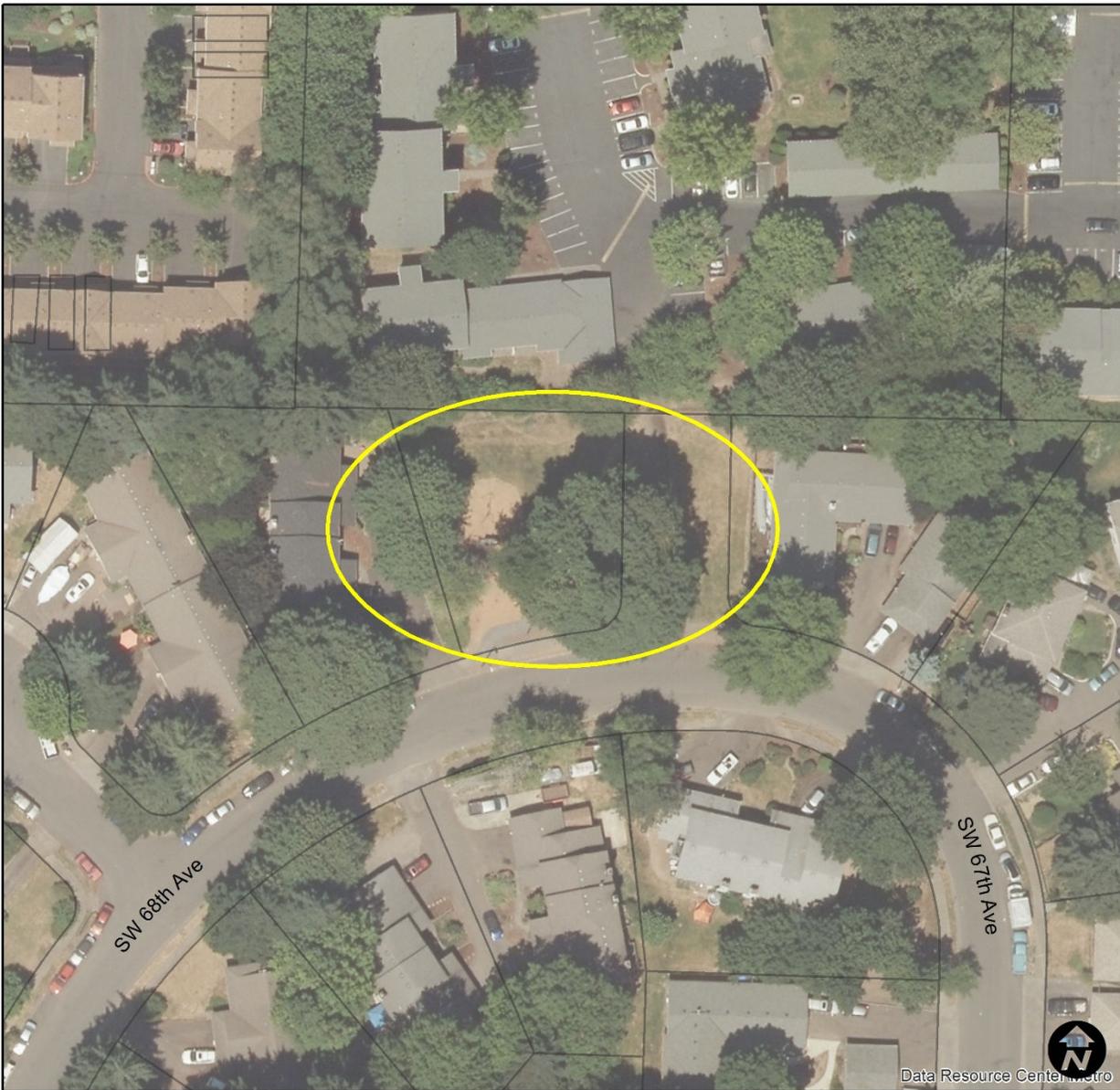
**FUNDING SOURCES FOR THIS PROJECT:**

American Rescue Plan

YEAR	AMOUNT
FY 2025/26	\$750,000

CIP TOTAL:	<hr/> \$750,000
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# Las Casitas Park Renovation Design



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**Nyberg Creek Greenway Trail**

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**DEPARTMENT:** Parks & Recreation

**CATEGORY:** Parks & Recreation

**TOTAL COST:** \$4,000,000

**CONCEPT SCHEDULE:** \_\_\_\_\_

**DESIGN SCHEDULE:** \_\_\_\_\_

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: P&R Master Plan #E25

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Renovate, improve and expand trails, greenways, natural areas, and parks consistent with the Parks & Recreation Master Plan.

**PROJECT SCOPE:**

Plan, design, and development trails, greenways, natural areas, and parks.

**HISTORY:**

The Parks & Recreation Master Plan identified community need for renovation, improvements and expansion of trails, greenways, natural areas, and parks consistent with system wide recommendation and established park standards.

**FUNDING PARTNERSHIPS:**

No identified funding partnerships.

**FUNDING SOURCES FOR THIS PROJECT:**

Parks Project Fund

YEAR	AMOUNT
FY 2025/26	\$2,000,000
CIP TOTAL:	<hr/> \$2,000,000

# Nyberg Creek Greenway Trail



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**Park Sign Project**

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**DEPARTMENT:** Parks & Recreation

**CATEGORY:** Parks & Recreation

**TOTAL COST:** \$300,000

**CONCEPT SCHEDULE:** FY 25/26

**DESIGN SCHEDULE:** FY 26/27

**CONSTRUCTION SCHEDULE:** FY 26/27

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: New River Access/Bond

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Replacing current park signs with something that can handle the weather better while also updating the design.

**PROJECT SCOPE:**

Choosing a designer, TPARK/community chooses best design option, develop construction documents, contractor installs.

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

**FUNDING SOURCES FOR THIS PROJECT:**

Parks Utility Fee  
Parks Utility Fee

<b>YEAR</b>	<b>AMOUNT</b>
FY 25/26	\$50,000
FY 26/27	\$250,000
<b>TOTAL:</b>	<hr/> \$300,000

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**Riverfront Park**

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**DEPARTMENT:** Parks & Recreation**CONCEPT SCHEDULE:** 2026**CATEGORY:** Parks & Recreation**DESIGN SCHEDULE:** 2027**TOTAL COST:** \$10,000,000**CONSTRUCTION SCHEDULE:** 2028**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The Parks & Recreation Department purchased 6 acres of land along the Tualatin River that will serve as an access point for nonmotorized vehicles.

**PROJECT SCOPE:**

Hoping to post an RFP in 2026 to hire a consultant to assist with community engagement to nail down a site plan and conceptual design. This will align with what the new urban renewal/economic development standards that will be decided at that time.

After site plan and conceptual design phase is complete, we will then post another RFP to complete the construction documents. Then the construction phase after that, so this entire project will be phased out into three different parts.

**HISTORY:**

First 3 acres was purchased by the parks and trails bond, while the second 3 acres was purchased with the help of metro since we have the Tualatin River Greenway Extension that will be running through this new park.

**FUNDING PARTNERSHIPS:**

Metro has a Large-scale Community Visions Program Grant we can apply for. Part of this project will be funded by the urban renewal district fund as well.

It isn't an option in the "funding sources for this project" section but it will be a mix of the parks and trails bond, urban renewal district fund, and Metro. I will be putting it

**FUNDING SOURCES FOR THIS PROJECT:**

Parks Project Fund

<b>YEAR</b>	<b>AMOUNT</b>
FY 25/26	\$10,000,000
<b>TOTAL:</b>	<b>\$10,000,000</b>

Riverfront Park



**Tualatin Community Park Renovation**

**DEPARTMENT:** Parks & Recreation

**CONCEPT SCHEDULE:** FY23/24

**CATEGORY:** Parks & Recreation

**DESIGN SCHEDULE:** FY23/24

**TOTAL COST:** \$4,170,000

**CONSTRUCTION SCHEDULE:** FY24/25

**RANKING CRITERIA MET:**

- Council Goal
- Regulatory Requirement
- Health & Safety
- Service Delivery Need
- Master Plan: P&R Master Plan #P2

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$22,500 (Phase 2)
- No

**DESCRIPTION:**

Master plan and develop the park site. The park facilities are aging out and have accessibility, safety and condition issues.

This project fulfills five Council 2030 Vision initiatives that includes: Inclusive Community, Connected Informed & Engaged, Vibrant & Accessible Gathering Places, Safe, Desirable & Welcoming Neighborhoods, and Environmentally Active & Responsible.

**PROJECT SCOPE:**

The project phases include public engagement, re-planning and designing the park, and construction.

**HISTORY:**

A City Park was located from 1920 to 1960 and the City purchased the property in 1970. Since 1970 the park property was expanded and development occurred. Facilities in community park were built without standards and best practices available today.

**FUNDING PARTNERSHIPS:**

There are no identified funding partnerships at this time.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Parks Project Fund	FY 25/26	3,000,000
	<b>CIP TOTAL:</b>	<u>\$3,000,000</u>

# Tualatin Community Park Renovation



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**Atfalati Park Renovation & Improvements**

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**DEPARTMENT:** Parks & Recreation

**CONCEPT SCHEDULE:** FY22/23

**CATEGORY:** Parks & Recreation

**DESIGN SCHEDULE:** FY24/25

**TOTAL COST:** \$7,094,925

**CONSTRUCTION SCHEDULE:** FY24/25

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: P&R Master Plan #E1

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Phase 1 is Planning, design and engineering assessment with public engagement to implement park plan with phase 2 construction to follow.

This project fulfills five of the Council 2030 Vision initiatives that include: Inclusive Community, Connected Informed & Engaged, Vibrant & Accessible Gathering Places, Safe, Desirable & Welcoming Neighborhoods, and Environmentally Active & Responsible

**PROJECT SCOPE:**

Public engagement and design to plan and develop recreation facilities, and renovation to include addressing ADA issues and safety concerns. Emphasis on improving and expanding gathering spaces, play areas, shade trees, sports, and restore Saum Creek frontage.

**HISTORY:**

Atfalati Park is a 13 acre neighborhood park built in the early 1990's. Site recommendations identified in the Parks & Recreation Master Plan focus on expanding parking lots, add picnic shelters, shade structures, natural play area, futsal courts, lighting, and natural restoration.

**FUNDING PARTNERSHIPS:**

No funding partnerships are currently identified.

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Parks Maintenance

<b>YEAR</b>	<b>AMOUNT</b>
FY 2025/26	\$7,094,925
<b>CIP TOTAL:</b>	<b>\$7,094,925</b>

# Atfalati Park Renovation & Improvements



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**Basalt Creek Future Park**

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**DEPARTMENT:** Parks & Recreation

**CONCEPT SCHEDULE:** 2027

**CATEGORY:** Parks & Recreation

**DESIGN SCHEDULE:** 2028

**TOTAL COST:** \$10,000,000

**CONSTRUCTION SCHEDULE:** 2029

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The Parks & Recreation Department purchased 14 acres of future park land to develop.

**PROJECT SCOPE:**

Planning including any site or environmental assessments as well as community engagement will begin in 2027.

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

None as of now.

**FUNDING SOURCES FOR THIS PROJECT:**

Park SDC Fund

<b>YEAR</b>	<b>AMOUNT</b>
FY 26/27	\$10,000,000
<b>TOTAL:</b>	<hr/> \$10,000,000

Basalt Creek Future Park



**Basalt Creek Park**

**DEPARTMENT:** Parks & Recreation

**CONCEPT SCHEDULE:** FY20/21

**CATEGORY:** Parks & Recreation

**DESIGN SCHEDULE:** FY20/21

**TOTAL COST:** \$18,659,000

**CONSTRUCTION SCHEDULE:** FY26/27

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: P&R Master Plan #P3

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ unknown     No

**DESCRIPTION:**

Evaluate land opportunities to support recreation needs and protect natural resources for a new neighborhood park in south Tualatin to serve residents and employees. Acquire land and develop park and recreation facilities in future years.

This project fulfills four of the Council 2030 Vision initiatives that include: Connected Informed & Engaged, Vibrant & Accessible Gathering Places, Safe, Desirable & Welcoming Neighborhoods, and Environmentally Active & Responsible

**PROJECT SCOPE:**

Planning process with public engagement to determine the park needs and priorities to acquire land, design and construct a park and recreation facilities.

**HISTORY:**

The Parks and Recreation Master Plan and Basalt Creek Concept Plan calls for a park(s) and trails in the Basalt Creek area.

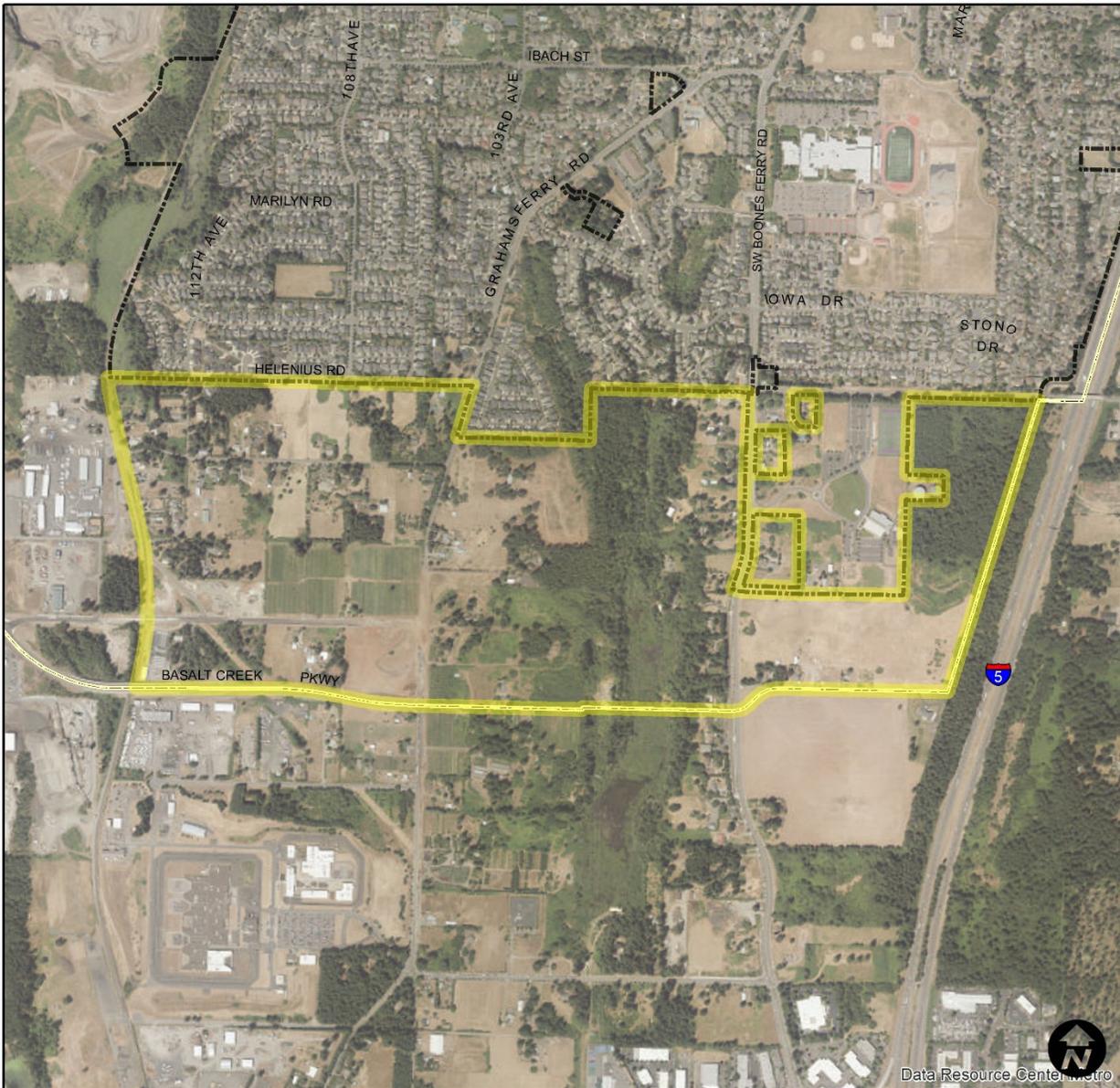
**FUNDING PARTNERSHIPS:**

No funding partnerships have been identified at this time.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Park SDC Fund	FY 26/27	\$710,000
Park SDC Fund	FY 27/28	\$5,983,000
Park SDC Fund	FY 28/29	\$5,983,000
Park SDC Fund	FY 29/30	\$5,983,000
	<b>CIP TOTAL:</b>	<b>\$18,659,000</b>

# Basalt Creek Park



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**Integrated Pest Management Plan**

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**DEPARTMENT:** Parks & Recreation**CATEGORY:** Parks & Recreation**TOTAL COST:** \$165,000**CONCEPT SCHEDULE:** FY20/21**DESIGN SCHEDULE:** FY20/21**CONSTRUCTION SCHEDULE:****RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: P&R Master Plan #P15

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Development of an integrated pest management plan.

This project fulfills three Council 2030 Vision initiatives that include: Connected Informed & Engaged, Safe, Desirable & Welcoming Neighborhoods and Environmentally Active & Responsible.

**PROJECT SCOPE:**

Pest management plan with consultant support and extensive community engagement resulting in an integrated pest management policy and plan. The process will determine approaches and best practices for pest management in public places and parkland.

**HISTORY:**

To become Bee City USA, and due to community concern over herbicide use, there is a need for this plan. The Parks & Recreation Master Plan identified this project as a priority.

**FUNDING PARTNERSHIPS:**

There are no identified funding partnerships at this time.

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Parks Maintenance

YEAR	AMOUNT
FY 2025/26	\$165,000
CIP TOTAL:	<hr/> \$165,000

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**School City Facility Partnership**

**DEPARTMENT:** Parks & Recreation

**CONCEPT SCHEDULE:** FY22/23

**CATEGORY:** Parks & Recreation

**DESIGN SCHEDULE:** FY22/23

**TOTAL COST:** \$6,220,000

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: P&R Master Plan #P4

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Planning process with the school district having public engagement to determine school sites that may serve as neighborhood parks during out of school hours.

This project fulfills four of the Council 2030 Vision initiatives that include: Connected Informed & Engaged, Vibrant & Accessible Gathering Places and Safe, Desirable & Welcoming Neighborhoods.

**PROJECT SCOPE:**

Engage the public and schools in the planning and conceptual design for school sites that my serve as neighborhood parks during out of school hours.

**HISTORY:**

Residents in east Tualatin lack access to a nearby neighborhood park. A partnership with the school district to explore using an existing school site(s) for neighborhood park use. The Parks & Recreation Master Plan identified shared use school and park facility partnerships.

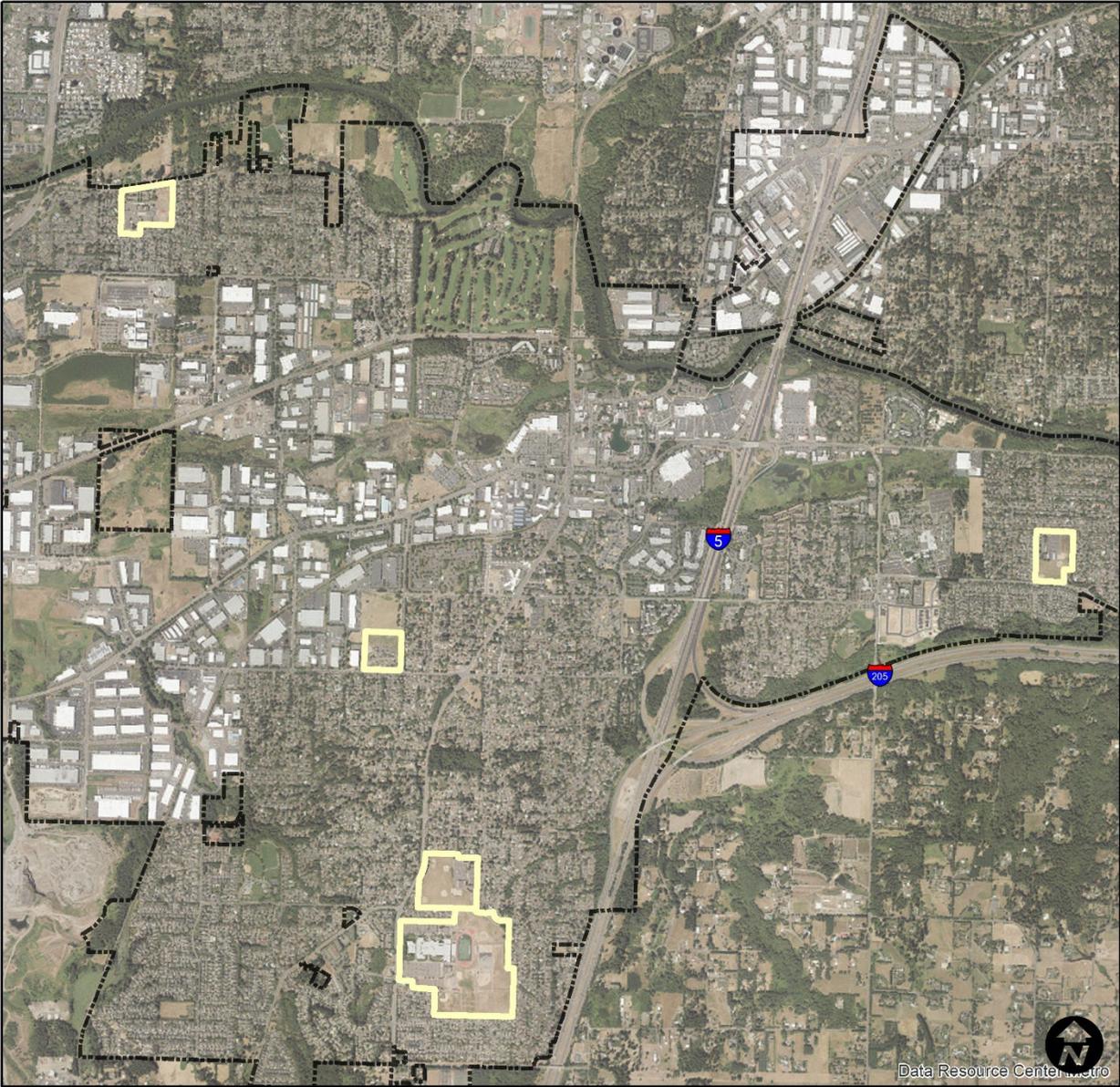
**FUNDING PARTNERSHIPS:**

Tigard Tualatin School District

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Parks Project Fund	FY 26/27	\$3,000,000
Parks Project Fund	FY 27/28	\$3,000,000
	<b>CIP TOTAL:</b>	<b>\$6,000,000</b>

School City Facility Partnership



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**Jurgens Park Renovation**

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<b>DEPARTMENT:</b>	Parks & Recreation	<b>CONCEPT SCHEDULE:</b>	FY22/23
<b>CATEGORY:</b>	Parks & Recreation	<b>DESIGN SCHEDULE:</b>	FY24/25
<b>TOTAL COST:</b>	\$4,778,595	<b>CONSTRUCTION SCHEDULE:</b>	FY25/26

<b>RANKING CRITERIA MET:</b>	<b>PROJECT TYPE:</b>	<b>NEW ONGOING COSTS?</b>
<input checked="" type="checkbox"/> Council Goal <input checked="" type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Health & Safety <input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> Replacement	
<input checked="" type="checkbox"/> Master Plan: <u>P&amp;R Master Plan #P1</u>	<input checked="" type="checkbox"/> New/Expansion	

**DESCRIPTION:**  
 Plan, design and develop the park due to aging facilities with condition issues. To include an additional 8.5 acres of parkland to expand the park.

This project fulfills five Council 2030 Vision initiatives that includes: Connected Informed & Engaged, Vibrant & Accessible Gathering Places, Efficient, Accessible & Sustainable Transportation System, Safe, Desirable & Welcoming Neighborhoods, and Environmentally Active & Responsible.

**PROJECT SCOPE:**  
 This is a two phase project, with phase 1 to include public engagement to redesign the current park, and the additional 8.5 acres of adjacent parkland. Park development and construction will occur in phase 2 of the project.

**HISTORY:**  
 Jurgens Park is a 12 acre neighborhood park built in the 1990’s. The City purchased an additional 8.5 acres of adjacent land for future park expansion. The Parks & Recreation Master Plan identified the project phases.

**FUNDING PARTNERSHIPS:**  
 No funding partnerships have been identified.  
 Improvements may save some ongoing costs, and revenue will be generated to support operating cost.

<b>FUNDING SOURCES FOR THIS PROJECT:</b>	<b>YEAR</b>	<b>AMOUNT</b>
General Fund: Parks Maintenance	FY 27/28	\$227,700
General Fund: Parks Maintenance	FY 28/29	\$4,550,895
	<b>CIP TOTAL:</b>	<u>\$4,778,595</u>

# Jurgens Park Renovation



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**Tualatin Commons Park**

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**DEPARTMENT:** Parks & Recreation

**CATEGORY:** Parks & Recreation

**TOTAL COST:** \$65,470

**CONCEPT SCHEDULE:** \_\_\_\_\_

**DESIGN SCHEDULE:** \_\_\_\_\_

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: P&R Master Plan #E7

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Renovate, improve and expand trails, greenways, natural areas, and parks consistent with the Parks & Recreation Master Plan.

**PROJECT SCOPE:**

Plan, design, and development trails, greenways, natural areas, and parks.

**HISTORY:**

The Parks & Recreation Master Plan identified community need for renovation, improvements and expansion of trails, greenways, natural areas, and parks consistent with systemwide recommendation and established park standards.

**FUNDING PARTNERSHIPS:**

No identified funding partnerships.

**FUNDING SOURCES FOR THIS PROJECT:**

Parks Utility Fund

YEAR	AMOUNT
FY 2025/26	\$65,470
CIP TOTAL:	<hr/> \$65,470

Tualatin Commons Park



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**Tualatin River Greenway Development**

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**DEPARTMENT:** Parks & Recreation

**CATEGORY:** Parks & Recreation

**TOTAL COST:** \$5,483,771

**CONCEPT SCHEDULE:** \_\_\_\_\_

**DESIGN SCHEDULE:** \_\_\_\_\_

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: P&R Master Plan #E29

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Develop interconnected system of trails and related facilities.

**PROJECT SCOPE:**

Acquire land rights, planning, design, and development interconnected trail system.

**HISTORY:**

The Parks & Recreation Master Plan identified the community need to develop planned trails and related facilities consistent with systemwide and site specific recommendations.

**FUNDING PARTNERSHIPS:**

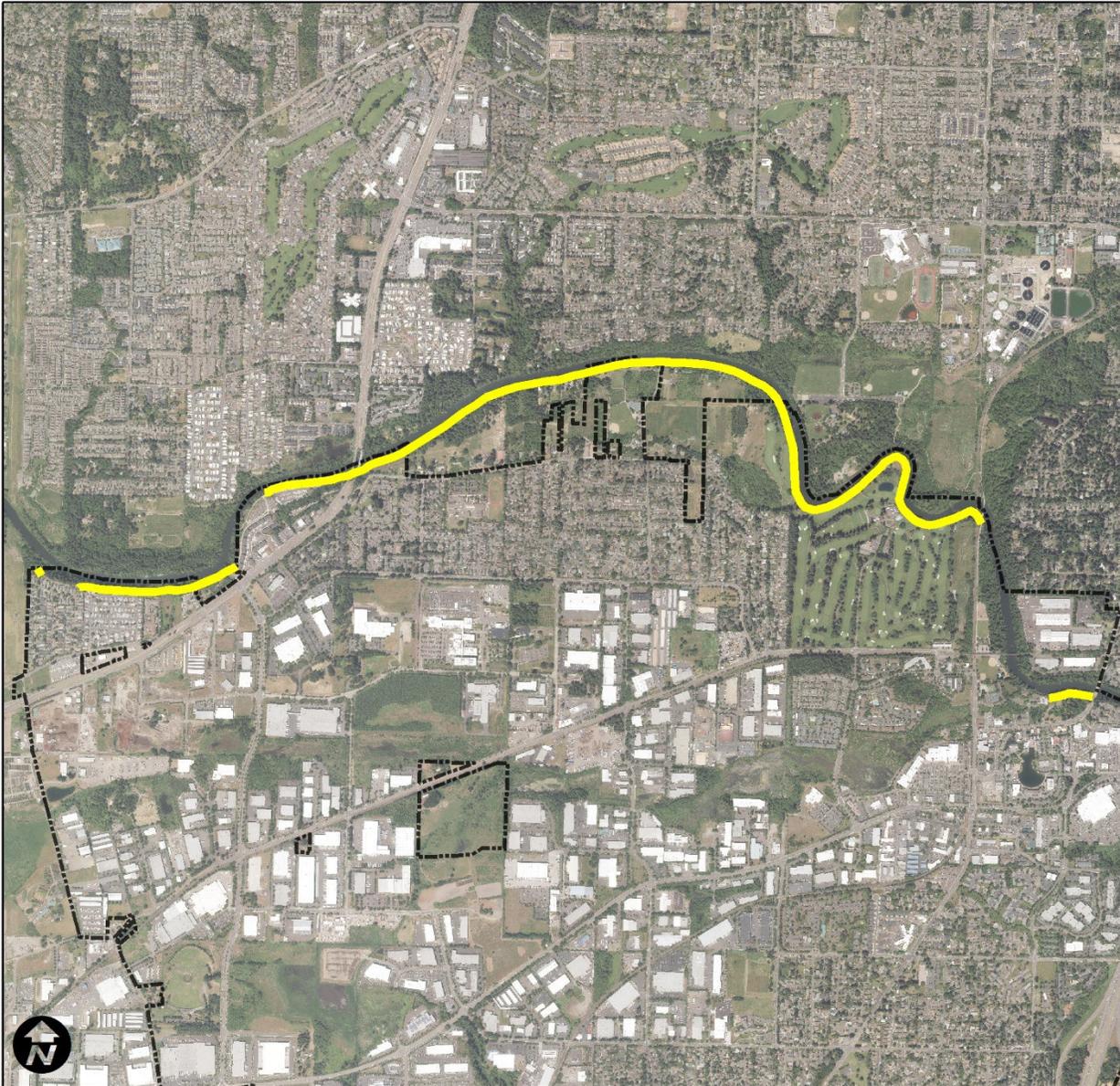
There are no identified funding partnerships at this time.

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Parks Maintenance

YEAR	AMOUNT
FY 2027/28	\$5,483,771
<b>CIP TOTAL:</b>	<b>\$5,483,771</b>

# Tualatin River Greenway Development



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**New Parks**

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**DEPARTMENT:** Parks & Recreation**CATEGORY:** Parks & Recreation**TOTAL COST:** \$8,925,000**CONCEPT SCHEDULE:** \_\_\_\_\_**DESIGN SCHEDULE:** \_\_\_\_\_**CONSTRUCTION SCHEDULE:** \_\_\_\_\_**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: P&R Master Plan #P8

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Develop new parks and recreation facilities.

**PROJECT SCOPE:**

Property acquisition, planning ,design, and development of future parkland.

**HISTORY:**

The Parks & Recreation Master Plan identified the community need for additional parks and recreation facilities consistent with systemwide and site specific recommendations.

**FUNDING PARTNERSHIPS:**

There are no identified funding partnerships at this time.

**FUNDING SOURCES FOR THIS PROJECT:**

Parks Project Fund

YEAR	AMOUNT
FY 27/28	\$4,925,000

CIP TOTAL:	<hr/> \$4,925,000
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**Sweek Pond Natural Area**

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**DEPARTMENT:** Parks & Recreation**CATEGORY:** Parks & Recreation**TOTAL COST:** \$1,261,784**CONCEPT SCHEDULE:** \_\_\_\_\_**DESIGN SCHEDULE:** \_\_\_\_\_**CONSTRUCTION SCHEDULE:** \_\_\_\_\_**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: P&R Master Plan #E17

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Renovate, improve and expand trails, greenways, natural areas, and parks consistent with the Parks & Recreation Master Plan.

**PROJECT SCOPE:**

Plan, design, and development trails, greenways, natural areas, and parks.

**HISTORY:**

The Parks & Recreation Master Plan identified community need for renovation, improvements and expansion of trails, greenways, natural areas, and parks consistent with systemwide recommendation and established park standards.

**FUNDING PARTNERSHIPS:**

No identified funding partnerships.

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Parks Maintenance

YEAR	AMOUNT
FY 2027/28	\$1,261,784
CIP TOTAL:	<hr/> \$1,261,784

Sweek Pond Natural Area



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**Lafky Park Renovation & Improvement**

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**DEPARTMENT:** Parks & Recreation**CONCEPT SCHEDULE:** FY24/25**CATEGORY:** Parks & Recreation**DESIGN SCHEDULE:** FY24/25**TOTAL COST:** \$349,000**CONSTRUCTION SCHEDULE:** FY24/25**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: P&R Master Plan #E4

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes     No

**DESCRIPTION:**

Develop and design park improvements and replace aging recreation facilities.

This project fulfills four Council 2030 Vision initiatives that include: Inclusive Community, Connected Informed & Engaged, Vibrant & Accessible Gathering Places, and Safe, Desirable & Welcoming Neighborhoods.

**PROJECT SCOPE:**

Replace playground equipment and sports courts that have safety, accessibility and condition issues. Planning and design process for future picnic shelter and restrooms.

**HISTORY:**

Lafky Park is a small two acre neighborhood park built in the late 1970s. The Parks & Recreation Master Plan identified the components of this project.

**FUNDING PARTNERSHIPS:**

There are no identified funding partnerships for this project.

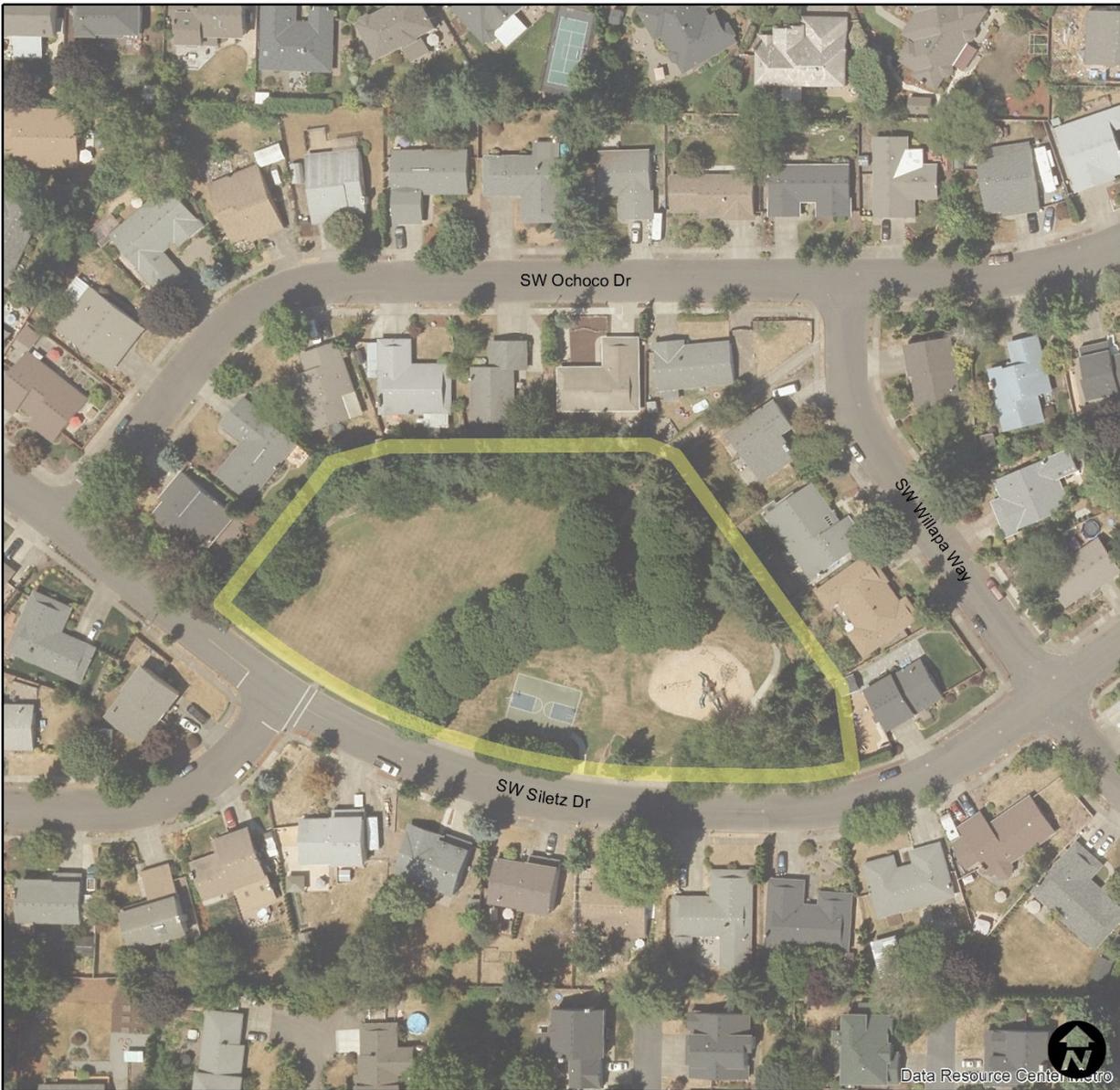
**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Parks Maintenance

YEAR	AMOUNT
FY 24/25	\$349,000

CIP TOTAL:	<hr/> \$349,000
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# Lafky Park Renovation & Improvement



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**Jurgens Park Renovation & Improvements**

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**DEPARTMENT:** Parks & Recreation

**CATEGORY:** Parks & Recreation

**TOTAL COST:** \$7,328,675

**CONCEPT SCHEDULE:** \_\_\_\_\_

**DESIGN SCHEDULE:** \_\_\_\_\_

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: P&R Master Plan #E3

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Jurgens Park renovation and improvements.

**PROJECT SCOPE:**

Plan, design, and construct park renovation and improvements.

**HISTORY:**

The Parks & Recreation Master Plan identified community need and desire to renovate the park consistent with systemwide and site specific recommendations.

**FUNDING PARTNERSHIPS:**

There are no identified funding partnerships at this time.

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Parks Maintenance

YEAR	AMOUNT
FY 27/28	\$7,328,675
CIP TOTAL:	<hr/> \$7,328,675

# Jurgens Park Renovation



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**Tualatin Community Park Renovation & Improvements**

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**DEPARTMENT:** Parks & Recreation  
**CATEGORY:** Parks & Recreation  
**TOTAL COST:** \$20,897,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: P&R Master Plan #E8

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
 Community Park renovation and improvements.

**PROJECT SCOPE:**  
 Plan, design, and construct park renovation and improvements.

**HISTORY:**  
 The Parks & Recreation Master Plan identified community need and desire to renovate the park consistent with systemwide and site specific recommendations.

**FUNDING PARTNERSHIPS:**  
 There are no identified funding partnerships at this time.

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Parks Maintenance

<b>YEAR</b>	<b>AMOUNT</b>
FY 2026/27	\$20,897,000
CIP TOTAL:	\$20,897,000

# Tualatin Community Park Renovation & Improvements



# TECHNOLOGY

Technology projects and expenses are designed to improve production of information, connections with customers, staff productivity, and automated processes while also maintaining security and access.

As computer technology becomes more involved than just a typical personal computer and network and begins to integrate with other uses such as phones, hand held devices, and even automobiles, a larger portion of city resources will need to be dedicated to support these functions.

The Technology Category captures those expenses relating to city-wide hardware needs such as computers, servers, switches, network fiber and regional connections. It also includes major software needs such as city-wide financial software, anti-virus, and desktop software. Support for web services, web development, and Geographical Information Services is also included.

Minor equipment, scheduled replacement of computers or equipment, and other routine expenses are not included in the capital improvement plan.

**FUNDING SOURCES:**

General Fund

**ISSUES FACING TECHNOLOGY:**

Forecasting what technology will be needed when trends and improvements are changing so rapidly.

<b>Technology</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
Camera NVR Server Replacement and Upgrade	22,000	-	-	-	22,000
Cloud Migration	50,000	-	-	-	-
Library Patron Computer Replacement	30,000	-	-	-	-
Badge Access Expansion	-	700,000	-	-	-
VMware renewal	-	200,000	-	-	-
VX Rail	-	70,000	70,000	70,000	70,000
Police MDT (Laptop) Replacement	-	-	-	150,000	-
Battery Replacement	-	-	-	-	25,000
Network Replacement	-	-	-	-	200,000
<b>Technology Total</b>	<b>102,000</b>	<b>970,000</b>	<b>70,000</b>	<b>220,000</b>	<b>317,000</b>

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**Camera System Replacement and Expansion**

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**DEPARTMENT:** Info. & Maintenance Services

**CONCEPT SCHEDULE:** N/A

**CATEGORY:** Technology

**DESIGN SCHEDULE:** N/A

**TOTAL COST:** \$44,000

**CONSTRUCTION SCHEDULE:** N/A

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Aging cameras and lack of security in public spaces is prompting the need for newer and more cameras for the City to monitor.

**PROJECT SCOPE:**

Purchase of one IP camera security server and 24 IP cameras. Install, setup and retention will all be in-house.

**HISTORY:**

There are currently 3, 8-year-old, wired, low-resolution cameras at the library. 16, 8-year-old, wired, low-resolution cameras at the Jail and 1, one-year-old camera under the I5 bridge/path. These cameras are old, of low resolution and not managed by a central source. Purchase of replacement, hi-resolution, IP based cameras will allow the city to improve signal clarity, consolidate devices under one controller (with permissions levels) and allow the City to expand their video surveillance for non-monitored spaces.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
General Fund: Information Services	FY 25/26	\$22,000
General Fund: Information Services	FY 29/30	\$ 22,000
	<b>TOTAL:</b>	<u>\$44,000</u>

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**Cloud Migration**

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**DEPARTMENT:** Info. & Maintenance Services

**CONCEPT SCHEDULE:** 2026

**CATEGORY:** Technology

**DESIGN SCHEDULE:** \_\_\_\_\_

**TOTAL COST:** \$200,000

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

As technology shifts to the “Cloud” based off-site subscription model for many software, it is time to plan and perform a holistic shift of core software to the “Cloud”.

**PROJECT SCOPE:**

Since the “Cloud” will actually turn out to be several clouds of hosting locations, the term Cloud is a simplistic term for migrating software, services, or infrastructure to an outside agency. Several more commonly used agencies include Microsoft Azure, Amazon Web Services, 11:11 storage, and some proprietary storage locations. The scope can shift based upon the city’s needs and funding, however, we will be looking at all major software the city uses as well as reviewing the integrations between them. This will allow us to make a cohesive plan that will save money, time, and frustration by moving all at one time.

Funding will come from the CIP or General Fund for migration, integration, and maintenance. Once moved, the IS budget will support the ongoing maintenance.

**HISTORY:**

The city has kept most applications and databases behind our protective network barrier. The industry has been shifting to a cloud model and we will eventually be forced to move some or all application to their cloud. This will result in some functional changes to the use of the software as well as minimization of our need to power, cool, and protect the internal infrastructure.

**FUNDING PARTNERSHIPS:**

General fund unless grant opportunities present

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Information Services

YEAR	AMOUNT
FY 25/26	\$50,000
CIP TOTAL:	<u>\$50,000</u>

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**LIBRARY: PUBLIC TECHNOLOGY**

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**DEPARTMENT:** Information Services  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$30,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The Library provides internet, productivity software (Microsoft Office, etc.), and printer access for public use on 28 computers (in separate areas for child, teen, and adult use), 20 Chromebooks, and 10 laptops. According to a WCCLS survey, this technology is used for education, social inclusion, employment, and civic engagement. In order to keep up with advances in technology, and the changing needs of a connected citizenry, the Library's public technology needs to be regularly replaced. Additionally, new software will be considered to support digital literacy training and the creation of digital content.

**PROJECT SCOPE:**

The Library and Information Services will collaborate on a Technology Plan as part of the Library's current strategic planning process. Equipment purchased will be informed by that plan, including how many and what type of devices to offer and where they should be deployed within the Library.

**HISTORY:**

Current PCs were purchased in 2018, and laptops were purchased in 2018, with 5-year warranties. Information Services and WCCLS Long Range Service Plan recommend equipment upgrades or replacement on a 4-6 year cycle.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Library

YEAR	AMOUNT
FY 25/26	\$30,000
CIP TOTAL:	<hr/> \$30,000

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**Badge Access Expansion**

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**DEPARTMENT:** Info. & Maintenance Services**CONCEPT SCHEDULE:** 2026**CATEGORY:** Technology**DESIGN SCHEDULE:** \_\_\_\_\_**TOTAL COST:** \$1,000,000**CONSTRUCTION SCHEDULE:** \_\_\_\_\_**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The city owns a central system for badge access to unlock doors. Presently the Police department and City Offices/Library have the ability. This CIP project is to add additional buildings to the system.

**PROJECT SCOPE:**

Project includes: TCS Buildings, Parks buildings, and 6 critical water facilities. All buildings will require networking, wiring, controllers, access panels, and hardware for entries.

**HISTORY:**

We can complete this project over many years, as funds, grants, and time allow. Total cost is over 1M. Each site has a cost and can be completed as funds allow.

**FUNDING PARTNERSHIPS:**

General fund unless grant opportunities present

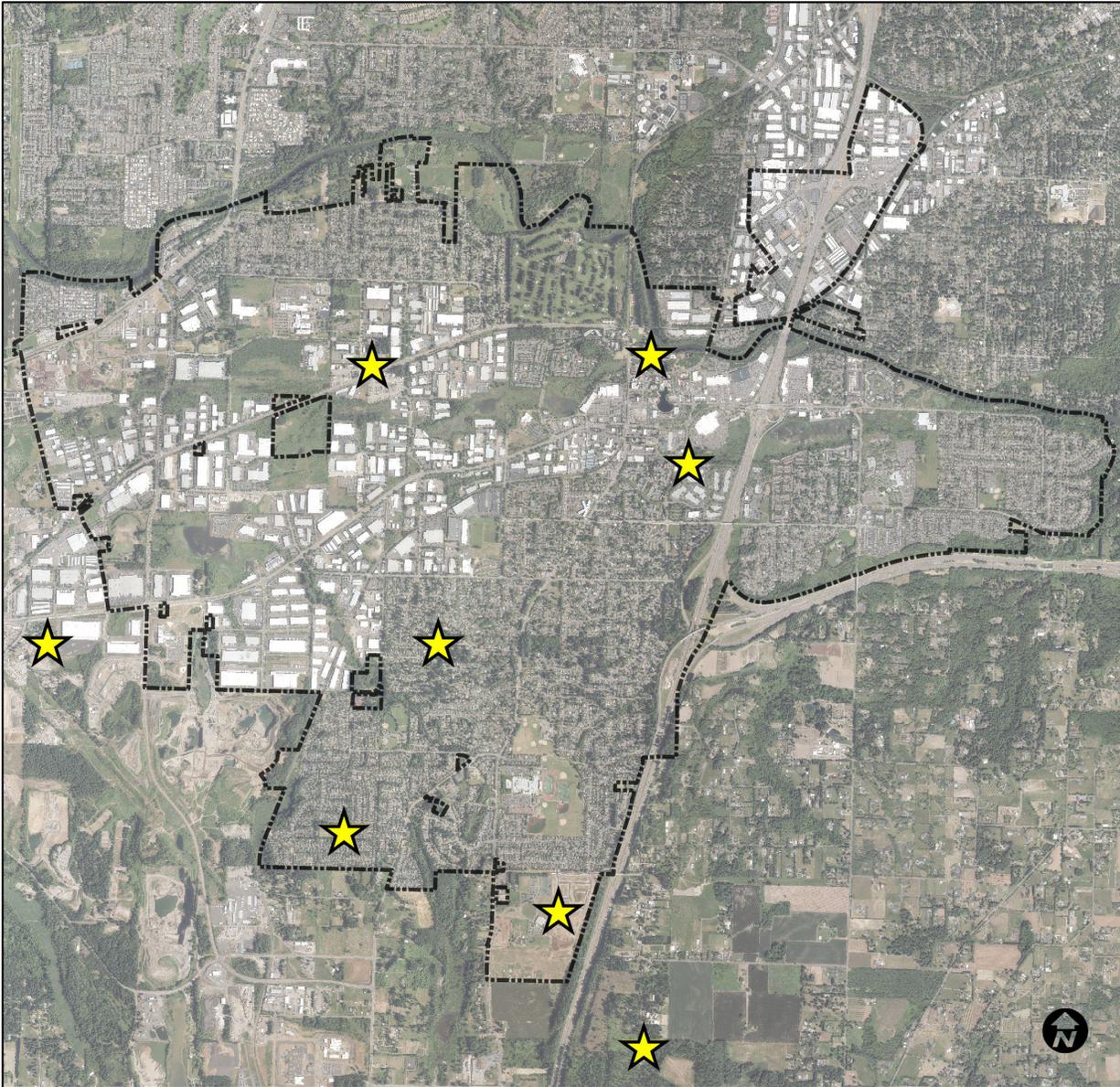
**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Information Services

YEAR	AMOUNT
FY 26/27	\$700,000

CIP TOTAL:	<hr/> \$700,000
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# Badge Access Expansion



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**VMWare Replacement**

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**DEPARTMENT:** Info. & Maintenance Services**CONCEPT SCHEDULE:** 2026**CATEGORY:** Technology**DESIGN SCHEDULE:** \_\_\_\_\_**TOTAL COST:** \$200,000**CONSTRUCTION SCHEDULE:** \_\_\_\_\_**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$10,000-50,000     No

**DESCRIPTION:**

The city uses VMWare to virtualize the servers that all of our city software and files run on. VMWare was recently purchased by another company and will be changing the way they charge for their software. For the city, that will mean a 4x cost increase. This project is to gather funds for a necessary replacement or, in a less ideal case, to pay for the existing software increase. This cost will become the new annual maintenance costs

**PROJECT SCOPE:**

Buy server virtualization software to replace VMWare  
or  
Purchase VMWare for a set time

**HISTORY:**

VMWare is the gold standard in this regards. We will need to modify our internal structure for VMs and backup to adjust to the new methods or software.

**FUNDING PARTNERSHIPS:**

General fund unless grant opportunities present

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Information Services

<b>YEAR</b>	<b>AMOUNT</b>
FY 26/27	\$200,000
<b>TOTAL:</b>	<u>\$200,000</u>

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**VX Rail**

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**DEPARTMENT:** Info. & Maintenance Services**CONCEPT SCHEDULE:** 2026**CATEGORY:** Technology**DESIGN SCHEDULE:** \_\_\_\_\_**TOTAL COST:** \$280,000**CONSTRUCTION SCHEDULE:** \_\_\_\_\_**RANKING CRITERIA MET:** Council Goal     Regulatory Requirement Health & Safety     Service Delivery Need Master Plan: \_\_\_\_\_**PROJECT TYPE:** Maintenance Replacement New/Expansion**NEW ONGOING COSTS?** Yes \$ \_\_\_\_\_     No**DESCRIPTION:**

Renew or replace the current hardware used to run the city's virtualized servers. We own 4 VX Rail modules and the plan will be to replace all 4 over then next 4 years, one each year.

**PROJECT SCOPE:**

4 VXrail servers replaced over the next 4 years, one per year.

**HISTORY:**

Instead of one large purchase, we are able to replace this over time helping to spread the costs and effort over several years.

**FUNDING PARTNERSHIPS:**

General fund unless grant opportunities present

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
General Fund: Information Services	FY 26/27	\$70,000
General Fund: Information Services	FY 27/28	\$70,000
General Fund: Information Services	FY 28/29	\$70,000
General Fund: Information Services	FY 29/30	\$70,000
	<b>TOTAL:</b>	<u>\$280,000</u>

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**Police MDT Replacement**

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**DEPARTMENT:** Information Services**CATEGORY:** Technology**TOTAL COST:** \$150,000**CONCEPT SCHEDULE:** \_\_\_\_\_**DESIGN SCHEDULE:** \_\_\_\_\_**CONSTRUCTION SCHEDULE:** \_\_\_\_\_**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \_\_\_\_\_     No

**DESCRIPTION:**

Purchase of new Mobile Data Terminals (MDT) for the Police Department. This request is to replace these devices as they start to wear out. A purchase of a proven model will last longer and have fewer issues.

**PROJECT SCOPE:**

Purchase 35 replacement MDTs, vehicle mounts, office mounts, accessories, and vehicle wiring. This option would be a 1:1 replacement following the current model of assigned devices to staff. Depending on the model (\$4,000-\$6,000 per MDT) total = \$210,000

**HISTORY:**

The current Panasonic 55 MDTs are 1 year into a 5-7 year replacement schedule. This version of MDT has a good track record and should make it 5-7 years before needing replacement. IT will start evaluating the condition and replacement needs starting at year 5 and determine the likelihood of need for replacement each year.

This is the a high priority item as it is the primary link between officers and the WCCCA 911 dispatch center, as well as access to all relevant criminal and citation information.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Police

YEAR	AMOUNT
FY 28/29	\$150,000
CIP TOTAL:	<hr/> \$150,000

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**Battery Replacement**

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**DEPARTMENT:** Info. & Maintenance Services**CONCEPT SCHEDULE:** 29/30**CATEGORY:** Facilities & Equipment**DESIGN SCHEDULE:** 29/30**TOTAL COST:** \$25,000**CONSTRUCTION SCHEDULE:** 29/30**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

This is a replacement schedule for all server and network battery backups.

**PROJECT SCOPE:**

Purchase replacement batteries and housings for all APC Uninterruptable Power Supply (UPS) server and network devices. These can be phased in and would follow the following order of importance.  
2 UPS w/battery expansion \$10,000 at Primary Data Center (operations)

**HISTORY:**

All network and server equipment in the City has an appropriately sized battery backup in case of power failure. The batteries in these units and the units themselves need to be replaced on a scheduled basis to ensure efficiency and assurance.

**FUNDING PARTNERSHIPS:**

None

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Information Services

YEAR	AMOUNT
FY 29/30	\$25,000
TOTAL:	<hr/> \$25,000

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**Network Replace – FY30**

**DEPARTMENT:** Info. & Maintenance Services

**CONCEPT SCHEDULE:** FY29/30

**CATEGORY:** Technology

**DESIGN SCHEDULE:** FY29/30

**TOTAL COST:** \$200,000

**CONSTRUCTION SCHEDULE:** FY 30/31

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$\_\_10,000\_\_     No

**DESCRIPTION:**

Existing primary and secondary network switches are approaching 10 years old. A plan to replace existing devices needs to begin as they have a rough 10 year lifespan. Additionally, replacement of all City wireless access points and controller. This will provide better coverage, modern equipment and a more robust and simplified control along with better integration with the network infrastructure.

**PROJECT SCOPE:**

Funds will be used for the purchase of new network and wireless access devices. These complex and expensive devices need to be refreshed with modern versions that can leverage our redundant high-speed fiber network speeds.

Purchase 3 primary core switches, 7 secondary network switches, 15 Wireless Access Points (WAP), 5 expansion WAPs and central controller unit.

**HISTORY:**

Historically, the City has been able to leverage a grant from the MACC for funding to purchase the new network devices.

Due to the competitive nature of the grants and the shortage of funds in the grant, we cannot guarantee being funded. The network switches manage the flow of data between servers, buildings and individual PCs.

**FUNDING PARTNERSHIPS:**

Possible MACC Grant

**FUNDING SOURCES FOR THIS PROJECT:**

General Fund: Information Services

YEAR	AMOUNT
FY 29/30	\$200,000
TOTAL:	<u>\$200,000</u>

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# TRANSPORTATION

The City of Tualatin's transportation network includes 91 miles of streets (seventy-seven miles are maintained by the City, nine miles are maintained by Washington and Clackamas counties, and five miles are maintained by the State) and 48 traffic signals (the City owns twenty-two, eighteen are County-owned, and eight are State-owned). All signals within Tualatin are operated by Washington County or Oregon Department of Transportation.

Tualatin's right-of-way serves a multitude of transportation system users including pedestrians, bicycles, transit, automobiles, and freight. Projects included in the CIP include projects designed to improve the safety, capacity, and connectivity for all roadway users.

The transportation projects included in the CIP are generally identified in the 2014 Transportation System Plan (TSP). The TSP prioritized projects as short-term (one to five years), medium-term (five to ten years), and long term (more than 10 years). In addition to design and construction projects, there are also concept studies programmed into the CIP to evaluate possible projects and define scope for viable projects. The CIP plans for projects based on the TSP and anticipated funding.

## **STREETS**

Roadway projects improve the safety and capacity of Tualatin's street network. These projects include improvements for vehicles, bicycles, transit, and freight as well as sidewalk improvements for pedestrians. Street projects also include striping and signing projects to help make the transportation network easier and safer to use.

## **INTERSECTIONS**

These projects increase the carrying capacity and improve the safety by moving traffic more efficiently and safely through existing intersections. Safe pedestrian travel is also enhanced with these projects. Project features may include placement of traffic signals, re-channeling traffic, and/or creating protected left turn lanes.

## **PATHWAYS/BIKEWAYS**

Pedestrian and bicycle use is enhanced and encouraged through the development of pathway/bikeway projects. These projects help alleviate traffic congestion, air pollution, and contribute to a sense of community by providing an alternative mode of transportation.

## **FUNDING SOURCES**

The Road Operating/Gas Tax Fund receives its revenue from a share of the Washington County gasoline tax and a share of the State gasoline tax. The Washington County gasoline tax is a \$0.01/gallon tax on gas sold in the County; apportioned on a per capita basis. The State Highway Trust Fund consists of a gas tax, vehicle registration fees, and weighted mile taxes for heavy vehicles. It is projected to be apportioned to the City at a rate of \$77.86 per capita for FY 2023-24.

Per Oregon Revised Statute (ORS), 1% of State Gas Tax funds are set aside for footpath/bike trail projects; if these funds are not used annually, they may be held for up to ten years in a reserve fund.

The Road Utility Fee Fund is designed to fund maintenance of City streets, including repairing sidewalks, landscape enhancements along the rights-of-way, street tree replacement, and for operational costs of street lights. Revenue for this fund is generated through a monthly utility fee paid by residents and businesses.

The Transportation Development Tax Fund is supported by one-time fees levied against new development within Washington County. The fund pays for capital costs associated with roads and transit to serve new development.

## **ISSUES FACING TRANSPORTATION**

The Transportation System Plan, updated in 2014, identified many projects which have been prioritized and included in this CIP. There are more projects than funding currently available and forecast in future years.

<b>Transportation</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
65th and Borland Turn Lane	2,000,000	-	-	-	-
Herman Rd: 124th to Cipole Rd Improvements	800,000	2,500,000	-	-	-
Neighborhood Transportation Safety Program	150,000	150,000	150,000	150,000	150,000
Tualatin-Sherwood Rd Utility Relocation	200,000	-	-	-	-
Bridgeport Transportation Subarea Management Plan	100,000	100,000	-	-	-
Tualatin-Sherwood Rd / Railroad / Boones Ferry Rd Grade Separation Feasibility Study	200,000	400,000	800,000	800,000	1,000,000
TSP Prioritized Projects	-	2,000,000	2,000,000	2,000,000	2,000,000
Adaptive Signal System Update	-	500,000	500,000	-	-
Tualatin-Sherwood / Teton Intersection Improvement	-	-	300,000	300,000	1,000,000
Crosswalks Across Busy Streets	-	-	100,000	400,000	1,000,000
<b>Transportation Total</b>	<b>3,450,000</b>	<b>5,650,000</b>	<b>3,850,000</b>	<b>3,650,000</b>	<b>5,150,000</b>

**65<sup>th</sup> Ave / Borland Rd / Sagert St Intersection Improvements**

**DEPARTMENT:** Public Works  
**CATEGORY:** Transportation  
**TOTAL COST:** \$2,500,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** FY2025  
**CONSTRUCTION SCHEDULE:** FY2026

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Tualatin TSP

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

This project is to make traffic flow, safety, and pedestrian improvements at the intersections of 65<sup>th</sup> Avenue with Borland Road and Sagert Street. One option is to add a northbound right turn lane on 65<sup>th</sup> Ave for traffic turning east on Borland Rd. The first phase of this project will consider options of turn lanes and traffic control and signalization changes to figure out which option best serves the community. The second and third phases would be engineering design and construction of the chosen option.

**PROJECT SCOPE:**

Traffic flow, safety, and pedestrian improvements (such as turn lanes and traffic control and signalization changes) at the intersections of 65<sup>th</sup> Avenue with Borland Road and Sagert Street

**HISTORY:**

Identified in the City's TSP and County's TSP.

**FUNDING PARTNERSHIPS:**

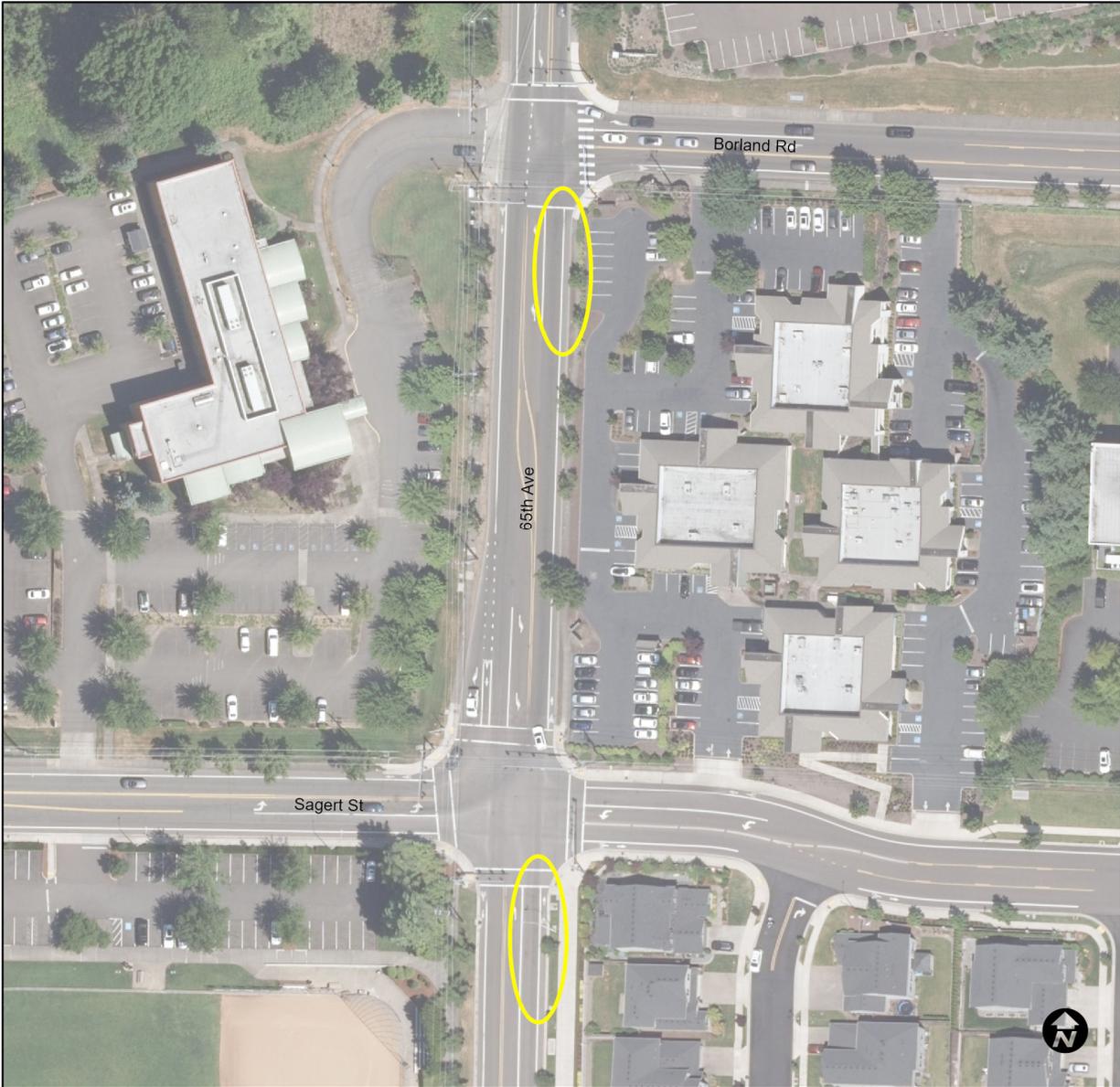
Possible partnership with Washington County and Clackamas County.

**FUNDING SOURCES FOR THIS PROJECT:**

Transportation Development Tax Fund

YEAR	AMOUNT
FY 25/26	\$2,000,000
<b>CIP TOTAL:</b>	<b>\$2,000,000</b>

65<sup>th</sup> Ave / Borland Rd / Sagert St Intersection Improvements



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**Herman Rd, 124<sup>th</sup> Ave to Cipole Rd Improvements**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Transportation  
**TOTAL COST:** \$3,400,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** FY 23/24  
**CONSTRUCTION SCHEDULE:** FY 24/25

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Transp. System Plan R1

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
Upgrade Herman Rd to urban standards from 124<sup>th</sup> Avenue to Cipole Road.

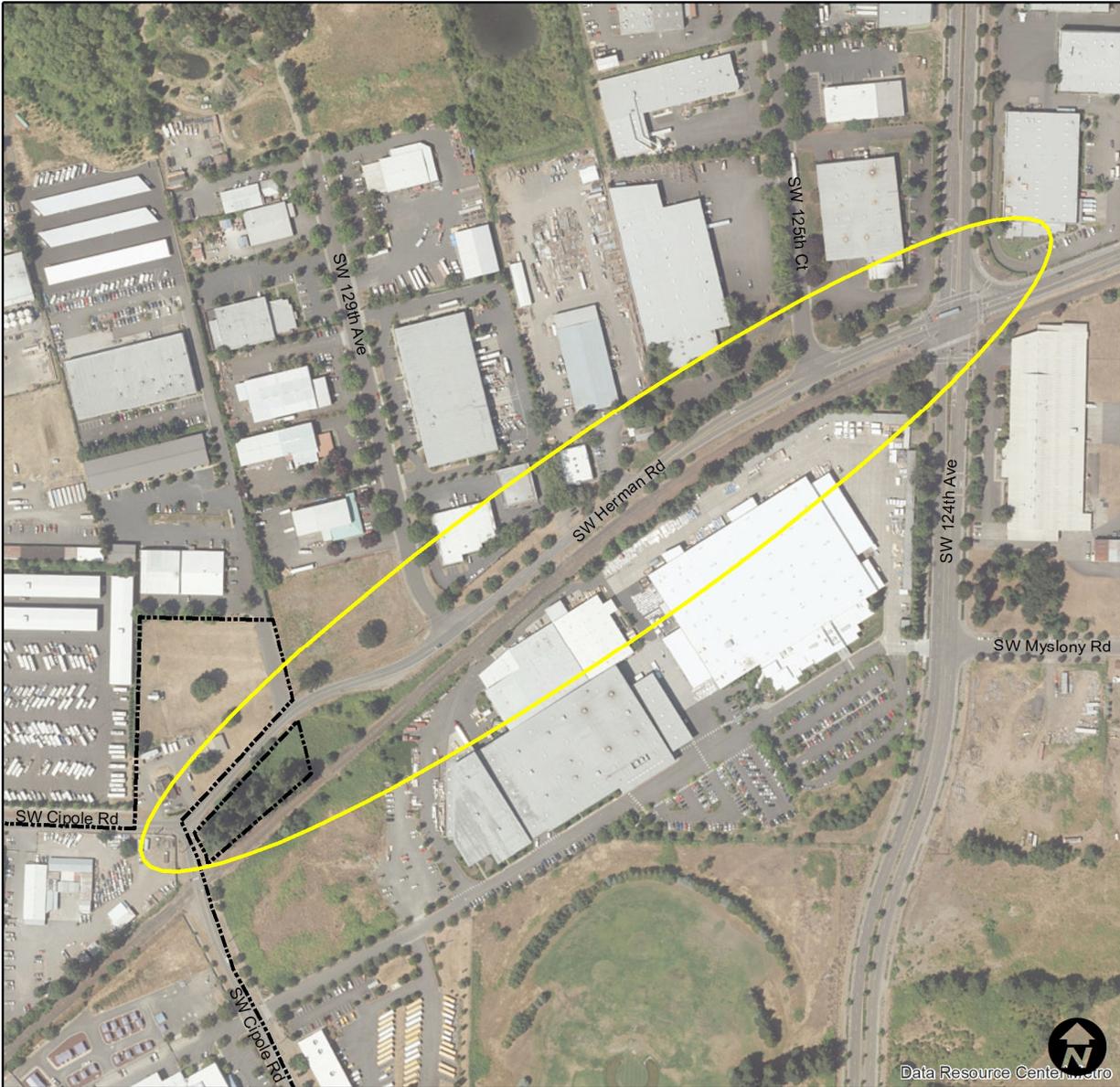
**PROJECT SCOPE:**  
Design and construct a complete street improvement along Herman Road from 124<sup>th</sup> Avenue to Cipole Road, including adding a center turn lane, bike lanes, stormwater treatment and drainage system, and sidewalk.

**HISTORY:**  
This project is identified in the 2014 Transportation System Plan.

**FUNDING PARTNERSHIPS:**  
This project is eligible for TDT funding and included on the Washington County approved project list as Project #6023.

<b>FUNDING SOURCES FOR THIS PROJECT:</b>	<b>YEAR</b>	<b>AMOUNT</b>
Washington County MSTIP	FY 25/26	\$800,000
Washington County MSTIP	FY 26/27	\$2,500,000
	<b>CIP TOTAL:</b>	<u>\$3,300,000</u>

Herman Rd, 124<sup>th</sup> Ave to Cipole Rd Improvements



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**Neighborhood Transportation Safety Program (NTSP)**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Transportation  
**TOTAL COST:** \$750,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$150,000 each year     No

**DESCRIPTION:**  
 New program to fund the construction of small scale bike/ pedestrian safety improvements.

**PROJECT SCOPE:**  
 Install or improve bike and pedestrian facilities under \$150,000.

**HISTORY:**  
 At the end of the Tualatin Moving Forward Bond program this fund will be used to construct projects suggested by the community, continuing that practice from the bond project.

**FUNDING PARTNERSHIPS:**  
 N/A

<b>FUNDING SOURCES FOR THIS PROJECT:</b>	<b>YEAR</b>	<b>AMOUNT</b>
Road Operating/Gas Tax Fund	FY 25/26	\$150,000
Road Operating/Gas Tax Fund	FY 26/27	\$150,000
Road Operating/Gas Tax Fund	FY 27/28	\$150,000
Road Operating/Gas Tax Fund	FY 28/29	\$150,000
Road Operating/Gas Tax Fund	FY 29/30	\$150,000
	<b>CIP TOTAL:</b>	_____ \$750,000

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**Tualatin-Sherwood Rd Utility Relocation**

**DEPARTMENT:** Public Works

**CONCEPT SCHEDULE:** \_\_\_\_\_

**CATEGORY:** Transportation

**DESIGN SCHEDULE:** \_\_\_\_\_

**TOTAL COST:** \$1,000,000

**CONSTRUCTION SCHEDULE:** FY24 – FY25

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Relocation of city utilities along Tualatin-Sherwood Road, from Teton Avenue to Sherwood City Limits, in conjunction with a Washington County project to Widen this portion of Tualatin-Sherwood Road.

**PROJECT SCOPE:**

The waterline project will include adjustment and relocation of existing water meters, and fire hydrants, and adjustment of blow-offs, valve lids, and other water infrastructure work to accommodate the road project.

The Road sanitary sewer project will include adjustment and relocation of manholes, cleanouts, and other sanitary sewer infrastructure work to accommodate the road project.

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

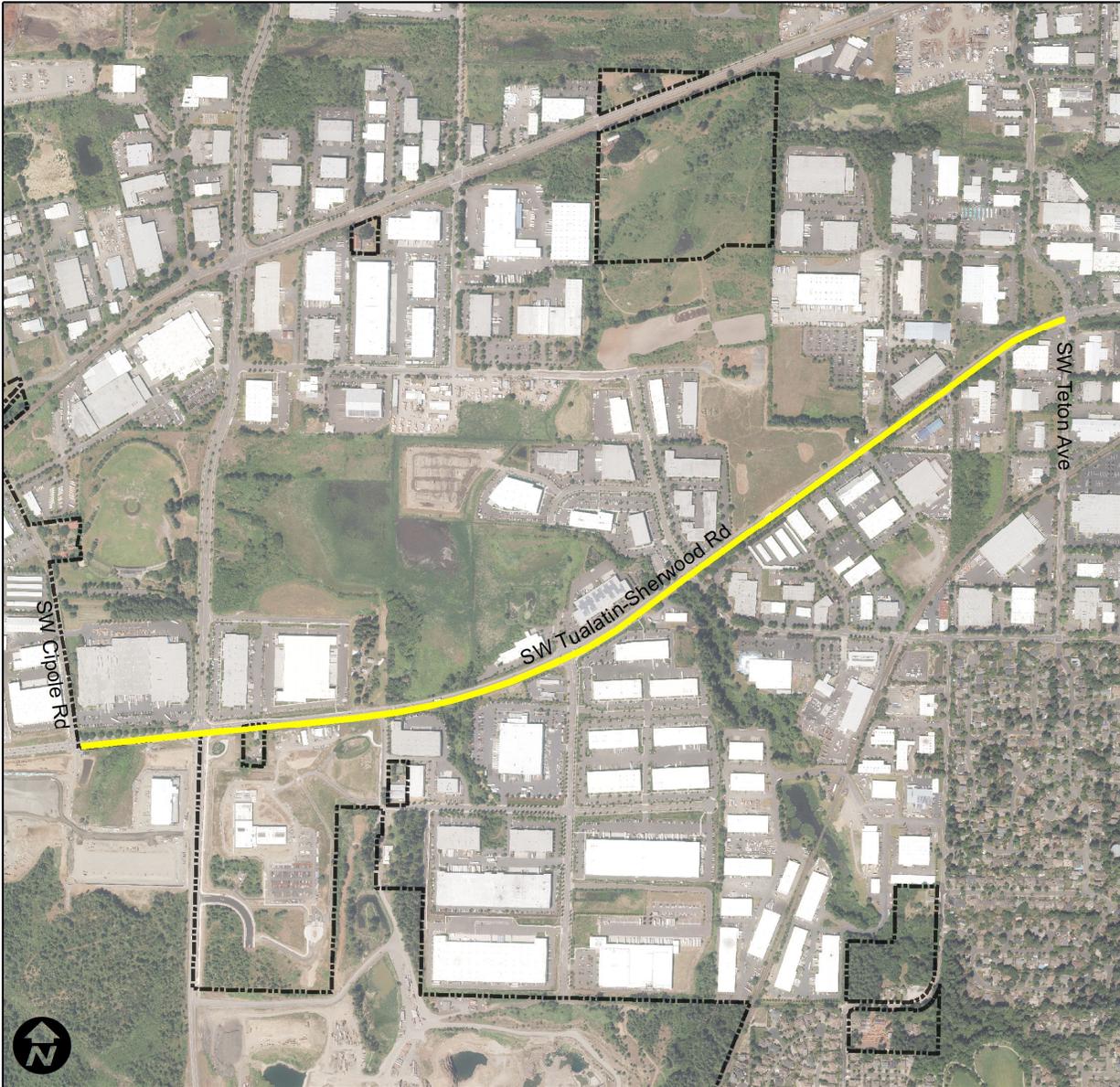
N/A

**FUNDING SOURCES FOR THIS PROJECT:**

Transportation Development Tax Fund

YEAR	AMOUNT
FY 25/26	\$200,000
<hr/>	
CIP TOTAL:	\$200,000

Tualatin-Sherwood Rd Utility Relocation



**Bridgeport Transportation Subarea Management Plan**

**DEPARTMENT:** Community Development

**CONCEPT SCHEDULE:** \_\_\_\_\_

**CATEGORY:** Transportation

**DESIGN SCHEDULE:** FY26 – FY27

**TOTAL COST:** \$200,000

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

This is for a City contribution to a combined State/Counties/Cities project to develop specific transportation plans for the Lower Boones Ferry Road and Nyberg Road interchanges with Interstate 5, and may include the Upper Boones Ferry interchange.

**PROJECT SCOPE:**

The Cities, Counties, and State would hire a consultant to forecast development and traffic growth and future transit, cycling, and pedestrian needs in these interchange areas, develop conceptual projects to meet these needs, and develop a plan for how these projects could be funded, potentially including developer contributions.

**HISTORY:**

There are significant existing traffic flow issues at these interchanges and a lot of development potential in the areas surrounding the interchanges. However, there are significant facility needs in these areas and the intersection of several jurisdictional boundaries makes it difficult to plan for and exact contributions for these improvements.

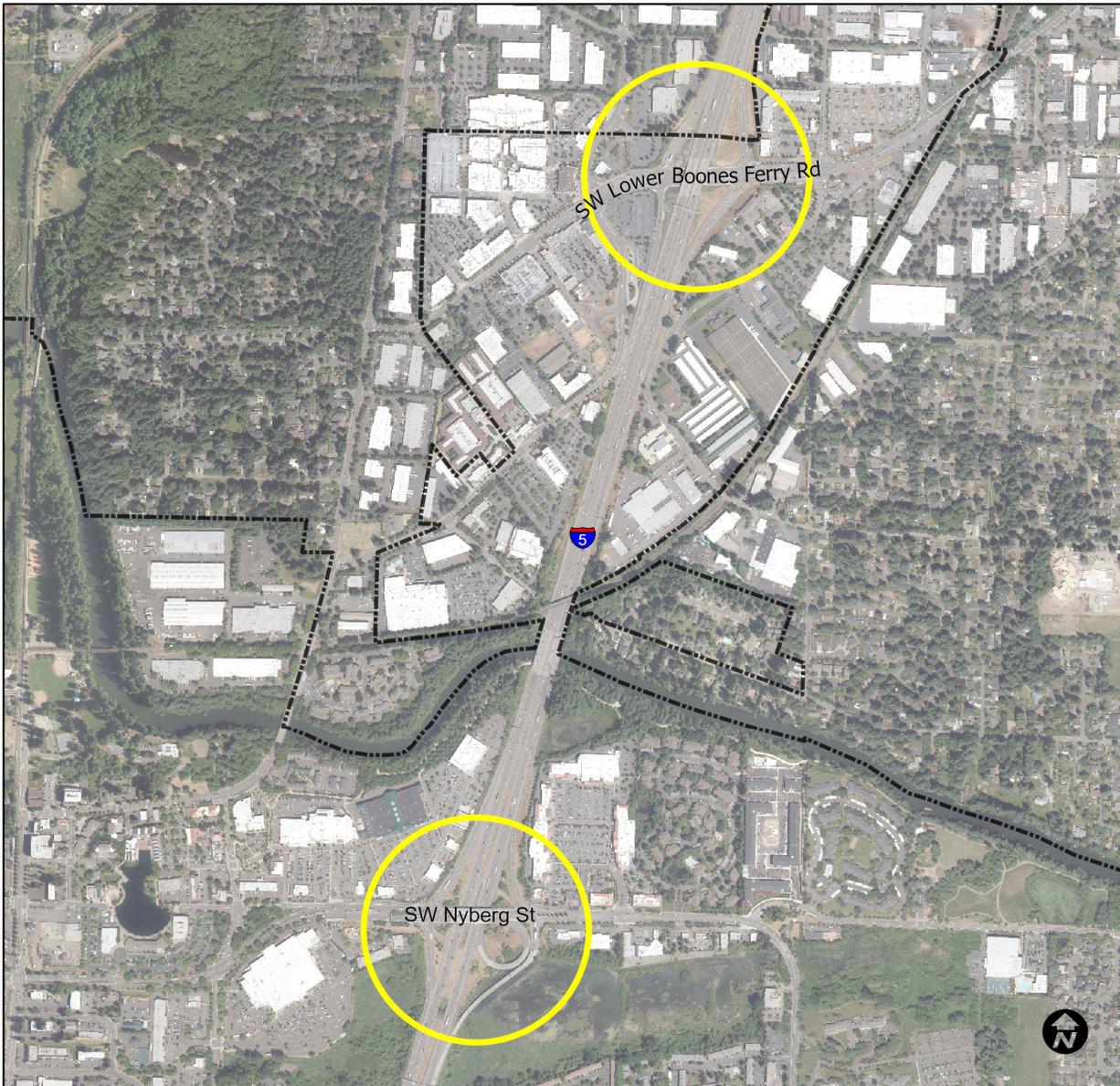
**FUNDING PARTNERSHIPS:**

This plan would be a partnership with other affected jurisdictions such as ODOT, Washington County, Clackamas County, Tigard, Durham, Lake Oswego, and TriMet.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Transportation Development Tax Fund	FY 25/26	\$100,000
Transportation Development Tax Fund	FY 26/27	\$100,000
	TOTAL:	\$200,000

# Bridgeport Transportation Subarea Management Plan



**Tualatin – Sherwood Road / Railroad / Boones Ferry Road Grade Separation Feasibility Study**

**DEPARTMENT:** Community Development

**CONCEPT SCHEDULE:** FY26 – FY27

**CATEGORY:** Transportation

**DESIGN SCHEDULE:** FY28 – FY30

**TOTAL COST:** \$3,200,000

**CONSTRUCTION SCHEDULE:** FY30+

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: TSP, CORA

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

This project considers the feasibility of ‘grade-separating’ Tualatin-Sherwood Road from the Portland & Western Railroad (on which the WES train runs) and/or Boones Ferry Road. This would most likely be a bridge carrying Tualatin-Sherwood Road over the railroad tracks and Boones Ferry Road, but could be a road tunnel under the railroad or a railroad bridge over the road.

**PROJECT SCOPE:**

This would be a cooperative City/County project involving hiring a consultant to look at the feasibility of a grade-separated crossing, look at conceptual design alternatives for how the grade-separation could be accomplished and/or other improvements could be made at this location, and identify a preferred alternative. Future project phases would be for detailed design and for construction. Outside funding would likely be sought for future phases.

**HISTORY:**

There are significant existing traffic flow and safety issues in the Tualatin – Sherwood Road / Boones Ferry Road / Railroad intersection area. Long trains and/or train breakdown issues result in long traffic blockages that have significant effects on the area. It is a longstanding rail safety priority to eliminate rail/road grade crossings.

**FUNDING PARTNERSHIPS:**

This would be a cooperative City/County project that would likely need outside funding (such as State and/or Federal funds) for final design and construction. City funding could come from TDT, Road Operating, or Central Urban Renewal District funds.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Transportation Development Tax Fund	FY 25/26	\$200,000
Transportation Development Tax Fund	FY 26/27	\$400,000
Transportation Development Tax Fund	FY 27/28	\$800,000
Transportation Development Tax Fund	FY 28/29	\$800,000
Transportation Development Tax Fund	FY 29/30	\$1,000,000
	<b>CIP TOTAL:</b>	<b>\$3,200,000</b>

Tualatin – Sherwood Road / Railroad / Boones Ferry Road Grade Separation Feasibility Study



**Transportation System Plan (TSP) – Prioritized Projects**

**DEPARTMENT:** Community Development

**CONCEPT SCHEDULE:** TBD

**CATEGORY:** Transportation

**DESIGN SCHEDULE:** TBD

**TOTAL COST:** \$8,000,000

**CONSTRUCTION SCHEDULE:** TBD

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: 2025 Transportation System Plan

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ 2,000,000 per year     No

**DESCRIPTION:**

This program is a placeholder for future transportation projects identified in the 2025 Transportation System Plan. After adoption of the plan, staff will undertake a project prioritization process. Specific projects selected during this process will be included in the next CIP.

**PROJECT SCOPE:**

Budget funds for future TSP projects.

**HISTORY:**

The City kicked off a Transportation System Plan (TSP) Update in May of 2023. After two years of work including community engagement and technical work with the City’s TSP consultants, City staff plans to bring the plan before Council for adoption in summer of 2025. After adoption, staff plans to undertake a project prioritization process. The 2026 – 2030 CIP will go before Council before adoption before the 2025 TSP update.

**FUNDING PARTNERSHIPS:**

To be determined, based on projects prioritization, roadway ownership, and potential grant opportunities.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Transportation Development Tax Fund	FY 26/27	\$ 2,000,000
Transportation Development Tax Fund	FY 27/28	\$2,000,000
Transportation Development Tax Fund	FY 28/29	\$2,000,000
Transportation Development Tax Fund	FY 29/30	\$2,000,000
	<b>TOTAL:</b>	<b>\$8,000,000</b>

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**Adaptive Signal System Update**

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**DEPARTMENT:** Community Development

**CONCEPT SCHEDULE:** 2026

**CATEGORY:** Transportation

**DESIGN SCHEDULE:** 2027

**TOTAL COST:** \$1,000,000

**CONSTRUCTION SCHEDULE:** 2028

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: \_\_ Transportation System Plan

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

This project will update the system that controls many of the traffic signals in Tualatin to current technology and best practices to improve the efficiency of traffic operations and improve safety. This work will be on about a couple dozen traffic signals.

**PROJECT SCOPE:**

This project will replace the existing aged system and will likely include updated traffic signal controllers and installing new control system software, communication equipment, and vehicle detection equipment. It could also include 'transit signal priority' equipment to help buses get through the intersections faster

**HISTORY:**

Many of the traffic signals in Tualatin are connected and operated by a coordinated traffic signal control system that adapts in real time to traffic flows and demands. The current system was installed a couple decades ago and has become more difficult to operate, maintain, and troubleshoot.

**FUNDING PARTNERSHIPS:**

Potential funding partners include Washington County as some of these signals are on County Roads, and TriMet for Transit Signal Priority elements of the project.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Road Operating/Gas Tax Fund	FY 26/27	\$500,000
Road Operating/Gas Tax Fund	FY 27/28	\$500,000
	<b>TOTAL:</b>	<b>\$1,000,000</b>

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**Tualatin-Sherwood / Teton Intersection Improvement**

**DEPARTMENT:** Community Development

**CONCEPT SCHEDULE:** 2028

**CATEGORY:** Transportation

**DESIGN SCHEDULE:** 2029

**TOTAL COST:** \$1,600,000

**CONSTRUCTION SCHEDULE:** 2030

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: \_\_ Transportation System Plan

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Traffic flow and safety improvements, such as additional turn lanes and traffic signal updates, at the intersection of Teton Avenue with Tualatin-Sherwood Road.

**PROJECT SCOPE:**

This project will construct additional turn lanes and other improvements to improve traffic flow at the intersection of Tualatin-Sherwood Road with Teton Avenue. The first phase would be a conceptual design study to figure out where improvements can be most efficient and effective. This is anticipated to include widening the north leg of Teton Ave to the west to add a second southbound left turn lane and a southbound right turn lane for traffic from Teton turning onto Tualatin-Sherwood Road. Traffic signal updates will be made to reflect the new roadway configuration.

**HISTORY:**

This intersection has become quite busy with all of the business activity in this area. Many drivers currently use alternate routes to avoid congestion on Tualatin-Sherwood Road but, as Washington County completes its project to widen Tualatin-Sherwood Road west of Teton Ave, more traffic will return to Tualatin-Sherwood Road, increasing the need for traffic flow improvements at this intersection.

**FUNDING PARTNERSHIPS:**

Washington County would be a potential funding partner, as Tualatin-Sherwood Road is under their jurisdiction.

**FUNDING SOURCES FOR THIS PROJECT:**

Transportation Development Tax Fund  
 Transportation Development Tax Fund  
 Transportation Development Tax Fund

<b>YEAR</b>	<b>AMOUNT</b>
FY 27/28	\$300,000
FY 28/29	\$300,000
FY 29/30	\$1,000,000
<b>TOTAL:</b>	<b>\$1,600,000</b>

Tualatin-Sherwood / Teton Intersection Improvement



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**Crosswalks Across Busy Streets**

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**DEPARTMENT:** Community Development

**CONCEPT SCHEDULE:** \_\_\_\_\_

**CATEGORY:** Transportation

**DESIGN SCHEDULE:** \_\_\_\_\_

**TOTAL COST:** \$1,500,000

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: \_\_ Transportation System Plan

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

This project would add flashing lights, crosswalk markings, ADA-compliant curb ramps, and/or other safety improvements at locations where pedestrians cross busy streets in Tualatin.

**PROJECT SCOPE:**

The first phase of this project would be a prioritization process to decide the locations at which improvements will be made. The second phase would be design of the specific improvements, and the third phase would be design of the actual improvements. This is anticipated to be one project covering several locations.

**HISTORY:**

The Transportation System Plan identifies many locations in Tualatin where pedestrians cross busy streets and would like safety measures (such as flashing lights, crosswalk markings, shorter crosswalks, smoother curb ramps, etc.) to help them get across the street. This project would build on the work done by the Tualatin Moving Forward program and the Neighborhood Transportation Safety program.

**FUNDING PARTNERSHIPS:**

As some of these crossings would be on Washington County roads, we would be working with Washington County on this project and they could be a potential funding partner.

**FUNDING SOURCES FOR THIS PROJECT:**

FUNDING SOURCES FOR THIS PROJECT:	YEAR	AMOUNT
Transportation Development Tax Fund	FY 27/28	\$100,000
Transportation Development Tax Fund	FY 28/29	\$400,000
Transportation Development Tax Fund	FY 29/30	\$1,000,000
	TOTAL:	\$1,500,000

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## UTILITIES- SEWER

The City owns and operates a sanitary sewer collection system consisting of 96 miles of sewer pipes (eighty-eight miles are maintained by the City and eight miles are maintained by Clean Water Services (CWS). Over 6,400 sewer connections, hundreds of manholes, and ten lift stations are maintained by CWS.

Wastewater generated in Tualatin is treated at Clean Water Services' Durham Creek Waste Water Treatment Plant.

### FUNDING SOURCES

Fees collected in the Sewer Operating Fund provide funding for, and are restricted to, maintenance and capital construction of the sewer distribution and collection systems.

Developers are required to pay a Sewer System Development Charge established by Clean Water Services to cover the costs associated with extending service to new and expanding developments. These funds can be used to construct capital improvements thus increasing the capacity of the system.

### ISSUES FACING UTILITIES

Aging parts of infrastructure— while Tualatin's distribution system is relatively young, regular replacement and upgrades are needed to prevent disruption of services.

Regulatory requirements— as new or more stringent regulatory requirements are put into place, changes to the distribution and collection systems are necessary to stay in compliance.

Expansion to serve new development— new development requires new infrastructure be constructed to meet the increasing demands.

An updated Sewer Master Plan was adopted in FY 19/20 and this is CIP includes new projects from that plan.

Sewer	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30
Martinazzi Sewer Priority 3 and 4	1,074,000	1,368,000	-	-	-
Martinazzi Sewer Priority 5	594,000	756,000	-	-	-
Sewer Pipe Rehab Program	200,000	200,000	200,000	200,000	200,000
SW Tualatin Sewer Main Upsizing	216,000	324,000	4,670,000	-	-
Southwest Tualatin Sewer Planning	100,000	-	-	-	-
Teton Trunk Upsizing	-	36,000	358,000	456,000	-
Tualatin Reservoir Sewer Trunk Upsizing	-	240,000	2,412,000	3,078,000	-
Tualatin Sherwood (TSR) Sewer Trunk Upsizing	-	-	100,000	994,000	1,266,000
Cipole/Bluff Trunk Upsizing	-	-	-	160,000	1,596,000
<b>Sewer Total</b>	<b>2,184,000</b>	<b>2,924,000</b>	<b>7,740,000</b>	<b>4,888,000</b>	<b>3,062,000</b>

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**Martinazzi Sewer Trunk Upsizing (Priorities 3 & 4)**

<b>DEPARTMENT:</b>	Public Works	<b>CONCEPT SCHEDULE:</b>	<u>FY 24/25</u>
<b>CATEGORY:</b>	Utilities- Sewer	<b>DESIGN SCHEDULE:</b>	<u>FY 24/25 &amp; FY 25/26</u>
<b>TOTAL COST:</b>	\$2,930,000	<b>CONSTRUCTION SCHEDULE:</b>	<u>FY 25/26 &amp; FY 26/27</u>

<b>RANKING CRITERIA MET:</b>	<b>PROJECT TYPE:</b>	<b>NEW ONGOING COSTS?</b>
<input type="checkbox"/> Council Goal <input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	<input type="checkbox"/> Yes \$ _____ <input checked="" type="checkbox"/> No
<input type="checkbox"/> Health & Safety <input type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> Replacement	
<input checked="" type="checkbox"/> Master Plan: <u>Sewer Master Plan</u>	<input checked="" type="checkbox"/> New/Expansion	

**DESCRIPTION:**  
 This project combines the final two phases of project SS-11: South Martinazzi Trunk, identified in the 2019 Tualatin Sewer Master Plan. The South Martinazzi Trunk is being upsized to improve flow capacity associated with future development of the eastern portion of the Basalt Creek Planning Area in the southern part of the city.

**PROJECT SCOPE:**  
 This project will upsize approx. 2,740 linear feet (LF) of existing 12-inch sanitary sewer main to 15-inch and repair or replace sixteen (16) manholes as needed. Specifically, it will include the following improvements:

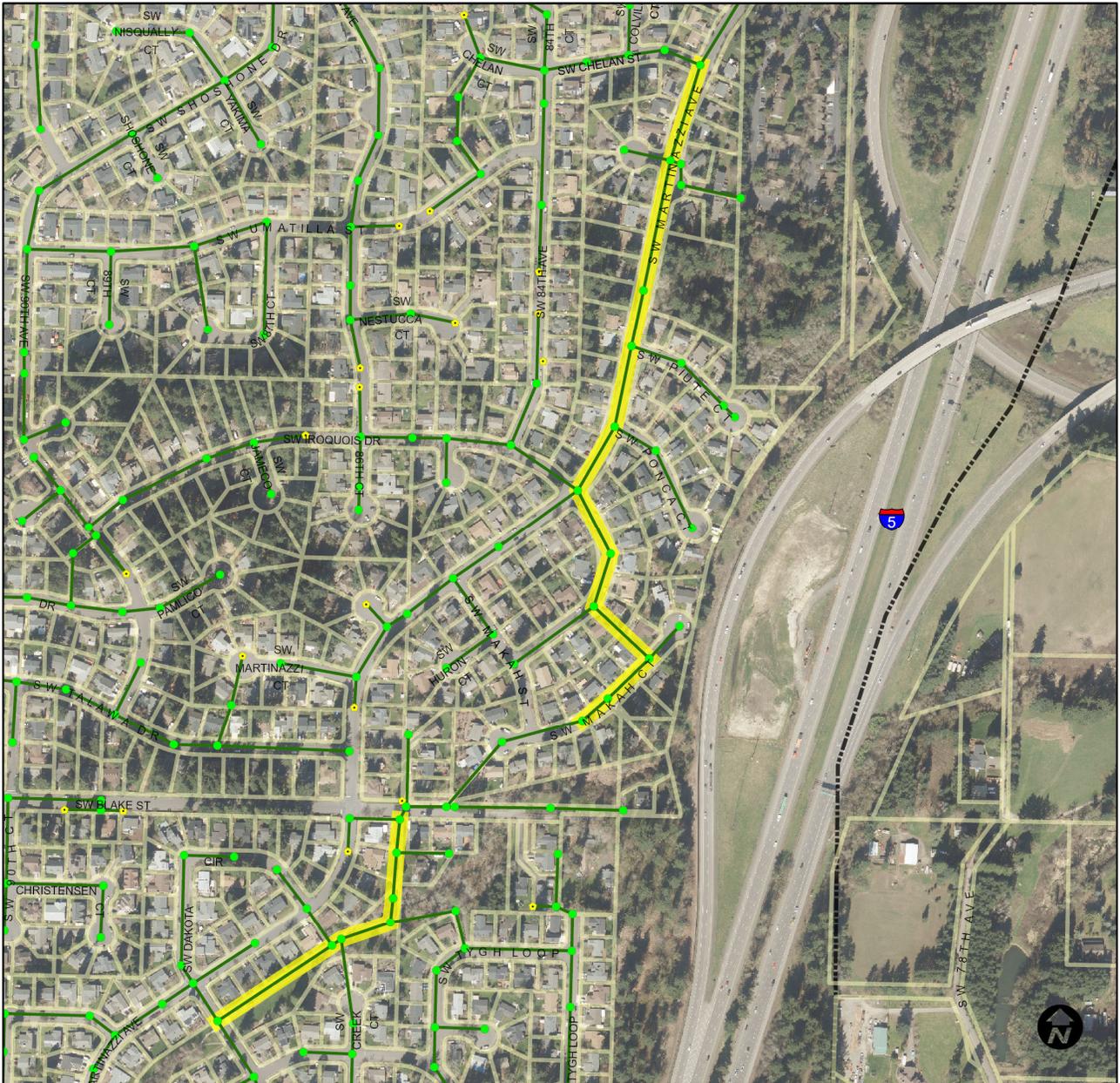
- Dakota Greenway to SW Blake St:
  - Upsize approx. 403 LF of existing 12-inch concrete and 75 LF of existing 12-inch ductile iron (DI) sanitary sewer main.
  - Repair or replacement of five (5) manholes as needed.
- SW Makah Ct to SW Chelan St:
  - Upsize approx. 2,262 LF of existing 12-inch concrete sanitary sewer main.
  - Repair or replacement of eleven (11) manholes as needed.

**HISTORY:**  
 This project was first identified in the 2019 Tualatin Sewer Master Plan.

**FUNDING PARTNERSHIPS:**  
 Clean Water Services will reimburse 100% of project costs.

<b>FUNDING SOURCES FOR THIS PROJECT:</b>	<b>YEAR</b>	<b>AMOUNT</b>
Clean Water Services	FY 25/26	\$1,074,000
Clean Water Services	FY 26/27	\$1,368,000
	<b>CIP TOTAL:</b>	<u>\$2,442,000</u>

Martinazzi Sewer Trunk Upsizing (Priorities 3 & 4)



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**Martinazzi Sewer Trunk Upsizing (Priority 5)**

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<b>DEPARTMENT:</b>	Public Works	<b>CONCEPT SCHEDULE:</b>	<u>FY 24/25</u>
<b>CATEGORY:</b>	Utilities- Sewer	<b>DESIGN SCHEDULE:</b>	<u>FY 24/25 &amp; FY 25/26</u>
<b>TOTAL COST:</b>	\$2,326,500	<b>CONSTRUCTION SCHEDULE:</b>	<u>FY 25/26 &amp; FY 26/27</u>

<b>RANKING CRITERIA MET:</b>	<b>PROJECT TYPE:</b>	<b>NEW ONGOING COSTS?</b>
<input type="checkbox"/> Council Goal <input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	<input type="checkbox"/> Yes \$ _____ <input checked="" type="checkbox"/> No
<input type="checkbox"/> Health & Safety <input type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> Replacement	
<input checked="" type="checkbox"/> Master Plan: <u>Sewer Master Plan</u>	<input checked="" type="checkbox"/> New/Expansion	

**DESCRIPTION:**  
This project is the final phase of project SS-6: North Martinazzi Trunk, identified in the 2019 Tualatin Sewer Master Plan. The North Martinazzi Trunk is being upsized to improve flow capacity associated with future development of the eastern portion of the Basalt Creek Planning Area in the southern part of the city.

**PROJECT SCOPE:**  
This project will upsize approx. 1,560 lineal feet (LF) of existing 10-inch concrete sanitary sewer main to 15-inch. These improvements will be along SW Martinazzi Ave from SW Sagert St to SW Warm Springs St and include repair or replacement of eight (8) manholes.

**HISTORY:**  
This project was first identified in the 2019 Tualatin Sewer Master Plan.

**FUNDING PARTNERSHIPS:**  
Clean Water Services will reimburse 65% of project costs.

<b>FUNDING SOURCES FOR THIS PROJECT:</b>	<b>YEAR</b>	<b>AMOUNT</b>
Sewer Fund	FY 25/26	\$594,000
Clean Water Services	FY 25/26	\$386,100
Sewer Fund	FY 26/27	\$756,000
Clean Water Services	FY 26/27	\$491,400
	<b>CIP TOTAL:</b>	<u>\$2,227,500</u>

Martinazzi Sewer Trunk Upsizing (Priority 5)



**Sewer Pipe Rehabilitation Program**

<b>DEPARTMENT:</b>	Public Works	<b>CONCEPT SCHEDULE:</b>	_____
<b>CATEGORY:</b>	Utilities- Sewer	<b>DESIGN SCHEDULE:</b>	_____
<b>TOTAL COST:</b>	Ongoing	<b>CONSTRUCTION SCHEDULE:</b>	_____ Ongoing _____

<b>RANKING CRITERIA MET:</b>	<b>PROJECT TYPE:</b>	<b>NEW ONGOING COSTS?</b>
<input type="checkbox"/> Council Goal <input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	<input checked="" type="checkbox"/> Yes <u>\$200,000 per year</u> <input type="checkbox"/> No
<input type="checkbox"/> Health & Safety <input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> Replacement	
<input type="checkbox"/> Master Plan: ) _____	<input type="checkbox"/> New/Expansion	

**DESCRIPTION:**

As sewer lines age, they are prone to root intrusion, cracks in the pipe and separation at pipe joints. This can cause leaks, backups and overflows in the wastewater system, which are damaging to the environment and costly to repair. It also causes inflow and infiltration of groundwater and stormwater into sewer lines: this in turn causes a larger volume of liquid going to the treatment plant and leads to higher treatment costs.

Sewer lines in some areas of Tualatin are over 50 years of age, many constructed of concrete. While these pipes are still functioning and not at the point of complete replacement, rehabilitation work is needed to eliminate the defects noted above. This will ensure that the pipes are functioning as intended and will prolong the life of these assets. The proposed rehabilitation method is the use of Cured in Place Fiberglass liners that coat the inside of the sewer line, sealing cracks and separated joints. The hard fiberglass liner is far less susceptible to root intrusion. This ‘trenchless’ method of repair is cost effective and can last for 50-years.

**PROJECT SCOPE:**

Based on review of CCTV sewer line camera footage, several neighborhood areas in Tualatin would benefit from sewer lining. Areas prioritized for lining are those built during the late 1960’s and early 70’s and have multiple areas of cracks, separation and root intrusion. Identified areas include neighborhoods off of Sagert Street and Boones Ferry Road.

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Sewer Fund	FY 25/26	\$200,000
Sewer Fund	FY 26/27	\$200,000
Sewer Fund	FY 27/28	\$200,000
Sewer Fund	FY 28/29	\$200,000
Sewer Fund	FY 29/30	\$200,000
	<b>CIP TOTAL:</b>	<u>\$1,000,000</u>

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**SW Tualatin Sewer Main Upsizing**

<b>DEPARTMENT:</b>	Public Works	<b>CONCEPT SCHEDULE:</b>	<u>FY 24/25</u>
<b>CATEGORY:</b>	Utilities- Sewer	<b>DESIGN SCHEDULE:</b>	<u>FY 24/25 &amp; FY 25/26</u>
<b>TOTAL COST:</b>	\$5,210,000	<b>CONSTRUCTION SCHEDULE:</b>	<u>FY 26/27 &amp; FY 27/28</u>

<b>RANKING CRITERIA MET:</b>	<b>PROJECT TYPE:</b>	<b>NEW ONGOING COSTS?</b>
<input type="checkbox"/> Council Goal <input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	<input type="checkbox"/> Yes \$ _____ <input checked="" type="checkbox"/> No
<input type="checkbox"/> Health & Safety <input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> Replacement	
<input checked="" type="checkbox"/> Master Plan: <u>Sewer Master Plan</u>	<input checked="" type="checkbox"/> New/Expansion	

**DESCRIPTION:**

This project will upsize the entire length of existing 10-inch sewer main in the Ibach neighborhood in southwest Tualatin running from SW Helenius Rd to SW 108<sup>th</sup> Ave near Hedges Creek. The sewer main is being upsized to serve anticipated flow demands from medium-industrial development in the western half the Basalt Creek Planning Area.

**PROJECT SCOPE:**

This project will upsize approx. 5,928 LF of existing 10-inch sanitary sewer main to 15-inch, and is currently under analysis for its anticipated alignment, flow demand, and sizing requirements.

**HISTORY:**

This project was originally identified as project SS-9: Fuller Drive Sewer in the 2019 Tualatin Sewer Master Plan and included upsizing 3,225 linear feet (LF) of 10-inch local sewer main to 12-inch to accommodate increasing flow demand from development in the western half of the Basalt Creek Planning Area in the south of the City. However, anticipated flow demands from upcoming medium-industrial development and local area topography require the installation of a pump station and force main by Clean Water Services that will connect with the existing sewer main. The revised flow demand calculations require upsizing the entire 5,928 LF of sewer main to 15-inch.

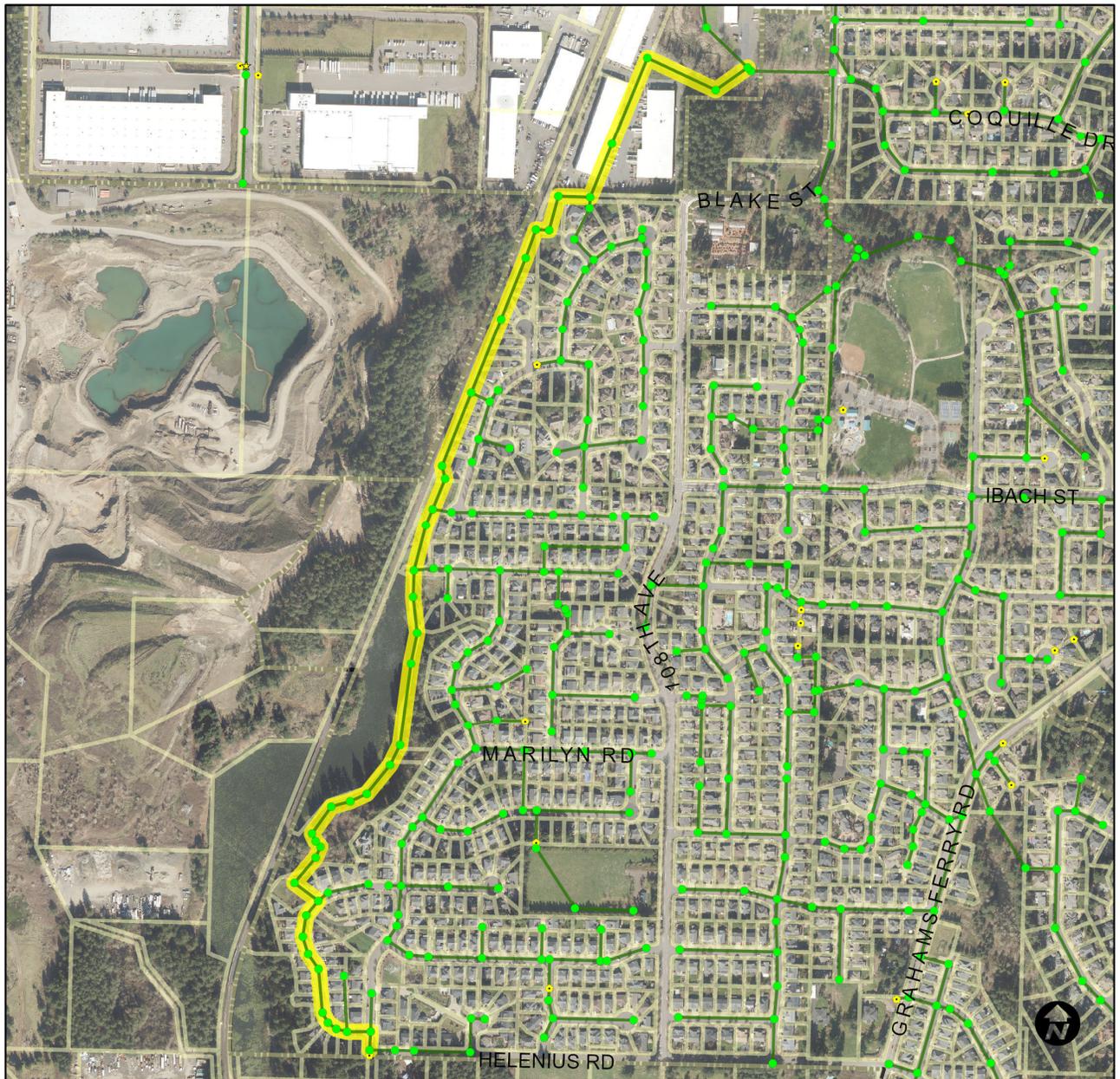
**FUNDING PARTNERSHIPS:**

Clean Water Services will reimburse 65% of project costs.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Sewer Fund	FY 25/26	\$ 21,600
Sewer SDC Fund	FY 25/26	\$54,000
Clean Water Services	FY 25/26	\$140,400
Sewer Fund	FY 26/27	\$32,400
Sewer SDC Fund	FY 26/27	\$81,000
Clean Water Services	FY 26/27	\$210,600
Sewer Fund	FY 27/28	\$467,000
Sewer SDC Fund	FY 27/28	\$1,167,000
Clean Water Services	FY 27/28	\$3,035,500
	<b>CIP TOTAL:</b>	<u>\$5,210,000</u>

# SW Tualatin Sewer Main Upsizing



**Teton Sewer Trunk Upsizing**

<b>DEPARTMENT:</b>	Public Works	<b>CONCEPT SCHEDULE:</b>	<u>FY 25/26</u>
<b>CATEGORY:</b>	Utilities- Sewer	<b>DESIGN SCHEDULE:</b>	<u>FY 26/27 &amp; FY 27/28</u>
<b>TOTAL COST:</b>	\$850,000	<b>CONSTRUCTION SCHEDULE:</b>	<u>FY 27/28 &amp; FY 28/29</u>

<b>RANKING CRITERIA MET:</b>	<b>PROJECT TYPE:</b>	<b>NEW ONGOING COSTS?</b>
<input type="checkbox"/> Council Goal <input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	<input type="checkbox"/> Yes \$ _____ <input checked="" type="checkbox"/> No
<input type="checkbox"/> Health & Safety <input type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> Replacement	
<input checked="" type="checkbox"/> Master Plan: <u>Sewer Master Plan</u>	<input type="checkbox"/> New/Expansion	

**DESCRIPTION:**

The Teton Sewer Trunk Upsizing project is project SS-10: Teton Trunk, identified in the 2019 Tualatin Sanitary Sewer Master Plan (TSMP, p. 4-6). This project will improve flow capacity to meet future demands from growth in the Eastern Basalt Creek Planning Area in the south end of the city, as well future flows from industrial growth that may tie into the trunk. Sewer flow is currently being diverted from the Tualatin-Sherwood Rd (TSR) Trunk to the Cipole/Bluff Trunk via the Teton Trunk. Improving the Teton Trunk capacity will divert more from the TSR Trunk, reducing its capacity deficiencies.

**PROJECT SCOPE:**

This project will upsize approx. 1,726 linear feet (LF) of existing 10-inch and 12-inch sanitary sewer main to 15-inch, which includes the following project locations and proposed improvements:

- SW Teton Ave between SW Tualatin-Sherwood Rd and SW Spokane Ct:
  - Upsize approx. 1,154 LF of existing 10-inch concrete sanitary sewer main.
  - Upsize approx. 571 LF of existing 12-inch concrete sanitary sewer main.
  - Repair or replacement of eight (8) manholes as needed.
  - Installation of a diversion manhole.

**HISTORY:**

This project was first identified in the 2019 Tualatin Sewer Master Plan.

**FUNDING PARTNERSHIPS:**

Clean Water Services will reimburse 76% of project costs.

<b>FUNDING SOURCES FOR THIS PROJECT:</b>	<b>YEAR</b>	<b>AMOUNT</b>
Sewer SDC Fund	FY 26/27	\$ 8,640
Clean Water Services	FY 26/27	\$27,360
Sewer SDC Fund	FY 27/28	\$85,920
Clean Water Services	FY 27/28	\$272,080
Sewer SDC Fund	FY 28/29	\$109,440
Clean Water Services	FY 28/29	\$346,560
	<b>TOTAL:</b>	<u>\$850,000</u>

# Teton Sewer Trunk Upsizing



**Tualatin Reservoir Sewer Trunk Upsizing**

<b>DEPARTMENT:</b>	Public Works	<b>CONCEPT SCHEDULE:</b>	<u>FY 26/27</u>
<b>CATEGORY:</b>	Utilities- Sewer	<b>DESIGN SCHEDULE:</b>	<u>FY 27/28 &amp; FY 28/29</u>
<b>TOTAL COST:</b>	\$5,730,000	<b>CONSTRUCTION SCHEDULE:</b>	<u>FY 28/29 &amp; FY 29/30</u>

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety    Service Delivery Need
- Master Plan: Sewer Master Plan

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

The Tualatin Reservoir Sewer Trunk Upsizing project is identified as project SS-7: Tualatin Reservoir Trunk, in the 2019 Tualatin Sewer Master Plan (TSMP, p. 4-4). This project will increase flow capacity for anticipated development in the western and central Basalt Creek Planning Area in the south of the city. Due to capacity limitations and shallow manholes, sanitary sewer overflows (SSOs) are likely unless the pipes are upsized from 15-inch to 24-inch before these areas are developed. Because this project upsizes pipes to 24-inch, it will be managed by Clean Water Services.

**PROJECT SCOPE:**

This project will upsize approx. 6,188 linear feet (LF) of existing 10-, 12-, 15-, and 21-inch sanitary sewer main to 24-inch, which includes the following project locations and improvements:

- Along Hedges Creek from SW Paulina Dr, then crossing SW Tualatin-Sherwood Rd and running north up SW 112<sup>th</sup> to SW Amu St:
  - Upsize approx. 371 LF of existing 10-inch PVC sanitary sewer main.
  - Upsize approx. 426 LF of existing 12-inch PVC sanitary sewer main.
  - Upsize approx. 569 LF of existing 12-inch concrete sanitary sewer main.
  - Upsize approx. 1,628 LF of existing 15-inch PVC sanitary sewer main.
  - Upsize approx. 1,373 LF of existing 15-inch concrete sanitary sewer main.
  - Repair or replacement of sixteen (16) manholes as needed.
- Through an undeveloped area west of an industrial park from SW Manhasset Dr to SW Herman Rd:
  - Upsize approx. 474 LF of existing 21-inch PVC sanitary sewer main.
  - Upsize approx. 1,347 LF of existing 21-inch concrete sanitary sewer main.
  - Repair or replacement of five (5) manholes as needed.

**HISTORY:**

This project was first identified in the 2019 Tualatin Sewer Master Plan.

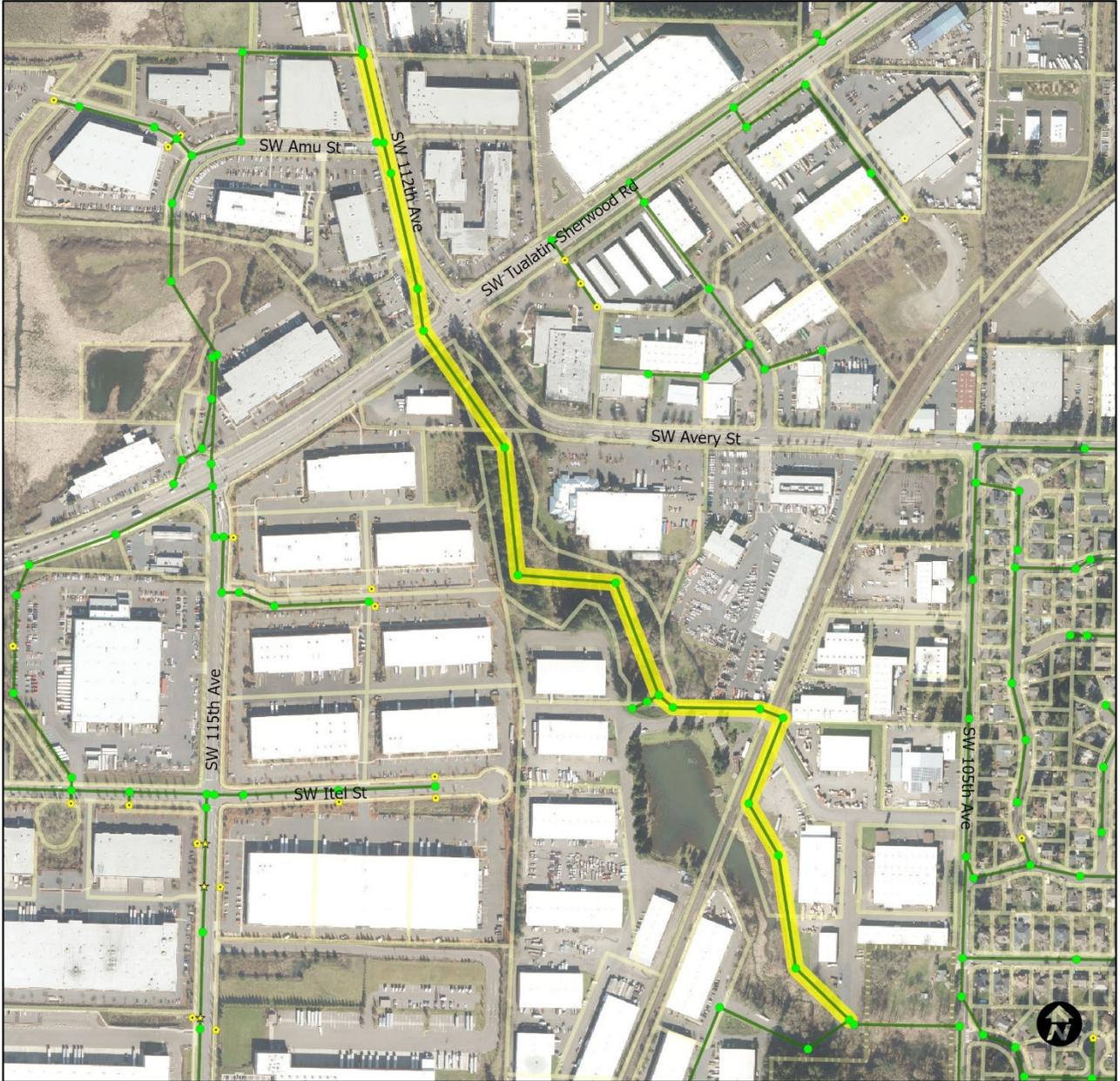
**FUNDING PARTNERSHIPS:**

Clean Water Services will reimburse 99% of project costs.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Clean Water Services	FY 27/28	\$ 240,000
Clean Water Services	FY 28/29	\$2,412,000
Clean Water Services	FY 29/30	<u>\$3,078,000</u>
	<b>TOTAL:</b>	<b>\$5,730,000</b>

# Tualatin Reservoir Sewer Trunk Upsizing



**Tualatin-Sherwood Rd (TSR) Sewer Trunk Upsizing**

<b>DEPARTMENT:</b>	Public Works	<b>CONCEPT SCHEDULE:</b>	FY 26/27
<b>CATEGORY:</b>	Utilities- Sewer	<b>DESIGN SCHEDULE:</b>	FY 27/28 & FY 28/29
<b>TOTAL COST:</b>	\$2,360,000	<b>CONSTRUCTION SCHEDULE:</b>	FY 28/29 & FY 29/30

<b>RANKING CRITERIA MET:</b>	<b>PROJECT TYPE:</b>	<b>NEW ONGOING COSTS?</b>
<input type="checkbox"/> Council Goal <input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	<input type="checkbox"/> Yes \$ _____ <input checked="" type="checkbox"/> No
<input type="checkbox"/> Health & Safety <input type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> Replacement	
<input checked="" type="checkbox"/> Master Plan: <u>Sewer Master Plan</u>	<input type="checkbox"/> New/Expansion	

**DESCRIPTION:**

The Tualatin-Sherwood Rd (TSR) Sewer Trunk Upsizing project is project SS-12: Sherwood Trunk, identified in the 2019 Tualatin Sewer Master Plan (TSMP, p. 4-6). Sewer flow is currently being diverted from the Tualatin-Sherwood Rd (TSR) Trunk to the Cipole/Bluff Trunk via the Teton Trunk. This project will improve flow capacity to meet future demands from growth in the Eastern Basalt Creek Planning Area in the south end of the city.

**PROJECT SCOPE:**

This project will upsize approx. 2,871 linear feet (LF) of existing 10-inch and 12-inch sanitary sewer main to 15-inch, which includes the following project locations and proposed improvements:

- SW Tualatin-Sherwood Rd between SW 90<sup>th</sup> Ave and SW Tonka St:
  - Upsize approx. 1,820LF of existing 10-inch concrete sanitary sewer main.
  - Upsize approx. 1,051 LF of existing 12-inch concrete sanitary sewer main.
  - Repair or replacement of twelve (12) manholes as needed.

**HISTORY:**

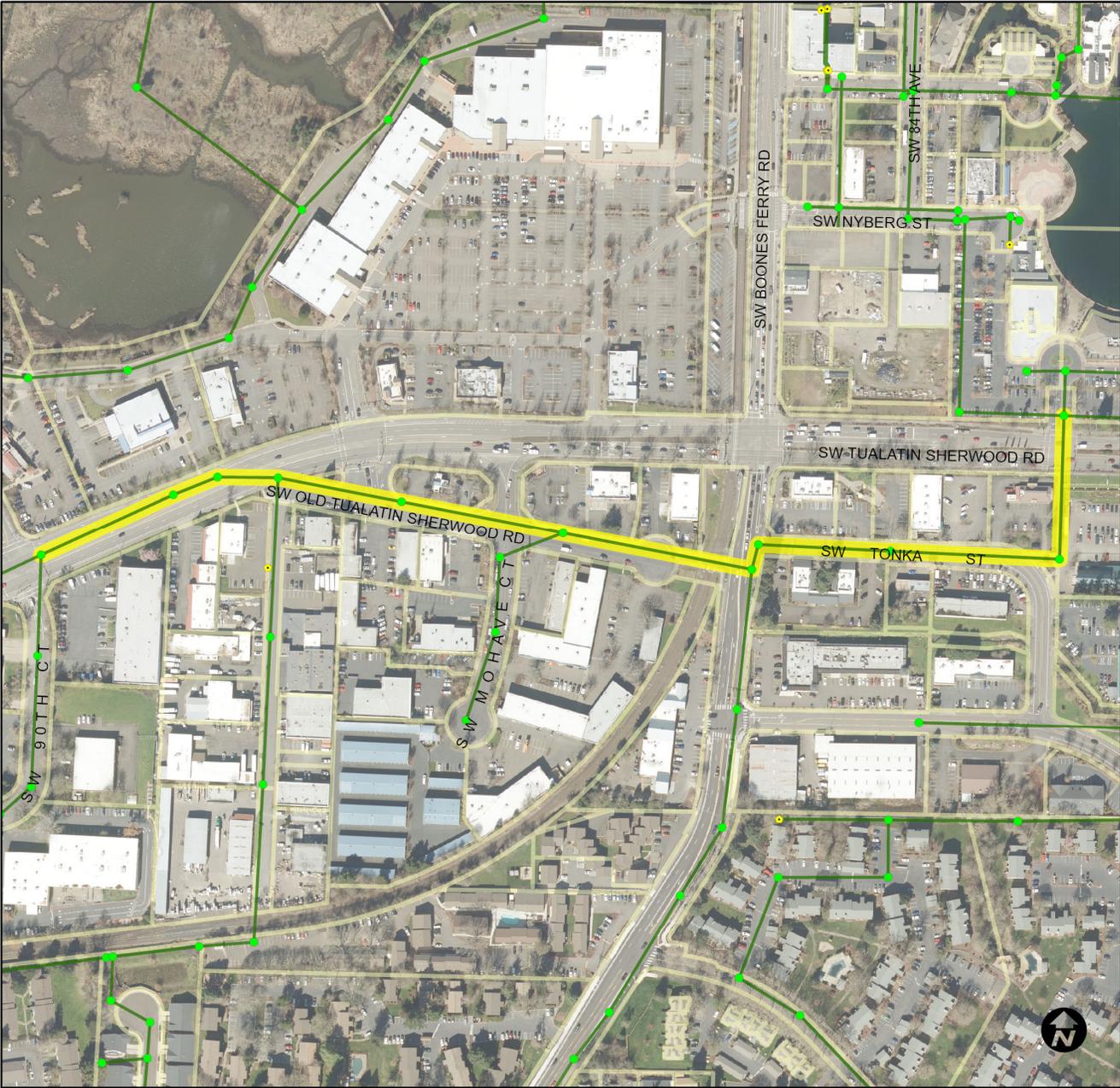
This project was first identified in the 2019 Tualatin Sewer Master Plan.

**FUNDING PARTNERSHIPS:**

Clean Water Services will reimburse 78% of project costs.

<b>FUNDING SOURCES FOR THIS PROJECT:</b>	<b>YEAR</b>	<b>AMOUNT</b>
Sewer SDC Fund	FY 27/28	\$22,000
Clean Water Services	FY 27/28	\$78,000
Sewer SDC Fund	FY 28/29	\$218,680
Clean Water Services	FY 28/29	\$775,320
Sewer SDC Fund	FY 29/30	\$278,520
Clean Water Services	FY 28/29	\$987,480
	<b>TOTAL:</b>	<b>\$2,360,000</b>

Tualatin Reservoir Sanitary Sewer (SS) Trunk Upsizing



**Cipole/Bluff Sewer Trunk Upsizing**

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Sewer  
**TOTAL COST:** \$3,790,000

**CONCEPT SCHEDULE:** FY27/28  
**DESIGN SCHEDULE:** FY28/29 & FY29/30  
**CONSTRUCTION SCHEDULE:** FY29/30 & FY30/31

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Sewer Master Plan

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The Cipole/Bluff Sewer Trunk Upsizing project is identified as project SS-13 in the 2019 Tualatin Sewer Master Plan. This project will increase flow capacity for anticipated development in the western and Basalt Creek Planning Area in the south of the city. After full development, the trunk will experience hydraulic backup and surcharged manholes but is at a low risk of overflows occurring because the sewer is sufficiently deep. While upsizing the existing 15-inch sewer line to 18-inch will relieve the backup, construction is difficult due to the trunk alignment running under a sensitive wetland area. It is recommended that the City monitor development levels and conduct flow monitoring in the trunk to verify if disturbing the wetland area is justified.

**PROJECT SCOPE:**

This project would upsize approx. 3,806 linear feet (LF) of existing 15-inch sanitary sewer main to 18-inch.

**HISTORY:**

This project was first identified in the 2019 Tualatin Sewer Master Plan.

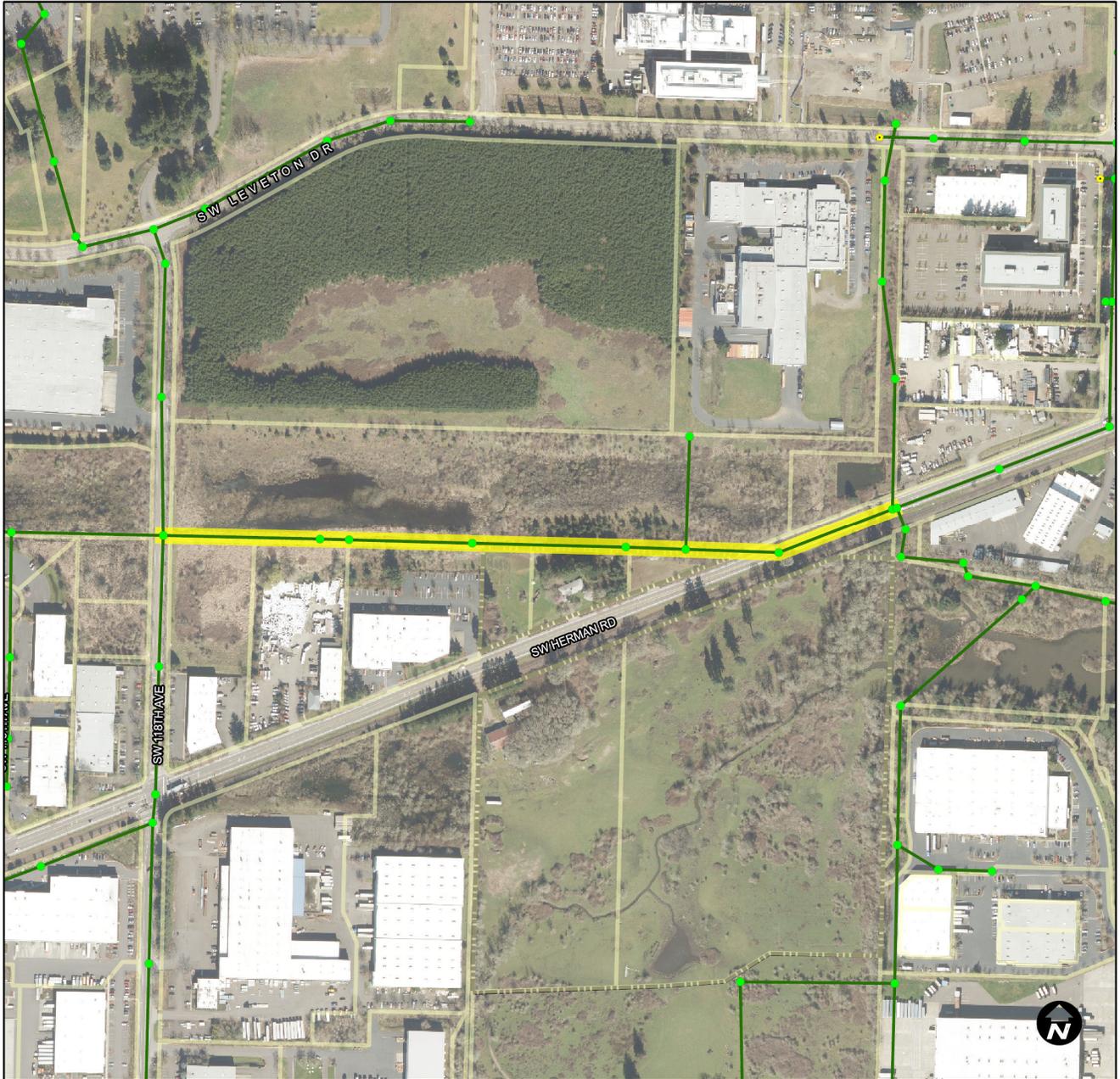
**FUNDING PARTNERSHIPS:**

Clean Water Services will reimburse 100% of project costs.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Outside Funded- CWS	FY 28/29	\$160,000
	FY 29/30	\$1,596,000
	<b>CIP TOTAL:</b>	<u>\$1,756,000</u>

Cipole/Bluff Sanitary Sewer (SS) Trunk Upsizing



## UTILITIES- STORMWATER

The City of Tualatin manages stormwater discharges in accordance with Clean Water Services (CWS) Municipal Separate Storm Sewer System (MS4) permit. The City is one of 12 member cities who operate under CWS’s MS4 permit, which established regulations and standards for managing stormwater within the Tualatin River Watershed. The permit sets standards intended to reduce pollutant loads in stormwater runoff through implementation of Best Management Practices (BMPs).

The City works closely with CWS to construct and maintain public stormwater facilities and the City manages the private stormwater quality program to ensure that privately operated stormwater quality facilities provide the treatment benefits they were designed to provide.

Tualatin’s storm drain system includes approximately 89 miles of pipes, 12 drainage basins, more than 2,800 catch basins, 86 public water quality facilities (WQFs), and hundreds of manholes.

### FUNDING SOURCES

Fees collected in Storm Drain Operating Enterprise Fund, through Clean Water Services’ Surface Water Management Program provide funding for and must be used for maintenance and capital construction of the stormwater collection and treatment system.

When property is developed within Tualatin, the property owners are required to pay a Storm Drain System Development Charge to cover the costs associated with extending service to new and expanding developments. These funds may be used to construct capital improvements that increase the capacity of the system.

### ISSUES FACING UTILITIES

**Aging parts of infrastructure**—While Tualatin’s stormwater system is relatively young, regular replacement and upgrades are needed to prevent disruption of services.

**Regulatory requirements**— In May 2016, Clean Water Services signed a new MS4 permit which regulates stormwater discharge in the Tualatin River watershed. The new permit updates previous standards and implements new stormwater requirements. CWS and the member cities – including Tualatin – are currently updating the Design and Construction Standards that provide direction to developers, the design community, and contractors. Some of the changes will impact future capital improvement projects.

**Expansion to serve growth**— The City is currently preparing a comprehensive stormwater master plan that will evaluate the existing stormwater system, provide a framework for future improvements, and evaluate and recommend a rate structure to fund the stormwater system. Once the Master Plan is completed, more projects will be added to this section.

Storm	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30
Nyberg Creek Stormwater Improvements Phase 1 & 2	2,000,000	2,000,000	1,000,000	-	-
Siuslaw Stormwater Quality Retrofit	1,000,000	500,000	-	-	-
Storm pipe replacement placeholder	100,000	100,000	100,000	100,000	100,000
WQ Facility Repair and Retrofit	300,000	300,000	500,000	500,000	500,000
WQ Structure Replacement	300,000	300,000	300,000	300,000	300,000
Stormwater Master Plan	-	-	100,000	-	-
Community Park and Pohl Center Water Quality Facilities	-	-	-	500,000	500,000
<b>Storm Total</b>	<b>3,700,000</b>	<b>3,200,000</b>	<b>2,000,000</b>	<b>1,400,000</b>	<b>1,400,000</b>

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## Nyberg Creek Stormwater Improvements - Phase 1 and 2

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**DEPARTMENT:** Community Development

**CONCEPT SCHEDULE:** \_\_\_\_\_

**CATEGORY:** Utilities- Storm

**DESIGN SCHEDULE:** FY 23-24

**TOTAL COST:** \$5,200,000

**CONSTRUCTION SCHEDULE:** FY 26-28

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Stormwater MP (CIP#2 and #21)

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

This project alleviates localized flooding between Boones Ferry Road and Martinazzi Avenue by upsizing undersized pipe segments, relocating StormFilter catch basin units, and rerouting stormwater flow from select areas away from locations experiencing routine flooding.

Due to the significant cost and extent of the project, the project has been broken into three phases. Phase 1 includes installation of a new trunk line down Martinazzi Avenue from Mohawk Street to Nyberg Creek. Phase 2 includes installation of a 48-inch pipe along Warm Springs Street and a new outfall to Nyberg Creek. Phase 3 includes upsizing the existing storm system along Boones Ferry Road and diversion of flow to the new system on Warm Springs Street. Phases should be constructed in consecutive order. Design and construction of Phase 1 and Phase 2 have been combined into one project.

Detailed activities by phase are listed below:

**Phase 1**

Phase 1 must first be constructed to redirect approximately 51 acres of contributing drainage area from areas prone to flooding at Warm Springs Street and Tonka Street. This phase is also recommended prior to implementation of CIP #4 (Mohawk Apartments Stormwater Improvements). This phase includes the following:

- Disconnection of the existing stormwater system from the south at Mohawk Street.
- Replacement of existing infrastructure on Martinazzi with 1500 LF of 24-inch pipe from existing node 263397 (CIP system naming is 263397\_NY-0290) to existing node 270963.
- Installation of 9 manholes and 8 catch basins along Martinazzi Avenue. 440 LF of 12-inch inlet leads are also reflected in the cost estimate for the connection of new and existing catch basins.
- Construction of a new outfall to Nyberg Creek east of the bridge crossing with Martinazzi Avenue.

It is recommended that Phase 1 be completed in conjunction with the anticipated repair of the sanitary sewer system along this section of roadway to minimize disturbance and costs.

**Phase 2**

Phase 2 increases capacity of the stormwater system down Warm Springs Street to support redirection of flow from Boones Ferry Road. This phase includes the following:

- Installation of 800 LF of 48-inch pipe down Warm Springs Street from existing node 270971 to new outfall (CIP system naming is Node569) to route flow west to east.
- Installation of 4 manholes and 5 connections to existing infrastructure for the new pipe down Warm Springs Street.
- Construction of a new outfall to Nyberg Creek, northeast of the intersection of Tonka Street and Warm Springs Street.

**PROJECT SCOPE:**

Develop conceptual design for Phase 1 and Phase 2 in fiscal year 2024.

Hire consultant for engineering, permitting, and admin services.

Hire general contractor for earthwork, water quality facility installation, structure installations, restoration and resurfacing, and contingencies (mobilization/demobilization, traffic control/utility relocation, erosion control, etc.).

It would be ideal to coordinate and collaborate with the Martinazzi Sanitary Sewer Trunk Upsizing project, particularly to reduce the costs and impacts of mobilization and traffic control.

**HISTORY:**

City staff and the public have identified routine flooding along Boones Ferry Road. The affected area, from Boones Ferry Road to Martinazzi Avenue, is relatively flat, contains aging infrastructure, and requires frequent maintenance to remove accumulated sediment. Gravel and railway ballast debris transported from the nearby railroad open conveyance channel (see CIP #7) accumulates in this portion of the storm system.

Hydraulic modeling of the system confirms that undersized pipes near the intersections of Warm Springs Street and Boones Ferry Road and Warm Springs Street and Tonka Street contribute to roadway flooding. Two StormFilter catch basin units located on Boones Ferry Road, north of Warm Springs Street, are located at a roadway sag and regularly clog due to accumulated sediment, which also contributes to roadway flooding.

**FUNDING PARTNERSHIPS:**

19% SDC Eligible.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Storm Drain Fund	FY 25/26	\$1,620,000
Storm SDC Fund	FY 25/26	\$380,000
Storm Drain Fund	FY 26/27	\$1,620,000
Storm SDC Fund	FY 26/27	\$380,000
Storm Drain Fund	FY 27/28	\$810,000
Storm SDC Fund	FY 27/28	\$190,000
	<b>CIP TOTAL:</b>	<hr/> \$5,000,000

### Nyberg Creek Stormwater Improvements - Phase 1 and 2



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**Siuslaw Stormwater Quality Retrofit & 99th/Coquille**

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Storm  
**TOTAL COST:** \$1,500,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 25/26 – 26/27

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Two capital projects at each end of the Indian Meadows Greenway will be constructed together.

The first project is the reconstruction and improvement of stormwater infrastructure that spans between Boones Ferry Road and Siuslaw Lane, which serves as a significant collector of stormwater conveyance from Boones Ferry Road and areas east of Boones Ferry, including Talawa Drive, Arapaho Road and Iroquois Lane. Water is conveyed into the Indian Meadows Greenway, which provides natural stormwater collection and conveyance. The greenway ends at the west end of Coquille Drive, where a second project is proposed to reconstruct failing pipe and rehabilitate slope that has become eroded and unstable.

**PROJECT SCOPE:**

**Siuslaw Lane Stormwater Quality Retrofit:** the existing infrastructure that conveys stormwater into the Indian Meadows greenway is failing and needs to be reconstructed and improved to provide enhanced stormwater quality treatment. Existing corrugated pipe has deteriorated and is no longer functioning correctly: 350 feet of 30-inch pipe and 100 feet of 48-inch diameter pipe will be replaced. A new water quality manhole will be added and existing catch basins (3) and manholes (2) will be replaced. The two outfalls into the greenway will be replaced, and grading will be completed to allow the existing open conveyance of the greenway to serve as a 500-foot long bioswale.

**99th/Coquille storm line reconstruction:** the existing corrugated metal pipe has deteriorated so severely that the pipe must be dug up and reconstructed. Project will consist of replacement of 300 feet of 30 inch pipe. The west end of the segment of pipe is an outfall that drains into a natural collection area. The existing pipe outfall has eroded the hillside; bank rehabilitation will be required. The outfall will be reconstructed and rip rap added to stabilize bank and slow runoff.

**HISTORY:**

Siuslaw Lane work is identified as a needed capital project in the Stormwater Master Plan. 99th/Coquille project was identified via maintenance review of storm line camera footage and observed failures in the field.

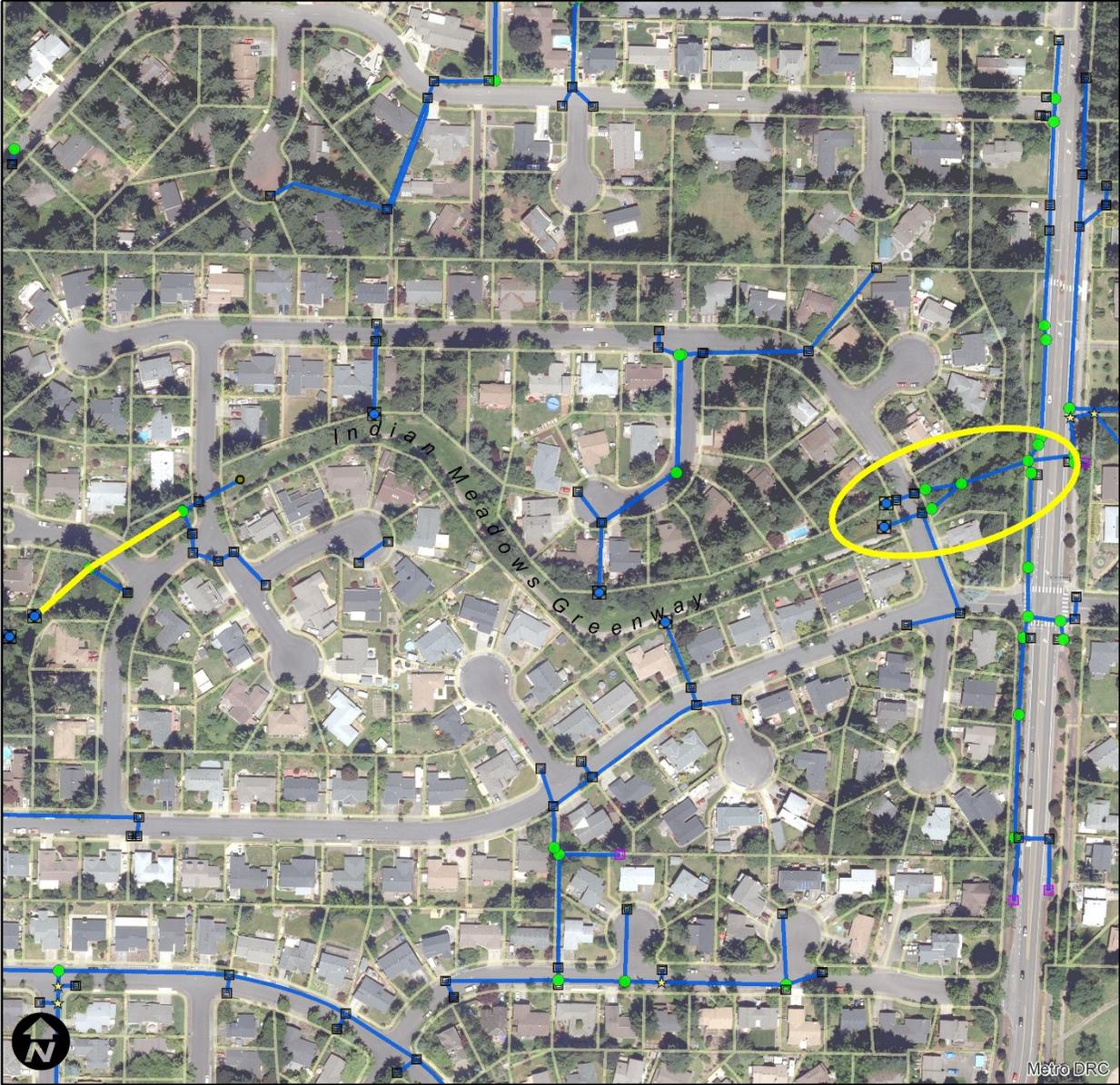
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Storm Drain Fund	FY 25/26	\$1,000,000
Storm SDC Fund	FY 25/26	\$500,000
	<b>CIP TOTAL:</b>	<b>\$1,500,000</b>

Siuslaw Stormwater Quality Retrofit & 99th/Coquille



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**Storm Pipe Replacement Placeholder**

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**DEPARTMENT:** Public Works

**CONCEPT SCHEDULE:** \_\_\_\_\_

**CATEGORY:** Utilities- Storm

**DESIGN SCHEDULE:** \_\_\_\_\_

**TOTAL COST:** \$ 500,000

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \$100,000 per year     No

**DESCRIPTION:**

As sewer lines age, they are prone to root intrusion, cracks in the pipe and separation at pipe joints. This can cause leaks, backups and overflows in the wastewater system, which are damaging to the environment and costly to repair. It also causes inflow and infiltration of groundwater and stormwater into sewer lines: this in turn causes a larger volume of liquid going to the treatment plant and leads to higher treatment costs.

Sewer lines in some areas of Tualatin are over 50 years of age, many constructed of concrete. While these pipes are still functioning and not at the point of complete replacement, rehabilitation work is needed to eliminate the defects noted above. This will ensure that the pipes are functioning as intended and will prolong the life of these assets.

The proposed rehabilitation method is the use of Cured in Place Fiberglass liners that coat the inside of the sewer line, sealing cracks and separated joints. The hard fiberglass liner is far less susceptible to root intrusion. This 'trenchless' method of repair is cost effective and can last for 50-years.

**PROJECT SCOPE:**

Based on review of CCTV sewer line camera footage, several neighborhood areas in Tualatin would benefit from sewer lining. Areas prioritized for lining are those built during the late 1960's and early 70's and have multiple areas of cracks, separation and root intrusion. Identified areas include neighborhoods off of Sagert Street and Boones Ferry Road.

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Storm Drain Fund	FY 25/26	\$100,000
Storm Drain Fund	FY 26/27	\$100,000
Storm Drain Fund	FY 27/28	\$100,000
Storm Drain Fund	FY 28/29	\$100,000
Storm Drain Fund	FY 29/30	\$100,000
	TOTAL:	\$500,000

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**Water Quality Facility Repair and Retrofit Program**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$1,500,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Stormwater

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$300,000 - \$500,000 per year     No

**DESCRIPTION:**

This program repairs and retrofits water quality facilities as described in the Stormwater Master Plan and as identified by inspections to meet the requirements of Clean Water Services in conjunction with federal permits they administer.

**PROJECT SCOPE:**

Repair and/or retrofit water quality facilities as needed and/or described in the Stormwater Master Plan. Listed facilities include 95<sup>th</sup> Ave. Water Quality Facility, Gertz Water Quality Facility, Hedges Creek Stream Repair, Highland Terrace Water Quality Facility, Lakeridge Terrace Water Quality Facility, Sweek Drive / Emery Zidell Pond B.

**HISTORY:**

Each of these projects has been identified as needed by the Stormwater Master Plan, regulatory agencies, or the City's regular inspection of stormwater facilities.

**FUNDING PARTNERSHIPS:**

Federal stormwater facility requirements administered by Clean Water Services require regular inspection of City stormwater facilities and require repair and/or retrofit as needed to maintain their intended function.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Storm Drain Fund	FY 25/26	\$300,000
Storm Drain Fund	FY 26/27	\$300,000
Storm Drain Fund	FY 27/28	\$500,000
Storm Drain Fund	FY 28/29	\$500,000
Storm Drain Fund	FY 29/30	\$500,000
	TOTAL:	\$2,100,000

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**95<sup>th</sup> Ave Water Quality Facility**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Storm  
**TOTAL COST:** \$250,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 25/26

**RANKING CRITERIA MET:**

Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Rehabilitate the existing public water quality facility located north of SW 95<sup>th</sup> Ave. This swale needs to be regraded and likely requires structural replacements. Rehabilitation work should include site survey, dredging or regrading of the bottom of the swale, potential replacement of existing infrastructure, and will require revegetating with natives to meet current CWS standards. The site does not adequately convey stormwater and has buried pipe structures.

**PROJECT SCOPE:**

The existing facility needs to be regraded and may require new storm control structures. An initial site survey will determine the extent required to regrade this site and will evaluate the structural integrity of the existing infrastructure. Certain trees within the pond may need to be removed, and reconstruction of any structures will be reviewed after survey findings and/or tree removal. This existing pipe systems may need to be cleaned and the site will need to be revegetated per current CWS standards.

**HISTORY:**

Originally constructed in 1999, this treatment swale collects stormwater from SW 95<sup>th</sup> Ave. Influent flow is collected via a 12" concrete storm pipe and discharges from the facility via a 12" concrete storm pipe which is conveyed to Hedges Creek. This public facility has not been properly maintained and is in need of significant regrading, structural repairs, potential for revegetation, and general maintenance efforts to bring it back into compliance.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

Storm Drain Fund

YEAR	AMOUNT
TBD	\$250,000
CIP TOTAL:	<hr/> \$250,000

# 95<sup>th</sup> Ave Water Quality Facility



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**Gertz Water Quality Facility**

---

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Storm  
**TOTAL COST:** \$100,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 25/26

**RANKING CRITERIA MET:**

Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Regrade the existing public water quality facility located at 17194 SW 108<sup>th</sup> Ave. This facility is lower in elevation than the adjacent properties but is short-circuiting the swale's intended flow path and is causing erosion and downstream flooding issues. Rehabilitation work would include site survey, regrade the bottom of the swale, and revegetate with natives as necessary.

**PROJECT SCOPE:**

A site survey and evaluation of existing infrastructure will help determine feasible steps for rehabilitation. Regrading and revegetating the swale per current Clean Water Services (CWS) standards will be required. There is potential for the installation of an impermeable liner and re-directing the current flow path.

**HISTORY:**

Originally constructed in 2003, this treatment swale collects stormwater from a small subdivision off 110<sup>th</sup> Ave near the SW Hazelbrook Rd intersection. Influent flow is collected via a 12" ductile iron storm pipe and is intended to flow through the facility and freely discharge via overland flow to the 100 year floodplain of the Tualatin River. The taxlot it is conveyed to is owned by a home owner's association (HOA) and there have been resident complaints regarding the discharge flow of this facility.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

Stormwater Fund

YEAR	AMOUNT
TBD	\$100,000
<b>CIP TOTAL:</b>	<b>\$100,000</b>

# Gertz Water Quality Facility



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**Hedges Creek Stream Repair**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Storm  
**TOTAL COST:** \$160,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 23-24

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Hedges Creek Stream improvements to address observed instream channel erosion and protect infrastructure.

**PROJECT SCOPE:**

This project includes an outfall extension, bioengineered slopes, streambed fill, vegetation restoration and construction of a retaining wall to address observed instream channel erosion and protect infrastructure.

**HISTORY:**

This location was identified as a project need in the supplemental Hedges Creek Stream Assessment.

**FUNDING PARTNERSHIPS:**

This section details the outside funding sources that could be available for this project and any involvement with outside agencies. If there are no special funding notes, state "N/A".

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Storm Drain Fund	TBD	\$160,000
	<b>CIP TOTAL:</b>	<u>\$160,000</u>

# Hedges Creek Stream Repair



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**Highland Terrace Water Quality Facility**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Storm  
**TOTAL COST:** \$300,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 24/25

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Rehabilitate a 1.26 acre existing public water quality facility located at 22680 SW Grahams Ferry Road, which is adjacent to Victoria Woods. Rehabilitation work will include tree removal, site survey, potential reconstruction of damaged structures, revegetation, and fence repair.

**PROJECT SCOPE:**

The existing facility needs significant tree and invasive vegetation removal, with potential for regrading and new storm control structures. An initial site survey will determine whether any regrading of the site is necessary and will evaluate the structural integrity of the existing infrastructure. Revegetation and any reconstruction needs will be finalized after a full site survey.

**HISTORY:**

Originally constructed in 2000, this facility collects stormwater from SW Grahams Ferry Rd via a flow control manhole with an 18" corrugated plastic pipe (CPP). This flow freely discharges using a constant velocity energy dissipater into Coffee Lake Creek and Wetland, which is concurrently utilized as a stormwater detention basin. From there, effluent flow is controlled using a detention pond control structure. Multiple subdivisions drain into this large facility. This public facility has not been properly maintained and is in need of significant tree and vegetative removal, structural repairs, and general maintenance efforts to bring it back into compliance.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

Stormwater Fund

YEAR	AMOUNT
TBD	\$300,000
<b>CIP TOTAL:</b>	<b>\$300,000</b>

# Highland Terrace Water Quality Facility



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**Lakeridge Terrace Water Quality Facility**

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**DEPARTMENT:** Public Works**CONCEPT SCHEDULE:** \_\_\_\_\_**CATEGORY:** Utilities- Storm**DESIGN SCHEDULE:** \_\_\_\_\_**TOTAL COST:** \$100,000**CONSTRUCTION SCHEDULE:**         FY 24/25        **RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Rehabilitation of an existing public water quality facility located at 22269 SW 110<sup>th</sup> Place. This facility is between multiple private residences, is significantly lower in elevation, and has accumulated considerable debris. Rehabilitation work would include site survey, tree and invasive vegetation removal, potential dredging, evaluation of existing infrastructure, and revegetation with natives.

**PROJECT SCOPE:**

A site survey and evaluation of existing infrastructure will help determine feasible steps for rehabilitation. Tree removal and revegetation per current standards will be required. There is a potential need to dredge the existing pond for sediment and debris removal.

**HISTORY:**

Originally constructed in 2001, this treatment pond collects stormwater from the Lakeridge Terrace subdivision via one 15" PVC storm pipe. This flow discharges from the facility into high-flow, low-flow ditch inlets and is conveyed in a 12" PVC storm pipe to the public storm sewer system before freely discharging into a wetland near the southeast City limits. This facility is inspected annually as part of the required maintenance and inspection schedule.

**FUNDING PARTNERSHIPS:**

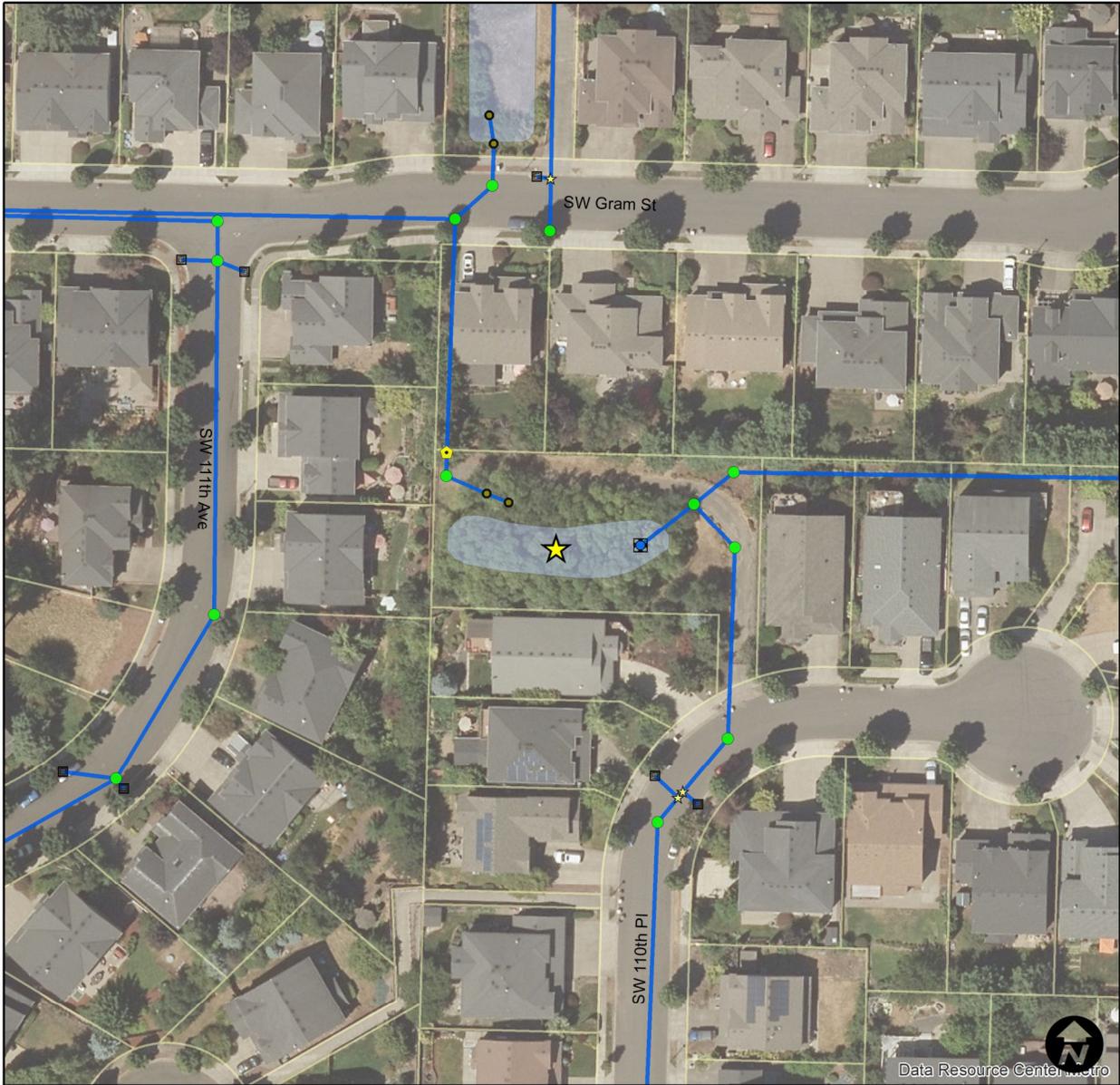
N/A

**FUNDING SOURCES FOR THIS PROJECT:**

Stormwater Fund

YEAR	AMOUNT
TBD	\$100,000
CIP TOTAL:	<u>        \$100,000        </u>

# Lakeridge Terrace Water Quality Facility



**Sweek Drive/Emery Zidell Pond B**

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Storm  
**TOTAL COST:** \$250,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 23/24

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Storm Master Plan (prelim.)

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The existing public water quality facility located on the south side of SW Sweek Drive (Sweek Drive/Emery Zidell Pond) is no longer functioning properly and needs tree removal, potential reconstruction of damaged structures, and revegetation to meet current CWS standards.

**PROJECT SCOPE:**

The existing facility needs significant tree and vegetation removal, with potential for regrading and new storm control structures. An initial site survey will determine whether any regrading of the site is necessary and will evaluate the structural integrity of the existing infrastructure. Certain trees within the pond may have damaged structures (i.e. ditch inlet at the NE corner and influent pipe in the NW corner), and reconstruction of these structures will be reviewed after survey findings and/or tree removal. This facility also needs to replace damaged fence and is missing a City of Tualatin sign.

**HISTORY:**

Originally constructed in 1995, this facility collects stormwater from SW Sweek Drive via a 15" corrugated plastic pipe (CPP) and discharges using a flow control ditch inlet, followed by 20 linear feet of 4" PVC, into the adjacent Sweek Pond. This public facility has not been properly maintained and is in need of significant tree removal, structural repairs, and general maintenance efforts to bring it back into compliance.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Stormwater Fund	TBD	\$250,000
	<b>CIP TOTAL:</b>	<u>\$250,000</u>

Sweek Drive/Emery Zidell Pond B



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**Water Quality Structure Replacement**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Storm  
**TOTAL COST:** \$Ongoing

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** N/A  
**CONSTRUCTION SCHEDULE:** Ongoing

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ Routine Maintenance     No

**DESCRIPTION:**

There are existing storm utility structures (Water Quality Manholes, Flow Control Manholes, etc.) that were not properly installed or constructed and these individual structures need unique replacement and/or rehabilitation efforts to bring them into compliance with the MS4 permit requirements. There are more than 40 individual manhole structures that have been identified to date that need some level of elevated interior repair or complete replacement.

**PROJECT SCOPE:**

The first phase of this project will involve hiring a licensed Contractor to replace and/or repair interior manhole components in roughly 25 manholes. These interior components are either missing completely or are in degraded-condition. There should not be any design work associated with this first phase.

The second phase will involve hiring an Engineering consultant to prepare Civil Drawings for the replacement of approximately 15 existing storm manholes, and to varying degrees. A Contractor will need to be hired once the Civil Drawings are ready to bid. These structural replacement efforts will require excavation and is intended to correct mistakes related to failing interior controls (pollution control, flow control, flow diversion, etc.). There also exists the potential to enhance Water Quality and/or Hydromodification of existing areas so these can meet current MS4 design standards.

**HISTORY:**

Our Engineering Inspectors have identified numerous stormwater utility structures that require maintenance, rehabilitation, and/or replacements that are beyond the scope of the internal City staff. Over the course of several months, the list of individual manholes and structures that require this maintenance attention has continued to increase. It is anticipated that more structures will likely be identified and City staff feel it is beneficial to have a funding mechanism in place to identify, repair, and/or replace these degraded structures in the future. It is the goal of our Engineering Division to have this work completed within a 3- to 5-year time span.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Storm Drain Fund	FY 25/26	\$300,000
Storm Drain Fund	FY 26/27	\$300,000
Storm Drain Fund	FY 27/28	\$300,000
Storm Drain Fund	FY 28/29	\$300,000
Storm Drain Fund	FY 29/30	\$300,000
	<b>CIP TOTAL:</b>	<b>\$1,500,000</b>

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**Stormwater Master Plan**

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**DEPARTMENT:** Community Development

**CONCEPT SCHEDULE:** \_\_\_\_\_

**CATEGORY:** Utilities- Storm

**DESIGN SCHEDULE:** FY 2028

**TOTAL COST:** \$100,000

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

An update to the Tualatin’s Stormwater Master Plan is needed to address recent Hydromodification criteria adopted into the Clean Water Services’ (CWS) Design & Construction Standards in November 2019. This proposed Stormwater Master Plan update will also address the recent issuance of the Federal Emergency Management Agency’s (FEMA) Biological Opinion (BiOp) for the Oregon National Flood Insurance Program (NFIP), which impacts flood storage and stormwater management systems adjacent to floodplain areas.

**PROJECT SCOPE:**

The City will hire a consultant team to identify and investigate known capacity and maintenance-related problem areas and water quality project opportunity areas, develop hydrologic and hydraulic models to evaluate system capacity for targeted problem areas or systems, evaluate stream channel conditions with respect to erosion and development impacts, assess current maintenance obligations and stormwater program needs to support identified problem areas, develop an integrated stormwater system capital improvement program, including project and program recommendations and costs, evaluate stormwater utility rates and stormwater development charges (SDC) to implement priority project and program recommendations, and develop a Master Plan document that is useful and easy to read, reference, and update

**HISTORY:**

The City recently completed the adopted of a Stormwater Master Plan in 2024, however the original efforts of this plan were initiated in 2016 and intended to provide a guidance of stormwater projects and program priorities over a 10-year planning period. With the recent updates and adoptions of CWS and FEMA standards, and the 10-year planning period coming near an end, the City is preparing for another update to the Stormwater Master Plan.

**FUNDING PARTNERSHIPS:**

“N/A”

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Storm Drain Fund	FY 27/28	\$100,000
	<b>TOTAL:</b>	<u>\$100,000</u>

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**Community Park and Pohl Center Water Quality Facilities**

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<b>DEPARTMENT:</b>	Community Development	<b>CONCEPT SCHEDULE:</b>	FY 27/28
<b>CATEGORY:</b>	Utilities- Storm	<b>DESIGN SCHEDULE:</b>	FY 28/29
<b>TOTAL COST:</b>	\$1,000,000	<b>CONSTRUCTION SCHEDULE:</b>	FY 29/30

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes WQF Maintenance     No

**DESCRIPTION:**

The project will provide additional water quality treatment for the contributing drainage areas to address water quality retrofit objectives referenced in Clean Water Services' (CWS) National Pollutant Discharge Elimination System (NPDES) permit. There may also be an opportunity to provide hydromodification and/or water quantity controls.

Due to the proximity of the four proposed water quality facility (WQF) locations, this project will be evaluated in combination with, and/or with consideration for, the adjacent Tualatin Community Park Expansion project and the Core Opportunity and Reinvestment Area (CORA).

**PROJECT SCOPE:**

The proposed project includes regrading four (4) existing landscape islands to install water quality facility for water quality treatment. The existing landscape islands are currently covered with bark chips and not substantially planted with vegetation. Specific activities include excavation and regrading with amended soil, installation of check dams, installation of curb cuts and inlet structures, installing outflow pipes and structures, planting with native vegetation, and minor repaving of parking stalls near the facilities

This WQF project scope is subject to change as the larger redevelopment and priority projects progress through their preliminary scoping and design phases.

**HISTORY:**

This project was identified during a water quality retrofit evaluation as a potential site to provide treatment for the parking areas associated with the Juanita Pohl Center and Tualatin Community Park. The parking areas are City-owned and both have large contributing impervious drainage areas that are currently untreated, discharging directly into Hedges Creek.

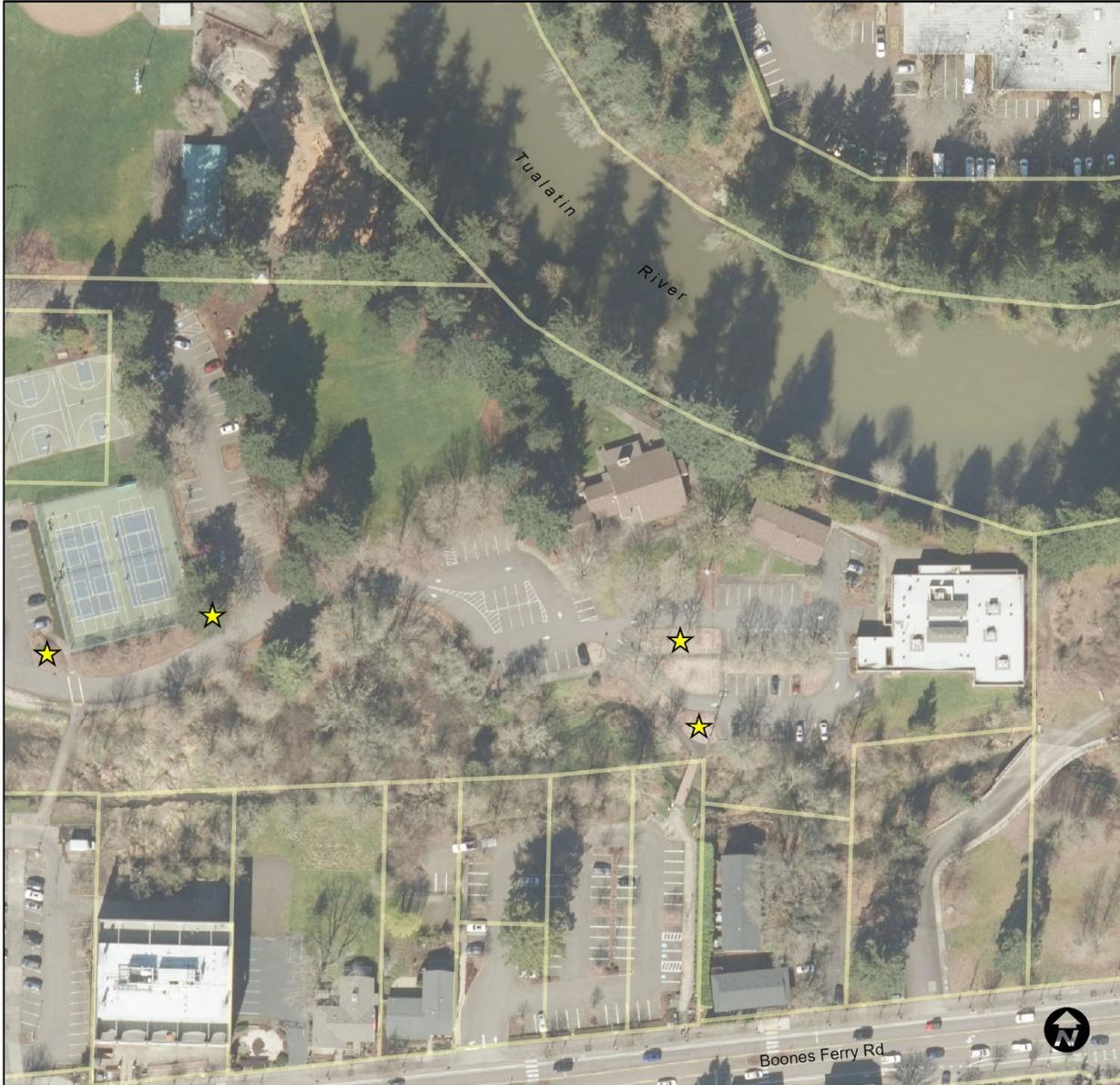
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Storm Drain Fund	FY 28/29	\$500,000
Storm Drain Fund	FY 29/30	\$500,000
	<b>CIP TOTAL:</b>	<u>\$1,000,000</u>

Community Park and Pohl Center Water Quality Facilities



## UTILITIES- WATER

Tualatin’s water supply comes from the Bull Run Watershed and the Columbia Southshore Wellfield systems which are unfiltered systems. The City purchases the water from the City of Portland and distributes it to Tualatin residents.

The City’s distribution system contains 111 miles of water lines ranging from four to 36 inches in diameter, five reservoirs, three pump stations, and over 6,600 water connections.

### FUNDING SOURCES

Fees collected in the Water Operating Enterprise Fund, provide funding for, and are restricted to, maintenance and capital construction of the water distribution and collection system.

Developers are required to pay a Water System Development Charge to cover the costs associated with extending service to new and expanding developments. These funds can be used to construct capital improvements thus increasing the capacity of the system.

### ISSUES FACING UTILITIES

Aging parts of infrastructure—while Tualatin’s distribution system is relatively young, regular replacement and upgrades are needed to prevent disruption of services.

Regulatory requirements— as new or more stringent regulatory requirements are put into place, changes to the distribution and collection systems are necessary to stay in compliance.

Expansion to serve new development— new development requires new infrastructure be constructed to meet the increasing demands.

<b>Water</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>	<b>FY 28/29</b>	<b>FY 29/30</b>
A-1 Reservoir Upgrades (#613)	100,000	1,500,000	2,000,000	-	-
ASR Well Rehabilitation (#613)	300,000	-	300,000	-	-
B Level Reservoir at ASR (#601)	4,500,000	5,000,000	-	-	-
C Level Pump Station (B to C Pump Station - #603)	1,000,000	500,000	-	-	-
C Level Pump Station Generator (#607)	100,000	-	-	-	-
Emergency Supply Improvements Placeholder (#604)	1,000,000	1,000,000	-	-	-
Tualatin City Services (TCS) Micro Hydro Turbine	251,711	668,485	-	-	-
SCADA System Improvements (#611)	200,000	-	-	-	-
Miscellaneous Physical Site & Cyber Security Upgrades (#610)	225,000	250,000	250,000	-	-
Blake Street – Railroad to 115 <sup>th</sup> (#401)	-	250,000	1,000,000	-	-
Seismic Upgrades at Reservoirs (#605)	-	225,000	225,000	-	-
Basalt Creek Pipeline from Boones to Grahams	-	1,250,000	1,250,000	500,000	-
Leveton (A Level - #405)	-	-	549,000	-	-
Upgrade Martinazzi Pump Station (#606)	-	-	-	2,750,000	2,750,000
Iowa St - C Level (#406)	-	-	-	1,000,000	-
C Level Transmission Upsizing - SW 82nd Ave to C Level Reservoirs	-	-	-	2,000,000	800,000
90th Ave (A Level) (#404)	-	-	-	100,000	200,000
A-2 Reservoir upgrades (#614)	-	-	-	-	100,000
Manhasset Dr (A Level) (#402)	-	-	-	-	250,000
<b>Water Total</b>	<b>7,525,000</b>	<b>9,975,000</b>	<b>5,574,000</b>	<b>6,350,000</b>	<b>4,500,000</b>

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**A-1 Reservoir Upgrades**

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Water  
**TOTAL COST:** \$3,600,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: Water Master Plan #613

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Seismic valving upgrades and interior coating rehab along with replacement of the sites fence with new 6ft, 2-inch mesh, and chain link with 3-strand barb anti-climb feature.

**PROJECT SCOPE:**

Complete a seismic analysis before coating. Remove and replace interior and exterior coatings and apply new coating. Surface preparation will include full removal of existing interior and exterior coatings with abrasive blast methods. Upgrade to seismic valving including an appropriate sized vault for the altitude valve.

**HISTORY:**

The tank is 90 feet in diameter and 50 feet tall and was constructed in 1971. The exterior coating of the A1 Reservoir has approached the recommended limit for adding more coatings, and has a lead-based primer coating that will require full containment. The interior coating appears to be the original coal tar coating applied when the reservoir was installed and must be removed and a new coating applied. Consistent with the Oregon Resilience Plan adding seismic valving improves the reliability performance of the tank following a seismic event.

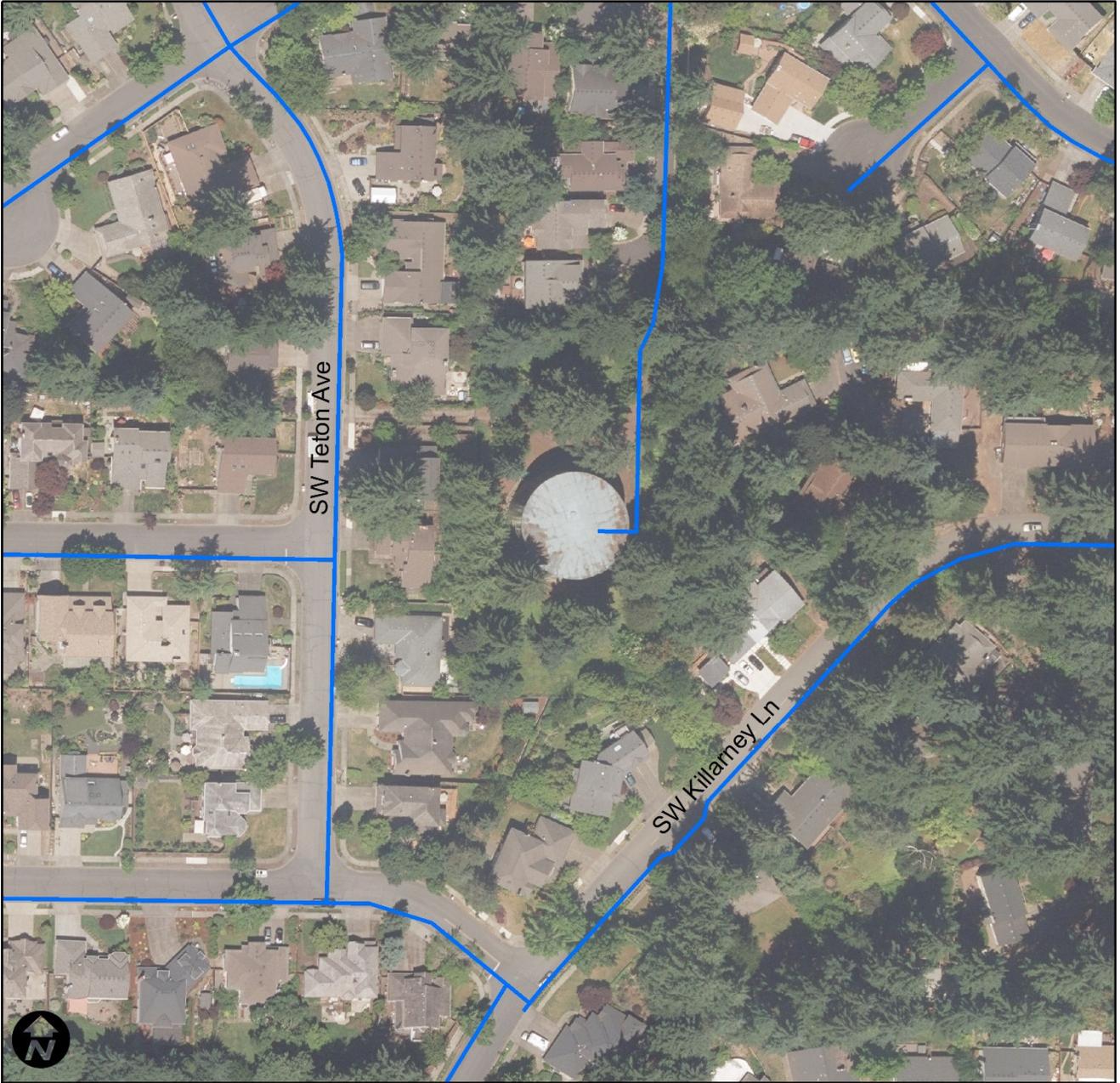
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 25/26	\$82,000
Water SDC Fund	FY 25/26	\$18,000
Water Fund	FY 26/27	\$1,230,000
Water SDC Fund	FY 26/27	\$270,000
Water Fund	FY 27/28	\$1,640,000
Water SDC Fund	FY 27/28	\$360,000
	<b>CIP TOTAL:</b>	<b>\$3,600,000</b>

A-1 Reservoir Upgrades



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**ASR Well Rehabilitation**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Water  
**TOTAL COST:** \$600,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #612

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

The process for rehabilitation includes removal of the pump, inspection, cleaning and treatment of the well, then reinstallation of the pump. The project includes the potential for replacement of the down-hole control valve, an essential fluid-actuated valve, if needed.

**PROJECT SCOPE:**

Inspect, clean and treat the ASR well. Replace down-hole control valve if necessary.

**HISTORY:**

The ASR well was put into service in 2009. The ASR well rehabilitation was originally recommended for a 5-year cycle to maintain/improve performance and reduce biofouling. The ASR was last rehabilitated in 2010. The down-hole valve replacement has been on GSI's radar for 5 – 7 years as a recommended action.

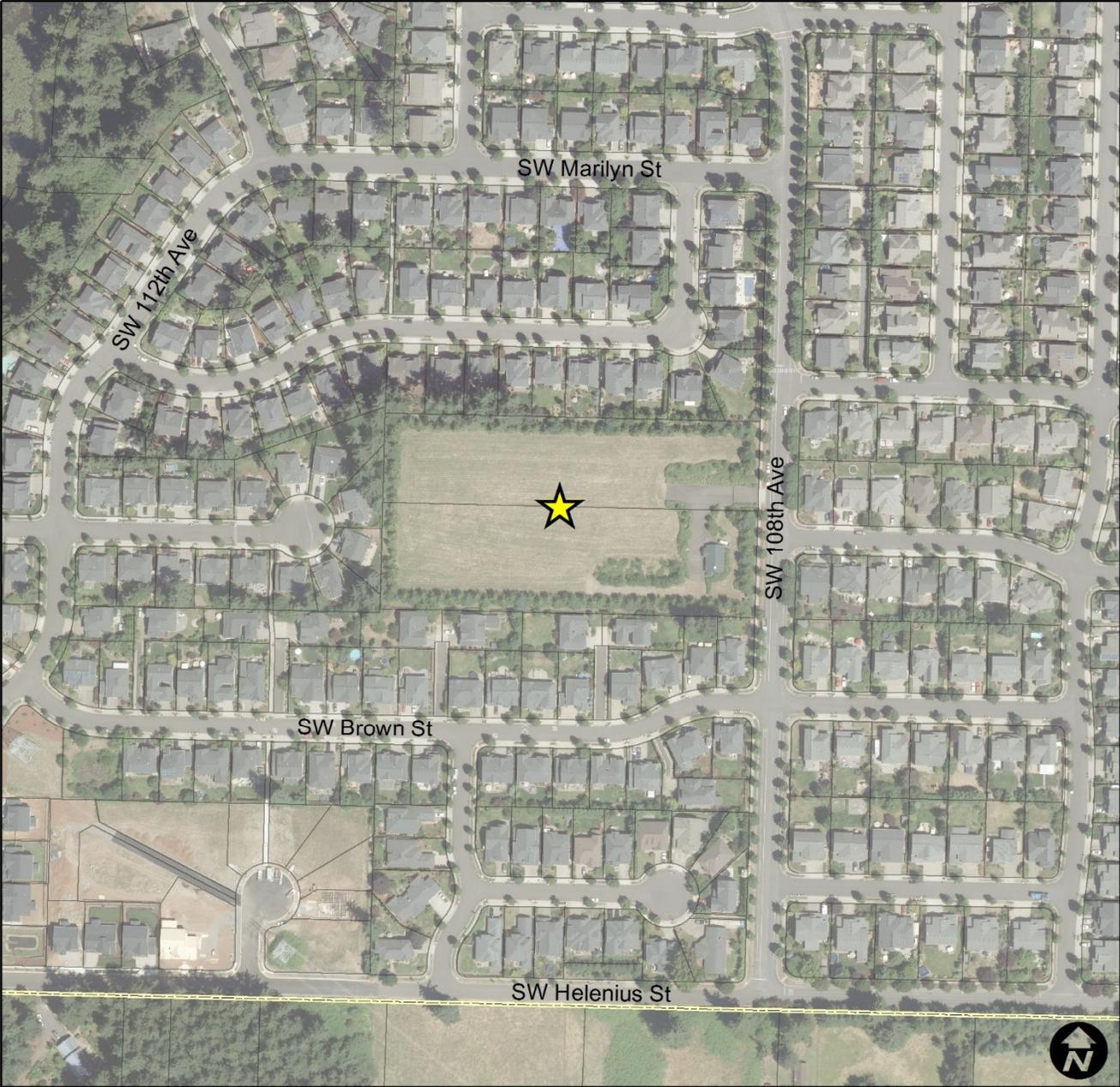
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 25/26	\$246,000
Water SDC Fund	FY 25/26	\$54,000
Water Fund	FY 27/28	\$246,000
Water SDC Fund	FY 27/28	\$54,000
	<b>CIP TOTAL:</b>	<u>\$600,000</u>

ASR Well Rehabilitation



**B Level Reservoir at ASR**

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Water  
**TOTAL COST:** \$9,500,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal
- Regulatory Requirement
- Health & Safety
- Service Delivery Need
- Master Plan: Water Master Plan #601

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

ASRs hold up well in seismic events, allowing for water to be transferred from the ASR well to the reservoir. This is beneficial because the reservoir could be used as a distribution point in case of emergency. The site also addresses existing and future storage deficiencies in both the A and B levels. This also allows for a future pump station at the site to improve supply reliability to the C level.

**PROJECT SCOPE:**

Construct an additional 2.5-MG Reservoir at the ASR site to address short-term storage deficits, add storage on the west side of the system, and allow for storage of water from the ASR during an emergency.

**HISTORY:**

The ASR site was purchased as a future reservoir site and became a convenient ASR location.

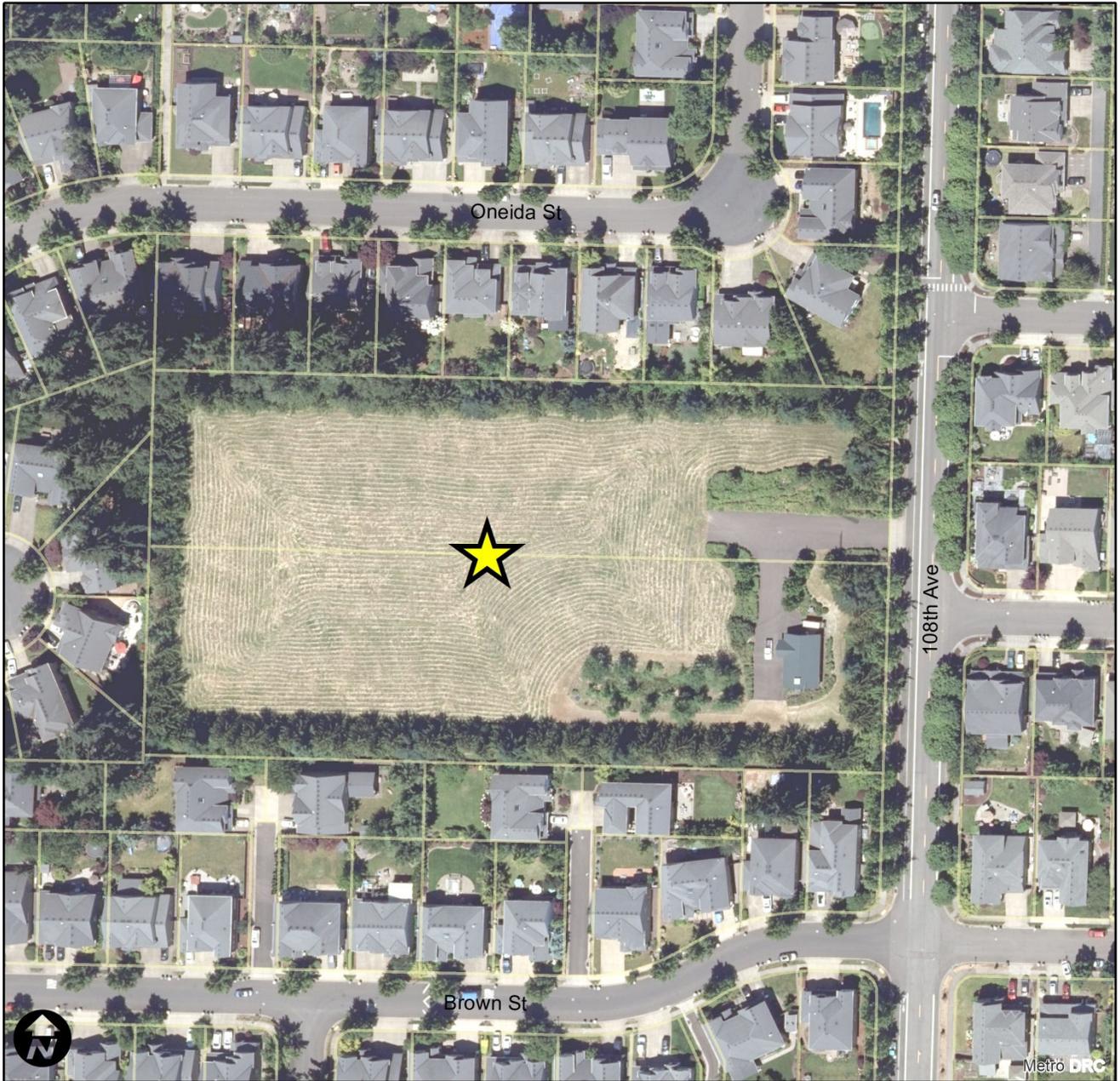
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 2025/26	\$1,260,000
Water SDC Fund	FY 2025/26	\$3,240,000
Water Fund	FY 2026/27	\$1,400,000
Water SDC Fund	FY 2026/27	\$3,600,000
	CIP TOTAL:	\$9,500,000

B Level Reservoir at ASR



**B to C Level Pump Station at ASR Site**

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Water  
**TOTAL COST:** \$2,000,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #603

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

A new pump station at the ASR site, concurrent or after the construction of a new reservoir (601), to serve the C level, primarily to improve service to the developing western side of the C level.

**PROJECT SCOPE:**

Construct a second C-Level Pump Station to be located at the ASR site, once a new B-Level reservoir is constructed at the site. This new pump station will provide resilience and flexibility for supplying the C-Level, for both typical operations and fire flow requirements. Further planning and design is needed to determine pump specifications.

**HISTORY:**

N/A

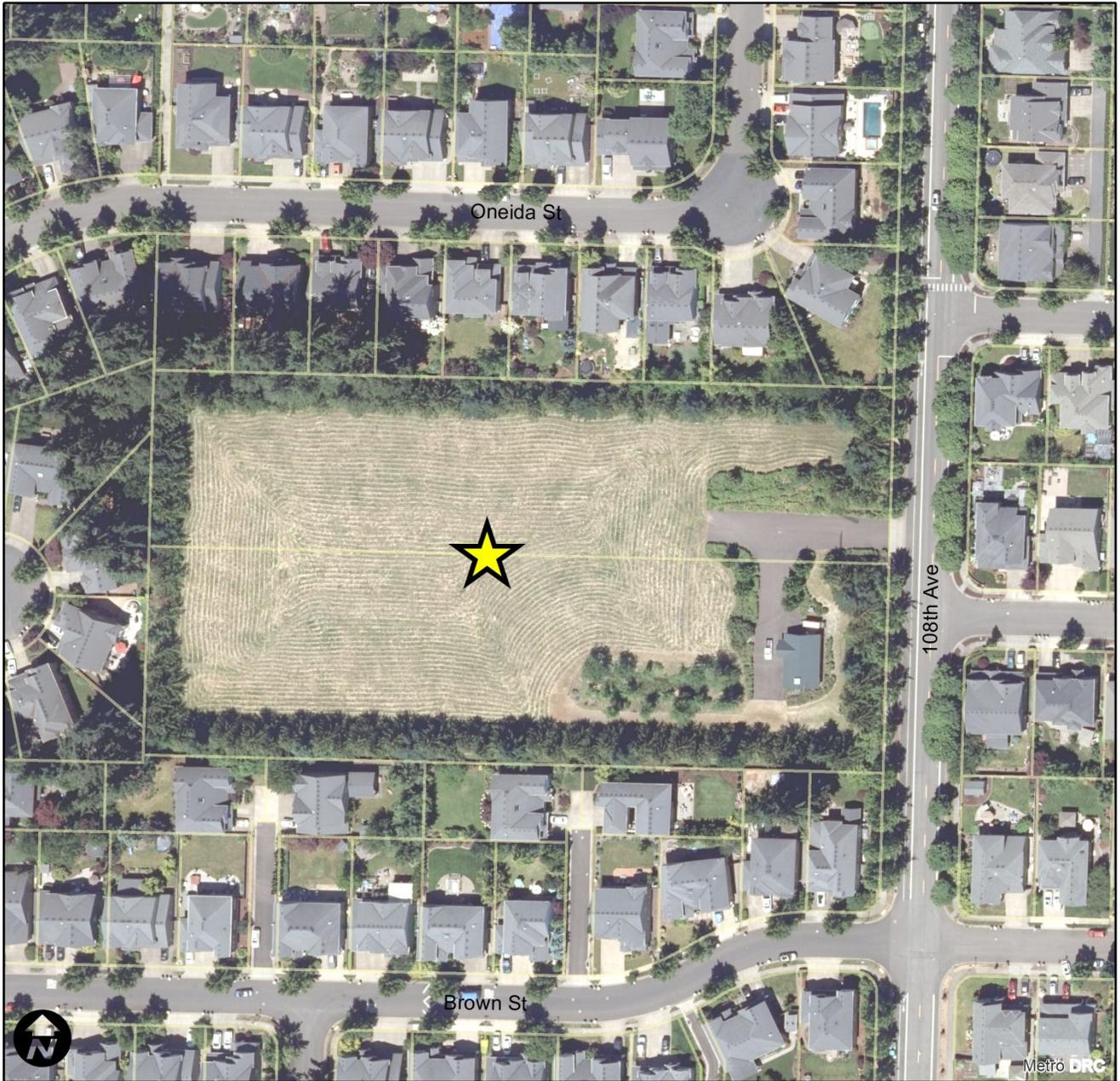
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 25/26	\$820,000
Water SDC Fund	FY 25/26	\$180,000
Water Fund	FY 26/27	\$410,000
Water SDC Fund	FY 26/27	\$90,000
	<b>CIP TOTAL:</b>	<b>\$1,500,000</b>

B to C Level Pump Station at ASR Site



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**C Level Pump Station Generator**

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**DEPARTMENT:** Administration  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$200,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #607

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

C Level Pump Station, On Site Power Generation, including an automatic transfer switch (ATS) for automated generator operations.

**PROJECT SCOPE:**

On-site permanent power generation (either trailer or permanent) at the C Level Pump Station to increase resiliency in B to C Level pumping. Include an automatic transfer switch (ATS) for automated generator operations.

**HISTORY:**

To align with the City's resiliency goals.

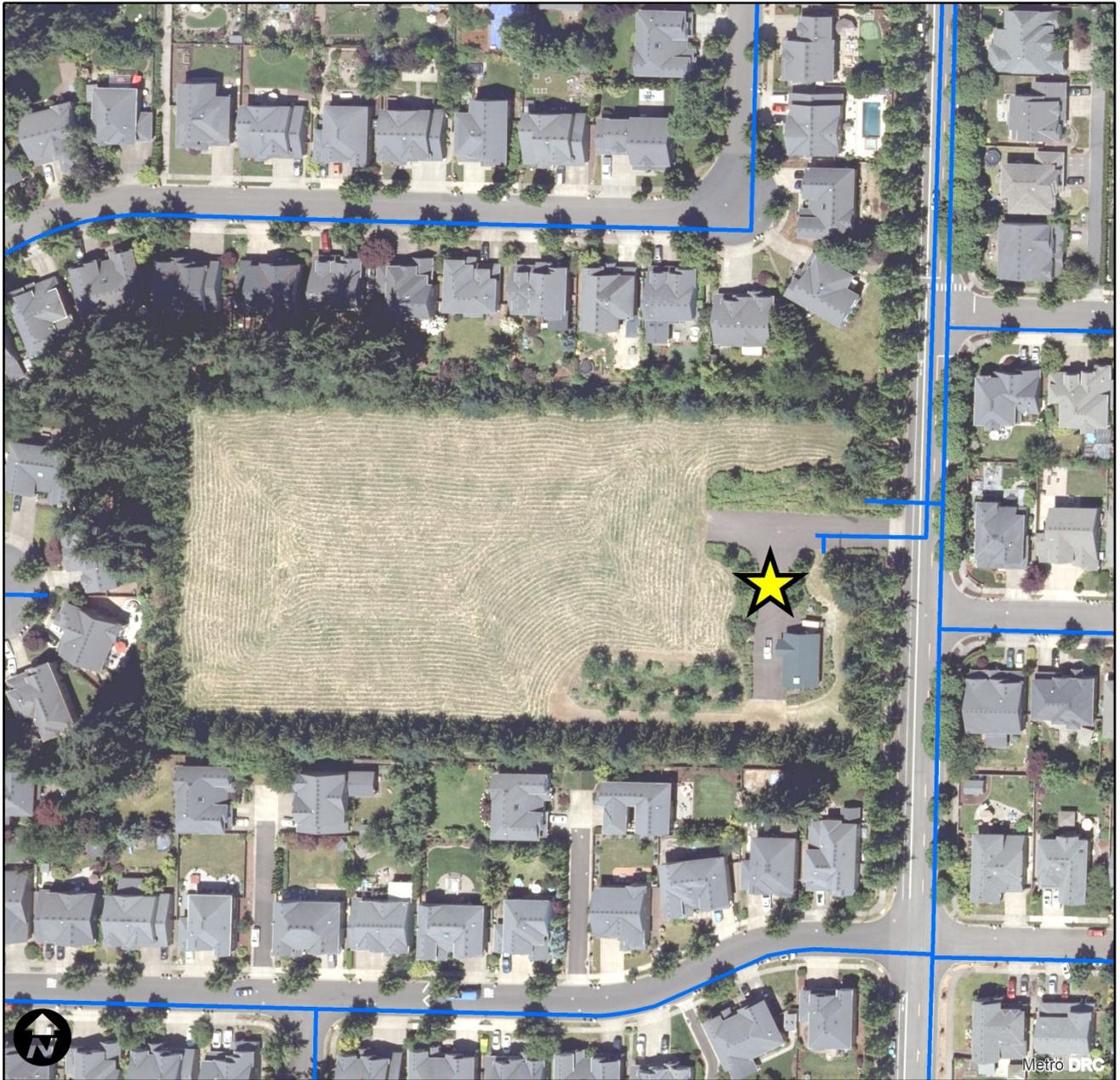
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 2024/25	\$56,000
Water SDC Fund	FY 2024/25	\$144,000
	<b>CIP TOTAL:</b>	<u>\$200,000</u>

C Level Pump Station Generator



**Emergency Supply Improvements Placeholder**

<b>DEPARTMENT:</b>	Public Works	<b>CONCEPT SCHEDULE:</b>	FY 26/27
<b>CATEGORY:</b>	Facilities & Equipment	<b>DESIGN SCHEDULE:</b>	_____
<b>TOTAL COST:</b>	\$2,000,000	<b>CONSTRUCTION SCHEDULE:</b>	_____

<b>RANKING CRITERIA MET:</b>	<b>PROJECT TYPE:</b>	<b>NEW ONGOING COSTS?</b>
<input type="checkbox"/> Council Goal <input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	<input checked="" type="checkbox"/> Yes \$ _____ <input type="checkbox"/> No
<input checked="" type="checkbox"/> Health & Safety <input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> Replacement	
<input checked="" type="checkbox"/> Master Plan: <u>Water Master Plan #604</u>	<input type="checkbox"/> New/Expansion	

**DESCRIPTION:**

Portland Water Bureau (PWB) remains the most reliable source of long-term supply for the City and a three prong strategy is recommended to ensure the continued reliability of the City’s water supply including:

- Invest in a New Backup Supply
- Continue to Support Reliability of the PWB System
- Increase Reliability of Local Interties

**PROJECT SCOPE:**

Continue to update and refine the strategies as work continues, as well as update the CIP estimates as more information and detail are established for the City’s long-term supply needs.

**HISTORY:**

The Washington County Supply Line (WCSL), will need investment in the form of rehabilitation and eventual replacement. The City should plan for continued investment in the WCSL and an additional study when replacement is deemed necessary. As partners of the WCSL change their use of the supply main, this investment may change as well. A recent investigation by PWB evaluated potential changes in water quality as a result of increased water age as the WCSL’s largest user, TVWD, discontinues use of the transmission main for wholesale supply in 2026. While the study indicated that increased water age should be offset by water quality improvements associated with the implementation of filtration of the Bull Run supply, the City should prepare for potential increases in disinfection byproduct formation and lower disinfectant residuals when these changes occur in 202

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 25/26	\$820,000
Water SDC Fund	FY 25/26	\$180,000
Water Fund	FY 26/27	\$820,000
Water SDC Fund	FY 26/27	\$180,000
	<b>TOTAL:</b>	<u>\$2,000,000</u>

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**Tualatin City Services (TCS) Micro Hydro Turbine**

**DEPARTMENT:** Public Works

**CONCEPT SCHEDULE:** FY 23/24

**CATEGORY:** Facilities & Equipment

**DESIGN SCHEDULE:** FY 24/25

**TOTAL COST:** \$920,295

**CONSTRUCTION SCHEDULE:** FY 25/26

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: \_\_\_\_\_

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$3,000     No

**NEW ONGOING COSTS?**

**DESCRIPTION:**

Installation of an InPipe 56kW micro hydro turbine at an existing pressure reducing valve (PRV) at the Tualatin City Services (TCS) site. This micro hydro turbine will replace the existing PRV, capturing energy while reducing pressure in the water system to power the TSC site. The turbine is expected to generate 278,000 kWh of power; enough to power the TCS site and generate about 100,000 kWh of excess power. The excess power will be used as vehicle and facility electrification continues.

Note: Initial funding for this project will be budgeted in the Water Operating Fund and expenses will be reimbursed through funding partnerships. The total cost for the City will be approximately \$65,000 (funding partnerships outlined below).

**1. PROJECT SCOPE:**

- Hire design firm(s) to scope project, design installation, conduct micro grid feasibility analysis, and manage installation
- Hire contractor to install micro turbine in alignment with microgrid feasibility analysis recommendation
- Procure InPipe HydroXS-M8-56kW-H turbine and associated equipment
- Coordinate net metering and installation with Portland General Electric (PGE)
- Install micro hydro turbine

**HISTORY:**

The City was approached in 2023 by InPipe Energy Inc. about the feasibility of deploying micro hydro turbines in the City’s water distribution system. Staff worked with InPipe to conduct a system analysis to determine feasibility and select potential locations. It was determined that the TCS site was the most viable considering the water distribution system conditions, energy generation potential, and energy used at the site. The City signed a contract with InPipe Energy in 2024 to design and install a micro hydro turbine at the TCS site.

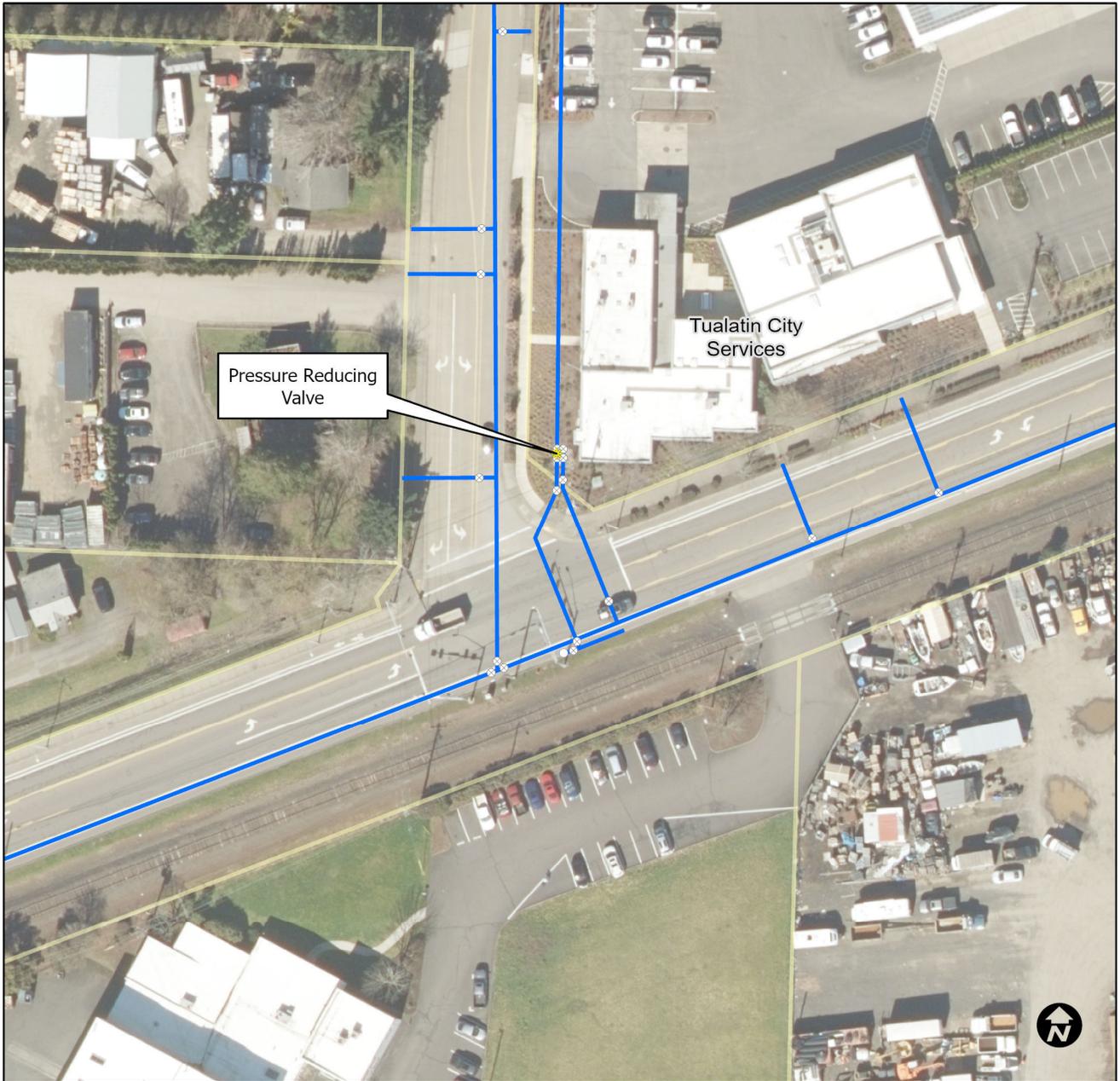
**FUNDING PARTNERSHIPS:**

- Energy Efficiency Community Development Block Grant (EECDBG): \$115,000
- Energy Trust of Oregon design/ construction incentives: \$211,375
- Portland General Electric Renewable Development Fund: \$250,000
- Inflation Reduction Act Clean Energy Opportunity Direct Pay: \$276,088.50

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 25/26	\$251,710.60
Water Fund	FY 26/27	\$668,584.40
	<b>TOTAL:</b>	<b>\$920,295.00</b>

# Tualatin City Services (TCS) Micro Hydro Turbine



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**SCADA System Improvements**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Water  
**TOTAL COST:** \$2,225,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #611

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
 Upgrade the Supervisory Control and Data Acquisition (SCADA) system that staff use to monitor the City’s water system.

**PROJECT SCOPE:**  
 Upgrade SCADA system to better manage water system during peak demands and increase security and resiliency. This project includes redesigning and upgrading SCADA software as well as field equipment such as electrical panels and communications equipment. The project is currently in progress.

**HISTORY:**  
 The original SCADA system has reached end of life, and no longer allows staff to operate the water system efficiently. Attaining replacement equipment has become challenging.

**FUNDING PARTNERSHIPS:**  
 N/A

<b>FUNDING SOURCES FOR THIS PROJECT:</b>	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 2024/25	\$1,722,000
Water SDC Fund	FY 2024/25	\$378,000
	<b>CIP TOTAL:</b>	<b>\$2,100,000</b>

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**Miscellaneous Physical Site & Cyber Security Upgrades**

**DEPARTMENT:** Public Works

**CONCEPT SCHEDULE:** \_\_\_\_\_

**CATEGORY:** Facilities & Equipment

**DESIGN SCHEDULE:** \_\_\_\_\_

**TOTAL COST:** \$475,000

**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: Water Master Plan #610

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_
- No

**DESCRIPTION:**

Miscellaneous physical site and cyber security upgrades as identified in the City's Emergency Response Plan including installation of new pad locks, electronic access gate controls, alarm switches, cameras, signage, anti-ram bollards, and natural surveillance as describes in the AWIA report.

**PROJECT SCOPE:**

Same as above

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 25/26	\$184,500
Water SDC Fund	FY 25/26	\$40,500
Water Fund	FY 26/27	\$205,000
Water SDC Fund	FY 26/27	\$45,000
	<b>TOTAL:</b>	\$475,000

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**Blake Street – Railroad to 115<sup>th</sup>**

**DEPARTMENT:** Public Works  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$1,250,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** FY 26/27  
**CONSTRUCTION SCHEDULE:** FY 27/28

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #401

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
 Install new water main to loop system resulting in better system operation and water quality.

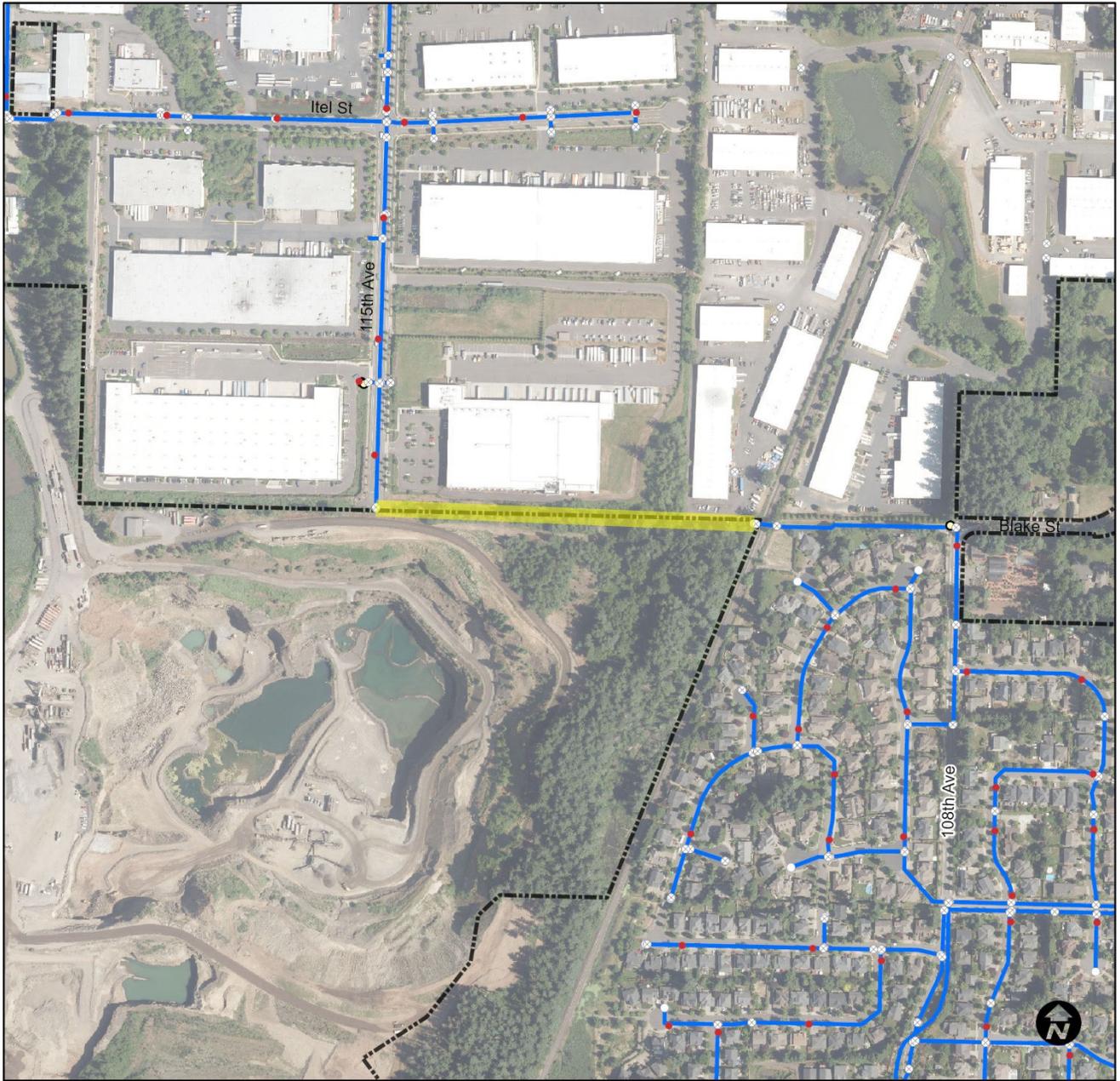
**PROJECT SCOPE:**  
 12" line currently extends from Blake street and dead ends west of railroad. Businesses on 115th are currently served by only 1 line. Connecting the line at the end of 115th with the dead end line west of the railroad will provide redundancy (backup source), and looping will improve some water quality issues experience in this area. Connection would go cross-country approximately 1500 feet.

**HISTORY:**  
 N/A

**FUNDING PARTNERSHIPS:**  
 N/A

<b>FUNDING SOURCES FOR THIS PROJECT:</b>	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 26/27	\$205,000
Water SDC Fund	FY 26/27	\$45,000
Water Fund	FY 27/28	\$820,000
Water SDC Fund	FY 27/28	\$180,000
	<b>CIP TOTAL:</b>	\$1,250,000

Blake Street – Railroad to 115th



**Seismic Valve Upgrades at B-2, C-1, and C-2 Level Reservoirs**

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Water  
**TOTAL COST:** \$450,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #605

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Seismic valve upgrades at C Level Reservoirs. These valves will automatically shut prior to an earthquake; ensuring water is kept in the reservoirs rather than drained out and leaked through broken pipes in the distribution system. Retaining water in the reservoirs will allow the City the ability to distribute water to residents after an event. More work is needed to determine the exact means of distributing the water directly from the reservoir tanks but the seismic valves are a critical first step to water retention and resiliency.

**PROJECT SCOPE:**

Install seismic valving at both C-Level reservoirs to ensure they can maintain water in the storage tanks after a seismic event. Project includes the installation of valving and connection to Shake Alert early earthquake detection system, which communicates the detection of an earthquake through the SCADA system, which in turn activates the valves to shut.

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 2025/26	\$184,500
Water SDC Fund	FY 2025/26	\$40,500
Water Fund	FY 2026/27	\$184,500
Water SDC Fund	FY 2026/27	\$40,500
	<b>CIP TOTAL:</b>	<b>\$450,000</b>

Seismic Upgrades at C Level Reservoirs



**Basalt Creek Pipeline (Boones to Grahams)**

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Water  
**TOTAL COST:** \$2,555,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #503A

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

New 12” seismically restrained water main at the C level, along the Basalt Creek Pkwy extension and bridge between SW Grahams Ferry Rd. and Boones Ferry Rd. In addition to Basalt Creek, this line provides additional hydraulic capacity from the east to west side of the C level, which serves the south end of town as well as the proposed Basalt Creek development area.

**PROJECT SCOPE:**

Install 12”, new seismically restrained water main along the Basalt Creek Pkwy extension and bridge between SW Grahams Ferry Rd. and Boones Ferry Rd. in Coordination with Washington County, who's constructing the road and bridge. Further buildout of this main will occur with the remainder of the road project (Project 503).

**HISTORY:**

In response to Basalt Creek urbanization, there is a need for backbone transmission to serve the Basalt Creek service area in C level.

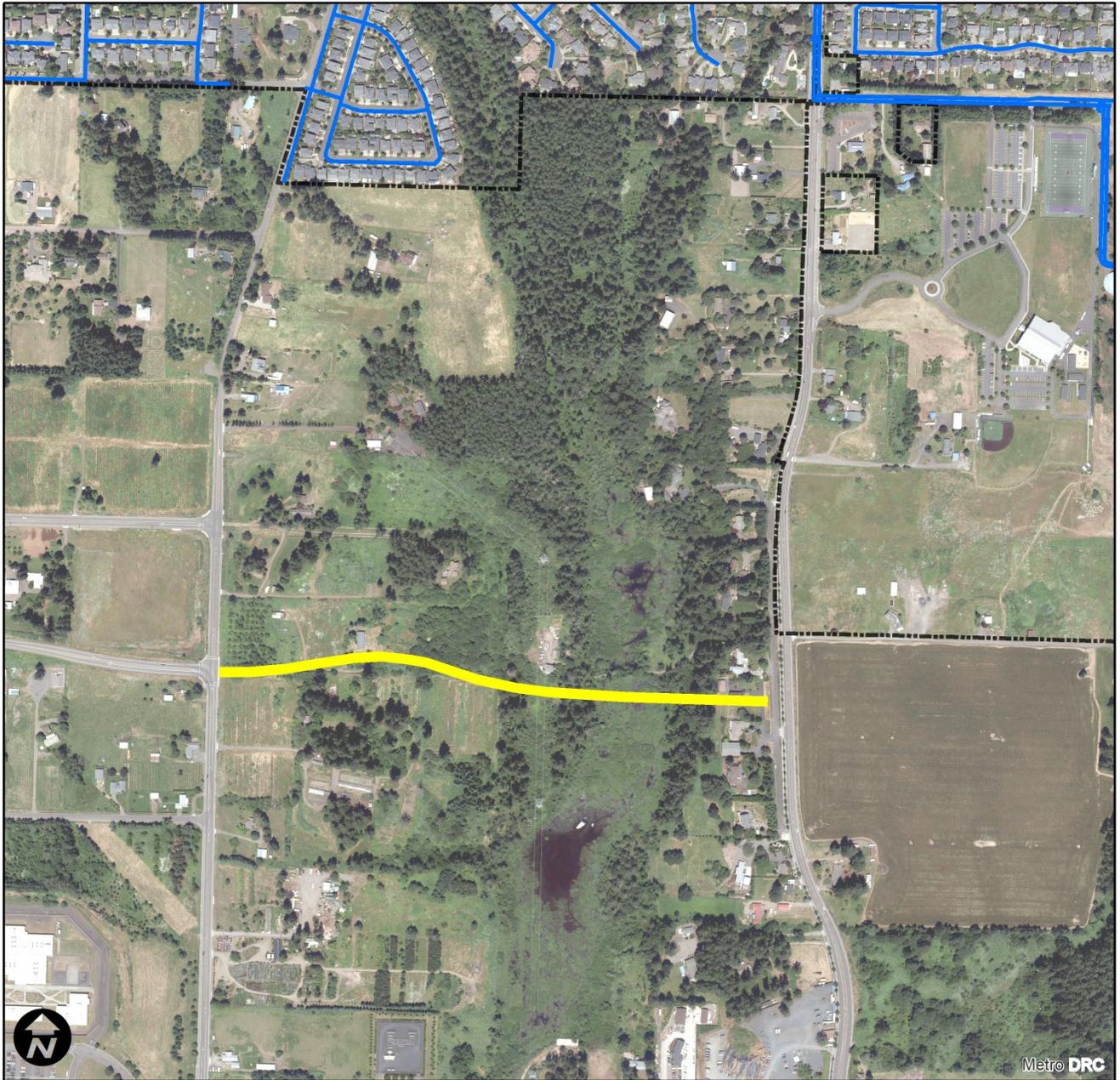
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 2024/25	\$45,100
Water SDC Fund	FY 2024/25	\$9,900
Water Fund	FY 2025/26	\$1,025,000
Water SDC Fund	FY 2025/26	\$225,000
Water Fund	FY 2026/27	\$1,025,000
Water SDC Fund	FY 2026/27	\$225,000
	<b>CIP TOTAL:</b>	<b>\$2,555,000</b>

Basalt Creek Pipeline (Boones to Grahams)



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**Leveton (A Level)**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Water  
**TOTAL COST:** \$549,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** \_\_\_\_\_

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

This project consists of the partial completion 650 ft. of a 12-inch diameter water distribution loop to improve capacity to address existing fire flow deficiencies in the area. The project is located near the Leveton Pressure Reducing Valve (PRV) vault on Leveton Drive.

**PROJECT SCOPE:**

Install new water main connecting mains on Tualatin Rd. and Leveton Ave to loop system resulting in better system operation and water quality.

**HISTORY:**

This project is identified in the 2013 Water Master Plan and remained as a project to complete in the 2023 Master Plan.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 2027/28	\$450,180
Water SDC Fund	FY 2027/28	\$98,820
	<b>CIP TOTAL:</b>	<u>\$549,000</u>

Levelton (A Level)



**Upgrade Martinazzi Pump Station**

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Water  
**TOTAL COST:** \$2,750,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** \_\_\_\_\_  
**CONSTRUCTION SCHEDULE:** FY 28/29

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #606

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

An upgrade of the Martinazzi Pump Station will likely require a complete replacement, as the existing underground station is past its usable lifespan, not seismically up to code, and extensive structural upgrades would be required in addition to pump upsizing. A new pump station would ideally include a modern pump station structure with adequate access, operations and maintenance, and safety features, likely necessitating land acquisition for this alternative.

**PROJECT SCOPE:**

A new Martinazzi pump station is required. The pump station plays a critical role as a backup for our system. If the Boones Ferry PRV is out of service, the pump station is the only other way that water can be pushed to Norwood Reservoir to feed B and C levels.

**HISTORY:**

The existing Martinazzi Pump Station is in poor condition, has reached the end of its usable life, and is not exercised sufficiently for reliable operation. The Martinazzi Pump Station pumps from Zone A to Zone B, but has not been in normal operation for over 20 years. Annual tests have verified the pump station is still operating, but it has limited reliability.

**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 28/29	\$2,255,000
Water SDC Fund	FY 28/29	\$495,000
	<b>CIP TOTAL:</b>	<u>\$2,750,000</u>

# Upgrade Martinazzi Pump Station



**Iowa St – C Level**

<b>DEPARTMENT:</b>	Public Works	<b>CONCEPT SCHEDULE:</b>	TBD
<b>CATEGORY:</b>	Utilities- Water	<b>DESIGN SCHEDULE:</b>	TBD
<b>TOTAL COST:</b>	\$1,000,000	<b>CONSTRUCTION SCHEDULE:</b>	2029-2033

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement
- Health & Safety     Service Delivery Need
- Master Plan: Water Master Plan #406

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ TBD     No

**DESCRIPTION:**

Install new 12” water main between Iowa Dr. and Grahams Ferry Rd. through the City owned property for the future Iowa Dr. extension to Grahams Ferry Rd. The project will improve system looping, resulting in better system operation and water quality.

**PROJECT SCOPE:**

Install 1,100 liner feet of 12” water main connecting the existing 8-inch main on Iowa Dr. to the 12” main on SW Grahams Ferry Rd. This project is projected to be completed between 2029-2033. The project is eligible for 18% SDC funding. The project timing may be adjusted to align with private development of the adjacent properties along Grahams Ferry Rd.

**HISTORY:**

This project was identified in the 2023 Water Master Plan.

**FUNDING PARTNERSHIPS:**

None.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 28/29	\$820,000
Water SDC Fund	FY 28/29	\$180,000
	<b>TOTAL:</b>	<u>\$1,000,000</u>

Iowa St – C Level



**C Level Transmission Upsizing – SW 82<sup>nd</sup> Ave to C Level Reservoirs**

**DEPARTMENT:** Public Works

**CONCEPT SCHEDULE:** \_\_\_\_\_

**CATEGORY:** Facilities & Equipment

**DESIGN SCHEDULE:** \_\_\_\_\_

**TOTAL COST:** \$2,000,000

**CONSTRUCTION SCHEDULE:** 2029-2033

**RANKING CRITERIA MET:**

- Council Goal
- Regulatory Requirement
- Health & Safety
- Service Delivery Need
- Master Plan: Water Master Plan 302B

**PROJECT TYPE:**

- Maintenance
- Replacement
- New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ TBD
- No

**DESCRIPTION:**

Upsizing to 18” transmission main from the new I-5 crossing (302A) up to the C Level reservoirs. This project should be completed after water project 302A (C Level Transmission - new I-5 crossing and connect at Greenhill Rd.)

C Level transmission capacity between the Norwood Pump Station and C Level Reservoirs is inadequate to serve continued development in the C Level and specifically for the development of the Basalt Creek area. This deficiency results in inadequate fire flow capacity to serve proposed fire flows in the C level pressure zone by 2040. Full development of the Basalt Creek area will require the buildout of a transmission main loop to address the transmission deficiency between the Norwood Pump Station and C Level Reservoirs.

**PROJECT SCOPE:**

Upsize 1,300 linear feet of existing 12” water main to 18” water main along SW 82<sup>nd</sup> Ave. from SW Norwood Rd. to the C Level reservoirs (aka Norwood Reservoirs). This project is eligible for 56% SDC funding.

**HISTORY:**

This project was identified in the 2023 Water Master Plan.

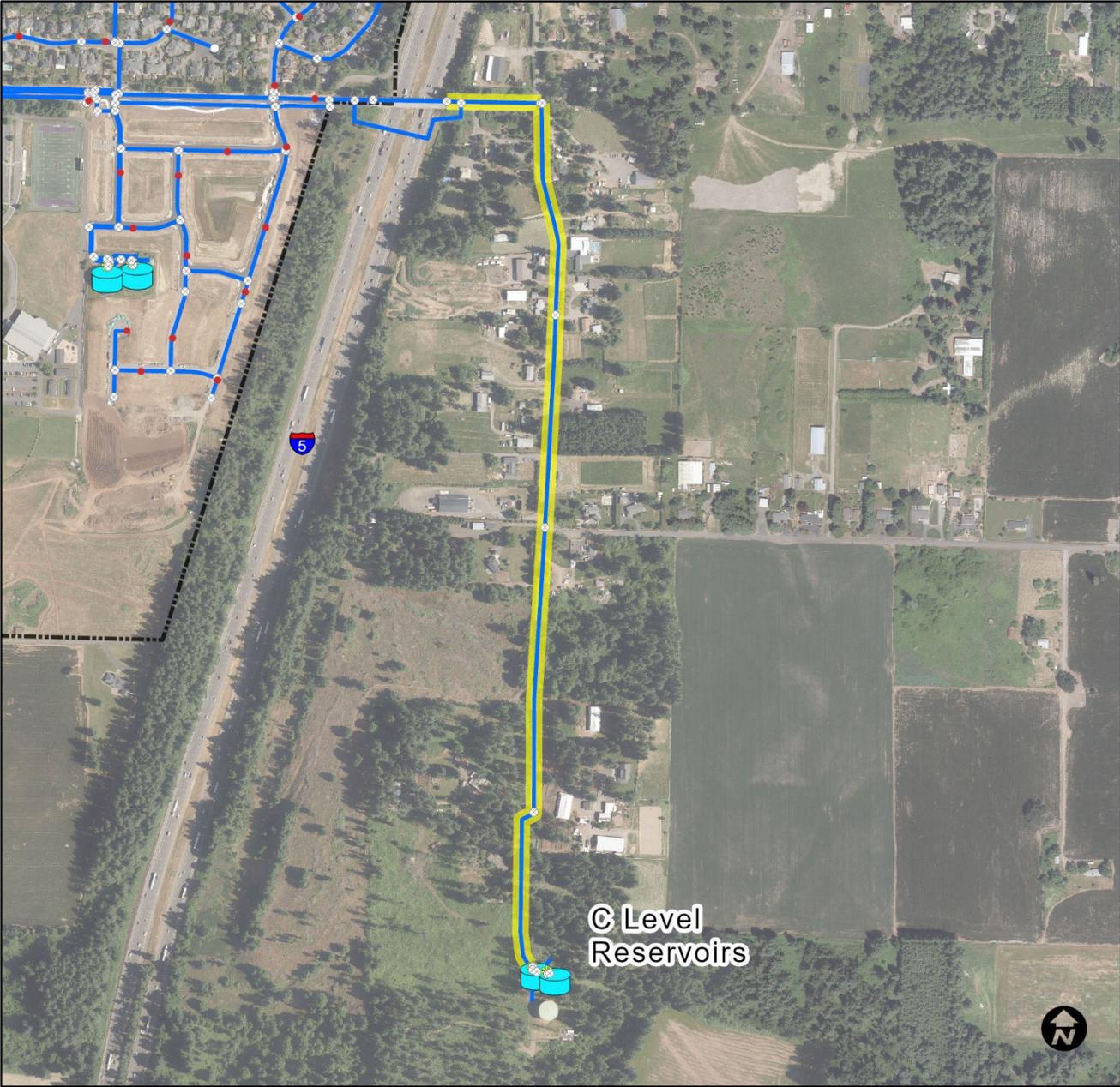
**FUNDING PARTNERSHIPS:**

None.

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 28/29	\$880,000
Water SDC Fund	FY 28/29	\$1,120,000
	<b>CIP TOTAL:</b>	<b>\$2,000,000</b>

C Level Transmission Upsizing – SW 82<sup>nd</sup> Ave to C Level Reservoirs



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**90<sup>th</sup> Ave (A Level)**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$500,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** FY 28/29  
**CONSTRUCTION SCHEDULE:** FY 29/30

**RANKING CRITERIA MET:**

- Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #404

**PROJECT TYPE:**

- Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**

- Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Install new water main connecting mains on Tualatin Rd. to Tualatin Sherwood Rd. to loop system resulting in better system operation and water quality.

**PROJECT SCOPE:**

Develop design alternatives to identify most feasible and cost effective approach: Could either do a directional bore, or could bring it up to surface level and strap to the bridge on 90th. This runs through wetland, so environmental sensitivity is needed.

Project ensures connectivity north/south in A-level pressure zone to ensure water quality and can improve fire flow in this area with lower pressure.

South main (TS Road) is 8", North Main (Tualatin Road) is 12". New segment would be 12".

**HISTORY:**

N/A

**FUNDING PARTNERSHIPS:**

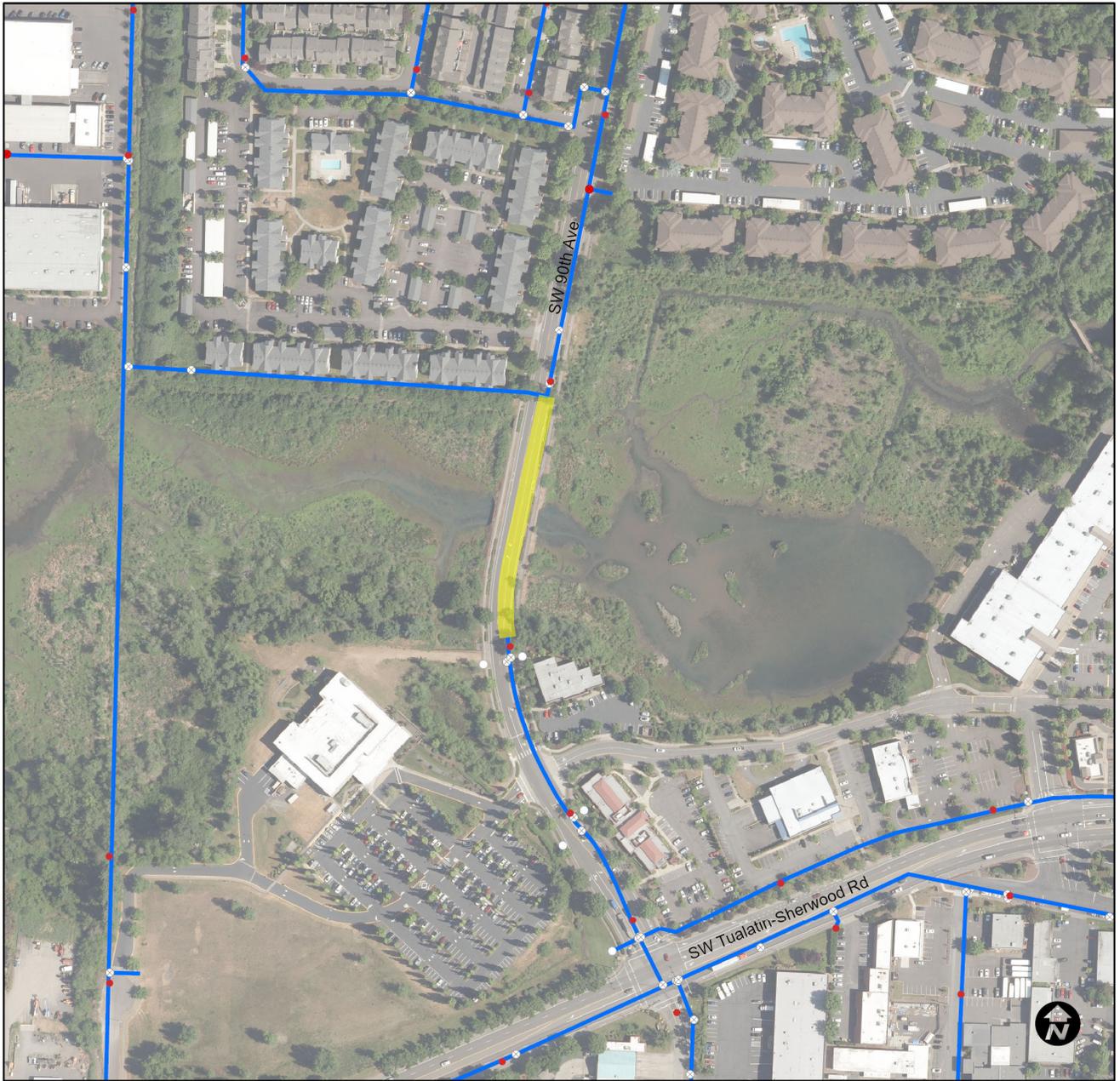
N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 28/29	\$82,000
Water SDC Fund	FY 28/29	\$18,000

CIP TOTAL: \_\_\_\_\_ \$100,000

90<sup>th</sup> Ave (A Level)



**A-2 Reservoir Upgrades**

**DEPARTMENT:** Public Works  
**CATEGORY:** Utilities- Water  
**TOTAL COST:** \$2,000,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** FY 27/28  
**CONSTRUCTION SCHEDULE:** FY 28/29

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #614

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**  
 Interior coating inspection and rehabilitation.

**PROJECT SCOPE:**  
 Current liner is polyurethane – inspection needed to ensure there is no bubbling or sagging occurring. Work could be completed in tandem with seismic upgrades as well.

**HISTORY:**  
 This project was identified in the 2023 Water Master Plan. Built 2006 - AWWA recommends recoating every 15-20 years. Most recent inspection completed in 2022 and everything looked good, but anticipate a recoat will be needed.

**FUNDING PARTNERSHIPS:**  
 N/A

<b>FUNDING SOURCES FOR THIS PROJECT:</b>	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 29/30	\$82,000
Water SDC Fund	FY 29/230	\$18,000
	<b>CIP TOTAL:</b>	\$100,000

# A-2 Reservoir Upgrades



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**Manhasset Dr (A Level)**

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**DEPARTMENT:** Public Works  
**CATEGORY:** Facilities & Equipment  
**TOTAL COST:** \$1,250,000

**CONCEPT SCHEDULE:** \_\_\_\_\_  
**DESIGN SCHEDULE:** FY 27/28  
**CONSTRUCTION SCHEDULE:** FY 28/29

**RANKING CRITERIA MET:**  
 Council Goal     Regulatory Requirement  
 Health & Safety     Service Delivery Need  
 Master Plan: Water Master Plan #402

**PROJECT TYPE:**  
 Maintenance  
 Replacement  
 New/Expansion

**NEW ONGOING COSTS?**  
 Yes \$ \_\_\_\_\_     No

**DESCRIPTION:**

Install new water main to loop system resulting in better system operation and water quality.

**PROJECT SCOPE:**

Connecting the dead end line on Manhasset to the cross-country line next to UPS facility. Both sides of this connection are 8". Connection is approximately 600 feet.

This connection is crucial to improve fire flow in this area. This project should be paired with Water Master Plan project #209 due to proximity.

**HISTORY:**

N/A

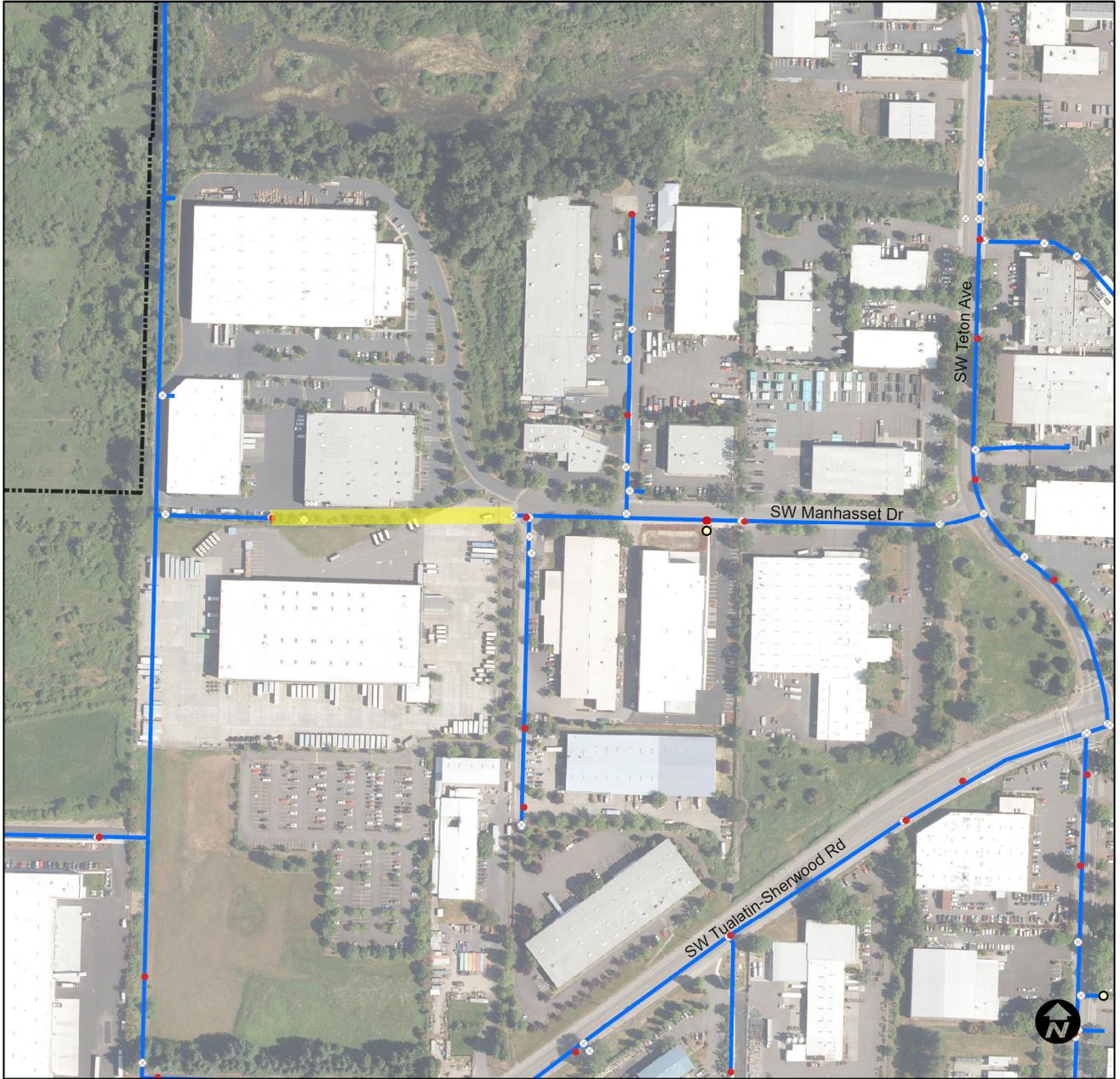
**FUNDING PARTNERSHIPS:**

N/A

**FUNDING SOURCES FOR THIS PROJECT:**

	<b>YEAR</b>	<b>AMOUNT</b>
Water Fund	FY 29/30	\$205,000
Water SDC Fund	FY 29/30	\$45,000
	<b>CIP TOTAL:</b>	<u>\$250,000</u>

Manhasset Dr (A Level)



## APPENDIX: UNFUNDED PROJECTS – LISTED BY CATEGORY

Unfunded CIP Projects by Category	Unfunded
<b>Parks &amp; Recreation</b>	<b>120,093,000</b>
65th Avenue Multi Use Path	100,000
Boones Ferry Muli Use Path	100,000
Brown’s Ferry Park Redevelopment #E10	28,539,479
Byrom Multi Use Path	100,000
Central Sports Park	8,012,000
Chieftain Dakota Geenway	1,520,978
Cherokee Street Multi Use Path	100,000
Community Recreation Center	33,835,000
Hedges Creek Greenway	1,798,218
Hedges Creek Wetlands	1,213,220
Helenius Greenway	149,000
Hervin Grove Natural Area	20,000
High School & Byrom Trail	42,865
Hi-West Greenway	190,338
I-5 Multi Use Path	462,000
Ibach Park	9,041,788
Indian Meadows Greenway	545,049
Koller Wetlands	2,506,200
New Natural Areas	8,155,000
Nyberg Creek South Greenway Development	759,700
Pony Ridge & Heritage Pine Needs Assessment	231,000
Sarinen Wayside Park	20,000
Saum Creek Greenway	4,376,436
Sequoia Ridge Natural Area	46,000
Shaniko Greenway Development	48,732
Sweek Woods Natural Area	20,000
Tournament Sports Complex	12,585,000
Westside Trail Bridge	5,575,000
<b>Transportation</b>	<b>112,339,000</b>
105th Ave at Avery St: Add Signal	325,000
108th Ave at Leveton: Add Signal	600,000
128th Ave: Extend to Cipole Rd via Cumming Drive with ROW	5,930,000
65th Ave, Hospital to Nyberg Ln: Construct Sidewalk on East Side	1,700,000
65th Ave, Tualatin River to I205: Add multi-use path (R16)	9,734,000
95th Ave, Sagert St to Tual-Sher Rd: Construct Bike Lanes (R15-2)	2,920,000
Avery St and Teton Ave: New Traffic Signal (R37)	609,000
Boones Ferry Rd at Iowa Dr: Improve Intersection	425,000
Boones Ferry Rd at Norwood Rd: Improve Intersection	425,000
Boones Ferry Rd, Martinazzi north to city limits: Widen to 5 lanes (R19)	17,818,000
Borland Rd at Wilke Rd: Improve Intersection	637,000

<b>Unfunded CIP Projects by Category</b>	<b>Unfunded</b>
<b>Transportation, continued</b>	
Borland Rd, 65th Ave to City Limit: Upgrade to standards (R21)	9,646,000
Cipole Rd, Pacific Hwy to TSR: Upgrade to standards & add multi-use path( R18)	20,030,000
Grahams Ferry Rd at Helenius Rd: Add Signal	530,000
Grahams Ferry Rd at Ibach St: Add Signal	430,000
Grahams Ferry Rd, Ibach to Helenius: Upgrade to standards (R22)	10,000,000
Hazelbrook Rd, 99W to Jurgens: Upgrade to standards (R2)	3,543,000
Helenius Rd: 109th Terrace to Grahams Ferry Rd: Upgrade to standards (R9)	1,403,000
Martinazzi Ave, Warm Springs to Boones Ferry Rd: Add bike lanes (R14)	2,403,000
McEwan Rd, 65th Ave to Railroad Tracks/LO City Limits: Rebuild/Widen to 3 lanes	10,000,000
Norwood Rd, BFR to eastern City limits: upgrade to standards (R10)	2,824,000
Norwood Pathway	225,000
Nyberg St: Add Lane to on-ramp to northbound I-5 traffic (R45)	1,071,000
Nyberg St: Improve Bike Lane East of Interchange (BP15)	800,000
Sagert St bridge over I-5: Widen to add sidewalk or multi-use path (R11)	3,282,000
Teton at Avery St: Add southbound turn pocket (R36)	274,000
Teton Ave, Herman to Tual-Sher Rd: Widen to 3 lanes add bike lane (R4)	2,464,000
Teton Ave: Add right-turn onto Tual-Sher Rd (R48)	890,000
Tualatin Rd and 115th Ave: New Traffic Signal (R31)	609,000
Tual-Sher Rd at Boones Ferry Rd: add eastbound right-turn lane (R42)	792,000

<b>Utilities-Sewer</b>	<b>18,303,000</b>
Basalt Creek Gravity Sewer	7,676,000
Basalt Creek Pump Stations and Force Mains	4,160,000
Dakota & Mandon Lining	1,264,000
Fuller Drive Sewer	1,477,000
Nyberg Trunk	-
Sherwood Trunk	1,550,000
Southwest Tualatin Gravity Sewer	836,000
Southwest Tualatin Pump Station and Force Main	734,000
SW Tonquin Loop Sewer	606,000
<b>Utilities-Storm</b>	<b>3,457,000</b>
125th Court Water Quality Retrofit	206,000
89th Avenue Water Quality Retrofit	262,000
Boones Ferry Railroad Conveyance Improvements	515,000
Community Park Water Quality Retrofit	158,000
Franklin Business Park Rehab and Retrofit	-
Juanita Pohl Water Quality Retrofit	156,000
Manhasset Storm System Improvements	1,581,000
Mohawk Apartments Stormwater Improvements	295,000
Victoria Woods Rehab and Retrofit	-
Water Quality Facility Restoration – Piute Court	104,000
Water Quality Facility Restoration - Waterford	180,000

<b>Utilities-Water</b>	<b>27,237,000</b>
C Level Transmission - new I-5 crossing (Norwood or Greenwood)	3,000,000
Amu St Extension (A Level)	417,000
B Level Transmission upsizing - Ibach to Sagert	5,091,000
Residential - SW Dakota Dr	148,000
Residential - SW Iowa Dr	170,000
Non-residential - SW Sagert St and 65th Ave	586,000
Non-residential - SW Bridgeport Rd	748,000
Annual Replacement of Aging Pipes	9,000,000
Residential - SW Lummi St	99,000
Non-residential - SW 97th Ave	187,000
Non-residential - SW 89th Ave	195,000
Non-residential - SW Manhasset Dr	204,000
Non-residential - SW 95th Ave	208,000
Residential - SW 103rd Ct	217,000
Non-residential - SW 95th Ave	244,000
Non-residential - SW Herman Rd	268,000
Non-residential - Stonestrow Apartments	288,000
Residential - SW Columbia Cir	344,000
Non-residential - SW 119th Ave	362,000
Non-residential - SW 90th Ct	376,000
Non-residential - SW 125th Ct	396,000
Non-residential - SW 124th Ave	406,000
Non-residential - SW 129th Ave	514,000
Non-residential - Nyberg Rivers Looping	258,000
Non-residential - SW Mohawk St	401,000
Non-residential - SW Hazel Fern Rd, McEwan Rd, and I-5 Crossing	-
B-1 Reservoir seismic upgrades	2,110,000
Portland Supply Valve Seismic Upgrades	1,000,000
Western B Level Extension	-
Planned Residential near I5	-
C Level Extension	-
C to B Level PRV in Basalt Creek	-
<b>Grand Total</b>	<b>281,429,000</b>



## CONTACT US

Contact Your City of Tualatin Capital Improvement Plan Team:

Cody Field, Policy Analyst & CIP Project Manager

[cfield@tualatin.gov](mailto:cfield@tualatin.gov)

*Contact Cody with specific questions about the plan, the CIP process, schedule or implementation.*

•

Don Hudson, Assistant City Manager/Finance Director

[dhudson@tualatin.gov](mailto:dhudson@tualatin.gov)

*Contact Don with general questions about City finances, forecasts, budgets, taxes, and debt.*

•

Dustin Schull, Parks & Recreation Director

[rhoover@tualatin.gov](mailto:rhoover@tualatin.gov)

*Contact Dustin with questions about the City's parks and recreation and park SDC projects.*

•

Rachel Sykes, Public Works Director

[rsykes@tualatin.gov](mailto:rsykes@tualatin.gov)

*Contact Rachel with questions about the City's facilities, water, sewer, storm, transportation and associated SDC projects.*

•

Bates Russell, Information Services Director

[brussell@tualatin.gov](mailto:brussell@tualatin.gov)

*Contact Bates with questions about the City's equipment and technology projects.*

### **City of Tualatin**

18880 SW Martinazzi Ave • Tualatin, Oregon 97062

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**CITY OF TUALATIN**  
**Staff Report**

**TO:** Honorable Mayor and Members of the City Council  
**THROUGH:** Sherilyn Lombos, City Manager  
**FROM:** Bates Russell, Information Services Director  
**DATE:** 6/23/2025

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**SUBJECT:**

Consideration of **Resolution No. 5892-25:** Authorizing the City Manager to Execute an Intergovernmental Agreement for Participation in the Broadband Users Group

**EXECUTIVE SUMMARY:**

The City of Tualatin is a party to a newly updated Intergovernmental Agreement (IGA) for continued participation in the Broadband Users Group (BUG), a collaboration among local government agencies to enhance regional cooperation and cost-efficiency in information and technology services. The IGA supports shared use of infrastructure, services, and expertise, fostering both innovation and operational efficiency.

The updated IGA, effective January 1, 2026, through January 1, 2031, represents a renewed commitment to collaboration in information technology among cities, counties, and regional service providers within Washington County and surrounding jurisdictions. The agreement outlines the roles, governance structure, financial responsibilities, and procedures for termination or withdrawal, with the City of Hillsboro serving as the Lead Administrative Partner.

**FINANCIAL IMPLICATIONS:**

Under the IGA, each participating agency will contribute fees and dues to fund shared assets and operations, including the development of a reserve for replacement costs. The City of Tualatin's obligations will be consistent with those of a Full Partner and will be incorporated into future budget planning cycles as determined by the Governing Board's approved budget.

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**RECOMMENDATION:**

Staff recommends adoption of Resolution No. 5892-25 authorizing the City Manager to execute the Intergovernmental Agreement, thereby enabling continued regional cooperation and shared technological advancement.

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**ATTACHMENTS:**

- Intergovernmental Agreement between City of Tualatin and regional collaborative Parties
- Resolution No. 5892-25

RESOLUTION NO. 5892-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE  
AN INTERGOVERNMENTAL AGREEMENT FOR PARTICIPATION  
IN THE BROADBAND USERS GROUP

**WHEREAS**, ORS 190.010 authorizes units of local government in Oregon to enter into intergovernmental agreements for the performance of any functions and activities which any of them has the authority to perform; and

**WHEREAS**, the City of Tualatin and various other regional agencies have historically participated in the Broadband Users Group (BUG), facilitating cooperation in the delivery of information technology services and infrastructure; and

**WHEREAS**, the updated Intergovernmental Agreement formalizes and extends this collaborative relationship for the term beginning January 1, 2026 and ending January 1, 2031, with provisions for shared governance, responsibilities, and financial contributions; and

**WHEREAS**, the City Council has determined that participation in the BUG continues to serve the City's best interests by promoting efficiency, collaboration, and shared resources in the realm of public-sector technology;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, THAT:

**Section 1.** The City Manager is authorized to execute the Intergovernmental Agreement for Participation in the Broadband Users Group in substantially similar form as attached to this resolution.

**Section 2.** This resolution is effective upon adoption.

ADOPTED by the City Council this 23rd day of June, 2025

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder

## INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement (“Agreement”) is made by and between the City of Banks, the City of Beaverton, the City of Cornelius, the City of Forest Grove, the City of Hillsboro, the City of King City, the City of Lake Oswego, the City of North Plains, the City of Sherwood, the City of Tigard, the City of Tualatin, Banks Fire District, Clean Water Services, Metropolitan Area Communications Commission, Tualatin Hills Park and Recreation District, Tualatin Valley Fire and Rescue District, Washington County Consolidated Communications Agency, and Washington County, referred to individually as a “Party,” and, collectively, as the “Parties” to this Agreement.

### RECITALS

**Whereas**, the Parties agree that there are mutual benefits to collaboration and cooperation in the areas of information and technology;

**Whereas**, the Parties have established a history of successful cooperation in these areas; and

**Whereas**, the Parties desire to continue this cooperation.

Therefore, the Parties agree as follows:

### TERMS AND CONDITIONS

1. **START AND END DATES.**

The **effective date** of this Agreement is January 1, 2026 (“Effective Date”). The term of the Agreement shall begin on the Effective Date and end on January 1, 2031. (“Term”) The Term of the Agreement may be terminated earlier or extended as provided in this Agreement.

2. **PURPOSE**

2.1. The purpose of the Agreement is to foster collaboration between the Parties related to the use of information and technology. The collaboration may include sharing technology infrastructure, technology services, or expertise related to technology. Nothing in this Agreement is intended to create an intergovernmental entity described in ORS 190.010(5).

3. **DEFINITIONS**

3.1. *Charter*: A document defining the purpose, authority, and membership of a Work Group.

3.2. *Full Partner*: A Party that is a voting member of the Governing Body.

3.3. *Governing Board (GB)*: The board that fulfills the responsibilities set forth in section 5 of the Agreement.

3.4. *Lead Administrative Partner*: The Party that maintains and operates shared assets and manages the administrative and financial functions associated with this Agreement.

- 3.5. *Member Agency*: A Party that is a non-voting member of the Governing Board. Member Agencies are typically smaller agencies who benefit from the collaboration provided by the agreement but lack the financial or operational resources to be a Full Partner.
- 3.6. *Work Group*: A group that oversees the development and operation of specific services provided to the Parties. Work Groups may be formed permanently to provide ongoing services or may be temporary to complete a specific task or purpose.
- 3.7. *Written Notice*: A notice sent via mail or email that is required to be sent under the Agreement.

#### 4. **GOVERNING BOARD**

- 4.1. The GB shall be composed of the chief executive officer or designee of each Full Partner and Member Agency. Only representatives from Full Partner may vote on matters related to the implementation of the Agreement.
- 4.2. The GB is responsible for:
  - 4.2.1. Providing strategic guidance and direction.
  - 4.2.2. Approving the budget including fees and dues to be charged to the Parties.
    - 4.2.2.1. Proposed budgets should be made available to Parties with sufficient time to review before the decision is to be made.
    - 4.2.2.2. Budgets should be sufficient to cover the expenses associated with the services provided to Parties and develop a reserve sufficient to cover replacement costs of BUG owned equipment. The Lead Administrative Partner shall serve as fiscal agent for the reserve fund created
  - 4.2.3. Approving the addition or expulsion of a Party.
  - 4.2.4. Approving the selection of the Lead Administrative Partners.
  - 4.2.5. Forming Work Groups and approving the charters of Work Groups.
  - 4.2.6. Supporting and empowering Work Groups to:
    - 4.2.6.1. Deliver the services provided to the Parties.
    - 4.2.6.2. Complete other duties as assigned by the GB.
- 4.3. The GB will adopt rules governing how it fulfills its responsibilities including if and how those responsibilities may be delegated.
- 4.4. Approval of budget, fees, special assessments, rules, procedures, and responsibility delegation will:
  - 4.4.1. Require a majority vote of Governing Board members representing Full Partners.
  - 4.4.2. Be presented with sufficient notice for Parties.

5. **RESPONSIBILITIES OF THE PARTIES.**

5.1. The responsibilities of the Parties under this Agreement include:

5.1.1. Participating in GB and Work Groups as appropriate.

5.1.2. Paying all fees and dues in a timely manner.

5.1.3. Abiding by any rules, policies, or guidelines developed and approved by the Work Groups tasked with providing services related to this Agreement.

6. **COMPLIANCE WITH APPLICABLE LAWS.**

Each Party shall comply with all applicable federal, state and local laws; and rules and regulations on non-discrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition or disability. In addition, each Party agrees to comply with all local, state and federal ordinances, statutes, laws and regulations that are applicable to the responsibilities provided under this Agreement.

7. **RECITALS.**

The recitals above are incorporated herein as if fully set forth.

8. **TERMINATION, WITHDRAWAL, EXPULSION, AND OWNERSHIP.**

8.1. Each Party owns an undivided common interest in assets including equipment and software purchased and installed for common use after January 1st, 2026, and in all unexpended and unencumbered funds held by the Lead Administrative Partner related to this Agreement.

8.2. A Party may withdraw from the Agreement by giving at least 180 days written notice of its intent to withdraw to the Lead Administrative Partner (“Withdrawing Party”). The written notice must include a transition plan developed by the Withdrawing Party to allow the orderly and coordinated ending of all related services. The Withdrawing Party is responsible for the transition plan that must include: 1) an inventory listing each related interconnectivity requirement with certification that each is addressed prior to disconnection, 2) a written summary of a meeting with the Lead Administrative Partner to review termination requirements, and 3) a timeline for withdrawing based on that meeting with the Lead Administrative Partner.

8.3. The 180-day notice begins upon receipt of the complete written notification by the Lead Administrative Partner. After the notice period, the withdrawal will not be effective until the Withdrawing Party has paid the full fee for the entire fiscal year in which its request becomes final. Upon withdrawal, the Withdrawing Party is not entitled to a refund of any amounts for start-up, maintenance, or continuing costs, whether or not any amount is unencumbered or unexpended. Upon withdrawal, the Withdrawing Party has no financial obligations to the other Parties for future dues but forfeits any claims for goods or services purchased (or held for future purchases) under this Agreement.

- 8.4. A Party may withdraw without written notice or payment of the full fee as provided in sections 9.2-9.3 only with the written consent of all other Parties.
- 8.5. A Party's membership may be terminated for default if any Party fails to (a) pay dues within 90 days of being assessed; or (b) acts in any manner inconsistent with the duties and obligations of a Party, which include violating the rules and procedures outlined by a Work Group or GB and does not act to correct the violation in a timely manner ("Defaulting Party"). The GB may consider and decide that a Defaulting Party will be terminated for default if one or more of the above conditions are met. The GB's decision shall specify the reasons for the termination for default. Upon the GB deciding on termination, the GB, upon not less than 10 days' written notice to the Defaulting Party, which includes a copy of the decision, shall hold a meeting, special or general, to consider whether or not termination will best serve the interests of the other Parties. At such meeting, the Defaulting Party shall be provided an opportunity of not less than 30 minutes to address the GB and respond to the allegations. A vote to terminate for default under this section requires 75% of the Partner GB members. The Defaulting Party will be excluded from the 75% calculation. A termination pursuant to this section shall be effective immediately, and the Defaulting Party that was voted to be terminated shall be treated as a Withdrawing Party as defined in section 9.2 for all other purposes.
- 8.6. This Agreement may be terminated upon mutual agreement of all Parties. At the time of termination, all Parties are entitled to a share of the proceeds of the sale of shared assets including equipment and software and any unexpended and unencumbered funds held for use under this Agreement in the proportion as set by the GB at the time of termination.
9. **CHANGES.**  
Modifications to this Agreement are valid only if made in writing and approved by 75% of the Parties.
10. **INDEMNIFICATION.**  
Subject to the limitations of liability for public bodies set forth in the Oregon Tort Claims Act, ORS 30.260 to 30.300, and the Oregon Constitution, each Party agrees to hold harmless, defend, and indemnify each other, including their officers, agents, and employees, against all claims, demands, penalties, actions and suits (including the cost of defense thereof and all attorney fees and costs, through all appeals) arising from the indemnitor's performance of this Agreement where the loss or claim is attributable to the acts or omissions of that Party or its officers, employees or agents.
11. **ACTION, SUITS OR CLAIMS.**  
Each Party shall give the others prompt written notice of any action or suit filed or any claim made against that Party that may result in claims or litigation in any way related to this Agreement.

12. **INSURANCE.**

Each Party agrees to maintain insurance levels or self-insurance in accordance with ORS 30.282, for the duration of this Agreement at levels necessary to protect against public body liability as specified in ORS 30.269 to 30.274.

13. **NO THIRD-PARTY BENEFICIARIES.**

Except as set forth herein, this Agreement is between the Parties and creates no third-party beneficiaries or obligations. Nothing in this Agreement gives or shall be construed to give or provide any benefit, direct, indirect or otherwise to third parties unless such third parties are expressly described as intended to be beneficiaries of its terms.

14. **REMEDIES, NON-WAIVER.**

The remedies provided under this Agreement shall not be exclusive. The Parties shall also be entitled to any other equitable and legal remedies that are available. No waiver, consent, modification or change of terms of this Agreement shall bind the parties unless in writing and signed by all parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. The failure of a Party to enforce any provision of this Agreement shall not constitute a waiver by a Party of that or any other provision.

15. **OREGON LAW, DISPUTE RESOLUTION AND FORUM.**

This Agreement shall be construed according to the laws of the State of Oregon, without regard to conflict of law principles. The Parties shall negotiate in good faith to resolve any dispute arising out of this Agreement. If the Parties are unable to resolve any dispute within fourteen (14) calendar days, the Parties may pursue any available legal remedies. Any litigation between the Parties arising under this Agreement or out of work performed under this Agreement shall occur, if in the state courts, in the Washington County Circuit Court, and if in the federal courts, in the United States District Court for the District of Oregon located in Portland, Oregon. The Parties consent to personal jurisdiction of the courts identified in this section.

16. **ASSIGNMENT.**

No party shall assign its rights or obligations under this Agreement, in whole or in part, without the prior written approval of the other Party or Parties.

17. **SEVERABILITY/SURVIVAL OF TERMS.**

If any provision of this Agreement is found to be illegal or unenforceable, this Agreement nevertheless shall remain in full force and effect and the provision shall be stricken. All provisions concerning indemnity survive the termination of this Agreement for any cause.

18. **FORCE MAJEURE.**

In addition to the specific provisions of this Agreement, performance by any Party shall not be in default where delay or default is due to war, insurrection, strikes, walkouts, riots, floods, drought, earthquakes, fires, casualties, acts of God, governmental restrictions imposed or mandated by governmental entities other than the Parties, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulation, litigation or similar bases for excused performance that are not within the reasonable control to the Party to be excused.

19. **INTERPRETATION OF AGREEMENT.**

This Agreement shall not be construed for or against any Party by reason of the authorship or alleged authorship of any provision. The section headings contained in this Agreement are for ease of reference only and shall not be used in construing or interpreting this Agreement.

20. **INTEGRATION.**

This document constitutes the entire agreement between the parties on the subject matter hereof and supersedes all prior or contemporaneous written or oral understandings, representations, or communications of every kind on the subject, including the Broadband User's Group Intergovernmental Agreement.

21. **OTHER NECESSARY ACTS.**

The Parties shall execute and deliver to each other any and all further instruments and documents as may be reasonably necessary to carry out this Agreement.

22. **NOTICE.**

Except as otherwise expressly provided in this Agreement, any communications between the Parties hereto or notices to be given hereunder shall be given in writing. Any notice given by one Party to the other Party shall be deemed given and delivered (a) two days after being mailed by U.S. mail, postage prepaid; (b) one day after being sent by email, read receipt confirmed; or (c) when received, if personally delivered to the Party at the Party's physical address.

**For the City of Banks**

Contract Administrator Name, Title:

Address, City, State and ZIP Code:

Telephone:

Email:

**For the Banks Fire District**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For the City of Beaverton**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For the City of Cornelius**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For Clean Water Services**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For the City of Forest Grove**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For the City of Hillsboro**

Contract Administrator Name, Title: **Greg Mont, CIO**  
Address, City, State and ZIP Code: **150 E Main St, Hillsboro, OR 97123**  
Telephone: **503-681-5401**  
Email: **greg.mont@hillsboro-oregon.gov**

**For the City of King city**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For the City of Lake Oswego**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For Metropolitan Area Communications Commission**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For the City of North Plains**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For the City of Sherwood**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For the Tualatin Hills Park and Recreation District**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For the City of Tigard**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For the City of Tualatin**

Contract Administrator Name, Title:  
Address, City, State and ZIP Code:  
Telephone:  
Email:

**For Tualatin Valley Fire and Rescue**

Contract Administrator Name, Title:

Address, City, State and ZIP Code:

Telephone:

Email:

**For Washington County**

Contract Administrator Name, Title:

Address, City, State and ZIP Code:

Telephone:

Email:

**For Washington County Consolidated Communications Agency**

Contract Administrator Name, Title:

Address, City, State and ZIP Code:

Telephone:

Email:

23. **COUNTERPARTS.**

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

All of the aforementioned is hereby agreed upon by the parties and executed by the duly authorized representatives of the parties signing on the next page.

<p>FOR CITY OF BANKS</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>	<p>FOR BANKS FIRE DISTRICT</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>
<p>FOR CITY OF BEAVERTON</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>	<p>FOR CITY OF CORNELIUS</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>

<p>FOR CLEAN WATER SERVICES</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>	<p>FOR CITY OF FOREST GROVE</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>
<p>FOR CITY OF HILLSBORO</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>	<p>FOR CITY OF KING CITY</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>

<p>FOR CITY OF LAKE OSWEGO</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>	<p>FOR METROPOLITAN AREA COMMUNICATIONS COMMISSION</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>
<p>FOR CITY OF NORTH PLAINS</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>	<p>FOR CITY OF SHERWOOD</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>

<p>FOR TUALATIN HILLS PARK AND RECREATION DISTRICT</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>	<p>FOR CITY OF TIGARD</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>
<p>FOR CITY OF TUALATIN</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>	<p>FOR TUALATIN VALLEY FIRE AND RESCUE</p> <hr/> <p><i>Signature</i></p> <hr/> <p><i>Name (Printed)</i></p> <hr/> <p><i>Title</i></p> <hr/> <p><i>Date</i></p>

FOR WASHINGTON COUNTY	FOR WASHINGTON COUNTY CONSOLIDATED COMMUNICATIONS AGENCY
_____ <i>Signature</i>	_____ <i>Signature</i>
_____ <i>Name (Printed)</i>	_____ <i>Name (Printed)</i>
_____ <i>Title</i>	_____ <i>Title</i>
_____ <i>Date</i>	_____ <i>Date</i>



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Nic Westendorf, Deputy Public Works Director

**DATE:** June 23, 2025

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**SUBJECT:**

Consideration of Resolution 5894-25 authorizing the city manager to execute a project funding agreement with the Energy Trust of Oregon, Inc. for the micro hydro turbine project at the Tualatin City Services (TCS) site.

**RECOMMENDATION:**

Approval of Resolution 5894-25.

**EXECUTIVE SUMMARY:**

The City has applied for, and received, project funding for the micro hydro turbine project at the Tualatin City Services (TCS) site from the Energy Trust of Oregon. The funding agreement provides \$192,000 toward the construction and installation of the turbine. The agreement also allows for additional funds if the City is unsuccessful in securing IRA direct pay tax credits. Energy Trust included this provision to help provide surety to the City that the desired 7 year payback period is met.

**OUTCOMES OF DECISION:**

Approval of Resolution 5894-25 authorizes the City Manager to accept the project funds and execute the attached project funding agreement with Energy Trust of Oregon.

**ALTERNATIVES TO RECOMMENDATION:**

Council could choose not to accept the external project funds. City staff would need to conduct further analysis on funding feasibility and project viability if these funds are not accepted.

**FINANCIAL IMPLICATIONS:**

City funding is expected to range between \$64,500 - \$71,800, depending on external funding sources secured. These funds are budgeted in the Water Operating Fund.

The total project cost is estimated to cost \$920,295. To date, including these funds from Energy Trust, the City has secured \$593,375 in external funding. The City also plans to submit for the IRA direct pay tax credit, as required in this funding agreement, for an amount up to 30% of the total project cost. The City funded portion of this project will be dependent on successfully receiving the IRA direct pay tax credit an/or the additional funds from Energy Trust of Oregon described in the attached funding agreement.

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**ATTACHMENTS:**

- Project Funding Agreement between Energy Trust of Oregon, Inc. and the City of Tualatin (Contract #4108).

RESOLUTION NO. 5894-25

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT FUNDING AGREEMENT WITH THE ENERGY TRUST OF OREGON, INC. FOR THE MICRO HYDRO TURBINE PROJECT AT THE TUALATIN CITY SERVICES (TCS) SITE.

**WHEREAS**, the City has applied for, and received, project funding for the micro hydro turbine project at the Tualatin City Services (TCS) site from the Energy Trust of Oregon.

**WHEREAS**, the funding agreement provides \$192,000 toward the construction and installation of the turbine and allows for additional funds if the City is unsuccessful in securing IRA direct pay tax credits.

**WHEREAS**, the funding agreement allows for additional project funds in the event the City is unsuccessful in receiving an IRA direct pay tax credit in 2026.

**WHEREAS**, these funds are subject to a 7-year payback period.

**WHEREAS**, the total project cost is estimated at \$920,295, and City funding is expected to range between \$64,500 - \$71,800, depending on external funding. These funds are budgeted in the Water Operating Fund. To date, the City has secured \$593,375 in external funding, including this agreement.

**WHEREAS**, the City Council has determined that entering into the project funding agreement with the Energy Trust of Oregon serves the City's best interests.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, THAT:

**Section 1.** The City Manager is authorized to execute the funding agreement with the Energy Trust of Oregon for the micro hydro turbine project at the Tualatin City Services (TCS) site.

**Section 2.** The City Manager is authorized to make administrative modifications to the funding agreement to fully implement its intent.

**Section 3.** This resolution is effective upon adoption.

ADOPTED by the City Council this 23rd day of June, 2025

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder

**Project Funding Agreement  
Between  
Energy Trust of Oregon, Inc.,  
and the City of Tualatin**

Contract #4108

This Project Funding Agreement ("Agreement") is executed by Energy Trust of Oregon, Inc. ("Energy Trust") and the City of Tualatin, an Oregon municipal corporation ("the City"). Energy Trust and the City are organized under the laws of the State of Oregon. This Agreement may refer to Energy Trust and the City individually as "Party" and together as "Parties."

**RECITALS**

WHEREAS, the City will implement the City Services Center municipal micro-hydropower generation project ("Project," as further defined in **Section 2** below), located at the City Services Center in Tualatin, Oregon. The Project will harness excess energy from an existing pressure reduction valve (PRV) to generate clean electricity.

WHEREAS, the Project has capacity of 56 kilowatts ("kW"), and an expected average output of 22 kW, creating approximately 171 megawatt-hours ("MWh") of renewable electricity per year.

WHEREAS, the City will own and operate the Project from the time the Project is installed for a period of at least twenty (20) years.

WHEREAS, the City will deliver the net output generated by the Project to Portland General Electric ("PGE") in accordance with a net metering agreement executed by and between the City and PGE.

WHEREAS, over a period of twenty (20) years, 100 percent of the Renewable Energy Certificates ("RECs," as defined in **Section 2**, below) generated by the Project will remain with the City and the City will maintain ownership of RECs.

WHEREAS, Energy Trust, a non-profit corporation created to invest "public purpose funding" in, among other things, the above-market costs of new renewable energy resources, has determined that the Project is a new renewable energy resource and funding the above market costs of the Project is consistent with Energy Trust's purposes.

NOW THEREFORE, the Parties enter into this Agreement.

**AGREEMENT**

**1. Term**

This Agreement is effective as of June 1, 2025, ("Effective Date") and will continue for a period of twenty (20) years from the Commercial Operation Date unless terminated earlier pursuant to this Agreement.

**2. Definitions**

Capitalized terms in this Agreement shall have the meanings defined in the Recitals above and as set forth in this **Section 2** below. Certain other capitalized terms have the meanings as specified in the Recitals and in other provisions of this Agreement:

**A.** “Commercial Operation” means (i) the Project has been installed and tested and is operating as intended, and (ii) the Project is in sustained production and delivery of energy to PGE consistent with this Agreement, each as confirmed by an Energy Trust verification review.

**B.** “Commercial Operation Date” means the date immediately following the date on which the Parties have verified Commercial Operation in writing, and, unless the Parties agree otherwise in a signed, written amendment in accordance with **Section 16.C** of this Agreement, no later than December 31, 2025.

**C.** “Project” means the new renewable energy generation project as described in the attached and incorporated **Exhibit A** and designed to create new electricity generation of a projected 171 MWh per year.

**D.** “Project Site” means the property on which the Project is located.

**E.** “Project Year” means each twelve (12) full calendar month period following the Parties’ confirmed Commercial Operation Date.

**F.** “Renewable Energy Certificate” or “REC” represents the property rights to the environmental, social and other non-power attributes of the Project’s renewable electricity generation. RECs are the accepted legal instrument through which renewable energy generation and use claims are substantiated in the U.S. renewable energy market. RECs are measured in terms of their energy value and each REC equals one (1) MWh of grid-tied renewable energy production.

### **3. Installation of the Project**

**A.** The City will purchase and install the Project and will ensure that the Project reaches Commercial Operation by the Commercial Operation Date deadline set forth in **Section 2.B**.

**B.** The City will be responsible for all contractors, all subcontractors, financing and any and all items relating to the building, operations and maintaining of the Project.

**C.** The City will obtain and maintain all government approvals, permits, and licenses, and enter into all other agreements necessary to construct, operate, and maintain the Project. Upon Energy Trust's written request, the City will provide Energy Trust with copies of such approvals and agreements, including any amendments.

### **4. Verification**

The City shall allow Energy Trust and its representatives access to the Project and Project Site to perform any required verification contemplated under the terms of this

Agreement, including a verification to determine Commercial Operation. Energy Trust's verification review shall not be deemed a code inspection, and no warranty is implied.

## **5. Incentive Payment Schedule and Conditions Precedent**

The maximum incentive amount that Energy Trust may pay the City under this Agreement is \$192,000 (the "Maximum Funding Commitment"). This incentive amount is calculated based on projections of project costs and expectations that the Project should operate at certain levels of efficiency and generate certain amounts of energy depending on actual operating conditions. Incentive payment and repayment obligations are based on the extent to which the Project's actual performance is reasonably consistent with these projections.

Subject to the terms and conditions of this Agreement, Energy Trust will pay the City the Maximum Funding Commitment amount of \$192,000 in two installments as described in this **Section 5** (the "Incentive"). Following Energy Trust's verification of the submitted documentation as described in this **Section 5.A**, Energy Trust will remit the first incentive installment to the City. Failure to provide any required documentation may result in delay or withholding of payment. Energy Trust shall have no obligation to make any payment under this Agreement if the Commercial Operation Date is not achieved by the deadline indicated in **Section 2.B**.

**A.** The first incentive installment in the amount of \$100,000 will be made upon the City's satisfaction of each of the following conditions precedent:

- The City meets all of the installation requirements as set forth in this Agreement and all requirements for Commercial Operation by the deadline indicated in **Section 2.B**;
- The Parties verify the Commercial Operation Date in writing;
- The City provides Energy Trust with a properly itemized summary of total costs related to the purchase and installation of the Project, along with any supporting documentation for such costs as may be requested by Energy Trust.
- The City provides Energy Trust with copies of all executed agreements regarding the Project interconnection, net-metering and/or power purchase;
- The City provides Energy Trust with a copy of the Permission to Operate notification from the electric utility; and
- The City provides Energy Trust with a completed and signed IRS Form W-9.

**B.** After a period of one (1) year following the Commercial Operation Date during the Term in which (i) the Project generates at least 86 MWh, and (ii) the City submits a properly itemized invoice that contains verification of the Project's generation for the one-year period, Energy Trust will make an additional incentive payment to the City in the amount of \$92,000.

C. Energy Trust will make the incentive installment payments as described above not later than thirty (30) days after all required conditions to payment as set out in this **Section 5** have been satisfied. Energy Trust will remit payment to:

City of Tualatin  
18880 SW Martinazzi Ave.  
Tualatin, OR 97062

D. **Inflation Reduction Act (IRA) Tax Credit** – To help fund the Project, the City shall apply for an IRA direct pay tax credit (“Tax Credit”) of \$255,118 that is anticipated to be paid to the City by the Internal Revenue Service in 2026, and the City will keep Energy Trust apprised in writing as to the outcome. If this Tax Credit is not paid in a timely manner, Energy Trust will conduct an above market cost calculation to determine an appropriate incentive amount to be paid in one lump sum so long as the project is still producing 86 MWh annually as expected pursuant to **Section 6.D.** below. This amount, if paid, will be considered part of the Maximum Funding Commitment and as such will be subject to the repayment provisions in **Section 7.**

6. **Operation and Maintenance**

A. The City shall install, own, operate, and maintain the Project equipment in good working order, such that it is capable of generating 171 MWh per Project Year.

B. The City shall deliver the Project’s electric output to PGE or its successor during the term of this Agreement.

C. The City shall submit to Energy Trust in writing the annual Project generation every year for the first ten (10) years after the Commercial Operation Date.

D. If the Project produces less than 75% of estimated generation, or 128 MWh each Project Year for two (2) consecutive Project Years, within the first ten (10) years of the Commercial Operation Date, without Energy Trust’s prior written consent to the City, then, unless **Section 16.F** applies, the City will be subject to the repayment requirements set forth in **Section 7.** As a condition to granting any prior consent, Energy Trust will require that the City provide Energy Trust with a date and plan, acceptable to Energy Trust, by and how the City will return the Project to full Commercial Operation and if the City does not meet such date, then the City will be subject to the repayment requirements set forth in **Section 7.**

E. If the City decides at any time during the term of this Agreement to sell the Project, then the City must notify Energy Trust prior to the sale so that the Parties can work together to arrange for continued operation of the Project at the Project Site. If a satisfactory agreement is not reached prior to sale, then the City will be subject to the repayment requirements of **Section 7,** below.

7. **Repayment of Energy Trust Incentive Funds**

If, after Energy Trust makes the Maximum Funding Commitment payment to the City under **Section 5**, the Project is (i) sold, assigned or transferred to any entity without Energy Trust's prior consent, or (ii) produces less than 128 MWh per Project Year for two (2) consecutive Project Years, within the first ten (10) years of the Commercial Operation Date, without Energy Trust's prior consent, then, unless **Section 16.F** applies, Energy Trust may, in its sole discretion, require the City to immediately repay (in the form of a cashiers' check payable to Energy Trust of Oregon, Inc.) a portion of the incentive funds amount to Energy Trust, calculated as follows:

Repayment Amount = \$192,000 *multiplied by* the fraction of: [20 *minus* the number of anniversaries of the Commercial Operation Date on the date that condition (i) or (ii), above in this paragraph, is met] *divided by* 20

**8. The City's Representations and Warranties:**

- A.** The City owns the Project and is entitled to install, operate and maintain the Project at the Project Site for the duration of the term of this Agreement;
- B.** The execution, delivery and performance of this Agreement is within the City's powers, has been duly authorized by all necessary action and does not violate any of the terms and conditions in its governing documents, any contracts to which it is a party or any law, rule, regulation, order or the like applicable to it;
- C.** The City has legal authority to perform its obligations under this Agreement;
- D.** This Agreement, and any other document executed and delivered in accordance with the Agreement, constitutes a legally valid and binding obligation enforceable against the City in accordance with its terms, subject to any equitable defenses;
- E.** The City has sufficient financial stability to perform its legal obligations under this Agreement; and
- F.** There is not pending, or to its knowledge, threatened against the City, any legal proceedings that could materially adversely affect its ability to perform its obligations under this Agreement.

**9. Treatment of Information**

The City shall clearly identify any submitted sensitive financial or proprietary information which it wishes Energy Trust to keep confidential as "Confidential Information." The City agrees that the following information will not be considered confidential and Energy Trust may include the following information in reports or other documentation submitted to the Energy Trust Board of Directors, the Oregon Public Utility Commission, the Oregon Department of Energy, Oregon Housing and Community Services, or the Oregon Legislature: (i) the City's name; (ii) a description and location of the Project; (iii) a description of any Energy Trust incentive payment(s) provided; (iv) the amount of any

Energy Trust incentives reserved or paid; and (v) the amount of the Project's energy generation and/or any resulting energy savings.

**10. Assignment of Agreement**

**A.** This Agreement is specific to the Parties and may not be assigned by the City to any other party without Energy Trust's express written consent.

**B.** Energy Trust may, at any time, assign its rights and obligations under this Agreement to a third party if requested to do so by the Oregon Public Utility Commission, and shall notify the City of such assignment.

**11. Insurance**

**A.** The City shall maintain the following minimum types and amounts of insurance during the term: (i) Workers' Compensation insurance in compliance with statutory requirements; (2) occurrence-based Commercial General Liability insurance of at least \$1,000,000 per occurrence and aggregate; and (3) All-Risk Property insurance covering the replacement value of the Project equipment.

**B.** The City shall ensure that it is in compliance with the insurance requirements set forth in this Agreement. Energy Trust may request proof of any of the required insurance coverages from the City at any time during the term, and the City shall promptly supply such proof.

**12. Renewable Energy Certificates**

The City agrees that it will not sell or otherwise transfer any RECs generated by the Project during the twenty (20) year term of this Agreement, as described in **Section 1**, to any other party. If, during such time, the City receives a request from PGE to transfer any of the RECs generated by the Project to PGE, the City will, within five (5) business days of its receipt of such request, notify Energy Trust.

**13. Self-Direction**

If the City Project site uses 8,760,000 kWh (one average megawatt) or more in electricity in a year, then the City may be eligible to "self-direct" the portion of the public purpose charge that Energy Trust receives. This means that any Energy Trust incentive payment(s) provided to the City under this Agreement will be subject to Energy Trust's self-direction policy, *Eligibility of Self-Direct Businesses for Energy Trust Incentives*. Specifically:

**A.** The City shall not apply for or receive any renewable self-direction credits for the Project; and

**B.** The City shall not use any renewable self-direction credits against the City's electric utility account(s) public purpose charge for the Project site for a minimum of 36 months from the Commercial Operation Date.

**C.** If the City begins self-directing the renewable portion of its public purpose charge at such site during such 36-month period, then the City must provide Energy Trust with not less than 60 days' advance notice, and (ii) the City shall promptly repay (in the form of a cashiers' check payable to Energy Trust of Oregon, Inc.) a pro-rated amount of the incentive funding up to a maximum of 50% of the incentive amount the City received from Energy Trust, determined by the following formula:

$0.5 \text{ times } A \text{ times } B$ , where A is total amount of incentives paid; and B is the fraction [36 minus the number of months elapsed since Commercial Operation Date], *divided by 36*.

#### **14. Access and Evaluation**

**A.** The City authorizes Energy Trust to access the energy usage data for the Project's electric accounts. To request access to this data, Energy Trust will submit a request in writing, which the City will respond to in a timely manner. The City agrees to provide all other reasonable assistance to Energy Trust to obtain such information.

**B.** Energy Trust conducts ongoing evaluations of its programs and projects to determine effectiveness. During the term of this Agreement, the City will provide Energy Trust and its representatives with access to the Project and Project Site in order to: (i) read or check on the operation of the meter(s); (ii) inspect and review the Project during and after completion; and/or (iii) evaluate the operation of the Project. In addition, Energy Trust may contact the City from time to time via a telephone call, mail or e-mail to request meter information, and the City agrees to provide Energy Trust meter information in response.

#### **15. Termination**

**A.** Energy Trust may terminate this Agreement upon ten (10) days' written notice delivered to the City, in the event the City:

- (i) Commits a material breaches of this Agreement and fails to cure that breach within thirty (30) days of written notice;
- (ii) Does not meet **Exhibit A** milestones or otherwise fails to make sufficient progress as to endanger, in Energy Trust's sole judgment, complete and timely performance of the responsibilities set forth in this Agreement;
- (iii) Fails to reach Commercial Operation of the Project by the Commercial Operation Date deadline indicated in **Section 2.B**; or

(iv) Becomes insolvent, bankrupt, or is otherwise unable to pay its bills.

**B.** Energy Trust may terminate this Agreement, without cause and for convenience, upon thirty (30) days of written notice to the City.

**C.** If the agreement between Energy Trust and the Oregon Public Utility Commission is terminated, Energy Trust may, upon 60 days' written notice, terminate this Agreement or assign Energy Trust's rights under this Agreement to a party acceptable to the Oregon Public Utility Commission.

**D.** **Sections 9, 14 and 16** of this Agreement, and any other obligations or duties that by their nature extend beyond the termination of this Agreement, will survive termination of this Agreement.

**16. Miscellaneous**

**A. Severability.** If any provision of this Agreement or the application of any such provision to a party or circumstances shall be determined by any court of competent jurisdiction to be invalid, illegal or unenforceable to any extent, the remainder of this agreement shall remain in full force and effect, unless such construction would be unreasonable.

**B. Headings; Counterparts; Non-Waiver.** The headings in this Agreement are for reference only and shall not affect the meaning, construction or interpretation of this Agreement. This Agreement may be executed in one or more counterparts, all of which taken together will constitute one and the same agreement. The failure or refusal of a party to enjoin any breach or violation of any provision of this Agreement will not be a waiver of, consent to, or excuse for any other, different or subsequent breach or violation of the same or any other provision.

**C. Integration and Amendment.** This Agreement supersedes all other agreements between the Parties relating to the Project and contains their entire understanding as to its subject matter. No amendment to this Agreement will be effective unless it is in writing and signed by duly authorized representatives of the Parties. This Agreement will not be varied, supplemented, qualified or interpreted by any prior course of dealing between the Parties or by any usage of trade.

**D. No Third-Party Beneficiaries.** This Agreement is made and entered into for the sole protection and legal benefit of the Parties, and no other person shall be a direct or indirect legal beneficiary of, or have any direct or indirect cause of action or claim in connection with this Agreement.

**E. Disclaimer of Warranties.** The City acknowledges and agrees that Energy Trust has not made any representations and has specifically DISCLAIMED any and all warranties, express or implied, with respect to the generator to be installed, the amount of any energy savings or energy generation, if any, to be realized by the City from the Project, the quality of specific materials, components, or workmanship utilized in the installation, or the

nature of or whether building permit(s) or governmental approval(s) may be required.

**F. Force Majeure.** Notwithstanding anything contained in this Agreement to the contrary, neither Party will be deemed liable or to be in default for any delay or failure in performance under this Agreement deemed to result from acts of God, acts of civil and military authority, acts of public enemy, war, or any like cause beyond the Parties' reasonable control; provided that the Party claiming such relief shall immediately (i) notify the other Party in writing of the force majeure event, (ii) exercise all reasonable efforts necessary to minimize delay caused by such event, (iii) notify the other Party in writing of the cessation or termination of such event, and (iv) resume performance of its obligations under this Agreement as soon as practicable thereafter.

**G. Arbitration.** Any disputes which may arise under this Agreement and which cannot be resolved by the Parties through good faith negotiation will be, in order to ensure rapid and economical resolution, submitted to final and binding arbitration in Portland, Oregon before Arbitration Service of Portland, Inc. ("ASP") according to its rules, provided, however, that (i) any dispute where the amount in controversy is less than \$50,000 will be resolved before a single arbitrator, and (ii) the parties remain free to agree in connection with any particular dispute that they may arrange for arbitration outside of ASP. Any arbitration award will be treated as confidential information.

**H. Governing Law; Attorney's Fees and Costs.** This Agreement shall be exclusively governed by and construed in accordance with the laws of the state of Oregon, without regard to any conflicts of laws or rules. In the event that any party initiates proceedings to enforce this Agreement or enjoin its breach, each party shall pay its own attorney fees and costs at arbitration, trial and on any appeal.

**I. Hazardous Materials.** Energy Trust and its representatives shall have no responsibility for the discovery, presence, handling, removal, or disposal of or exposure of persons to hazardous materials of any kind in connection with the Project, or Project Site, including without limitation asbestos, asbestos products, PCBs, or other toxic substances.

**J. Limitation of Liability; Indemnity.** Energy Trust's liability to the City is limited to recovery of amounts due for the incentive payment described and under no circumstances will Energy Trust be liable for any further amount whatsoever. While Energy Trust may provide incentive funding to the City pursuant to this Agreement, Energy Trust is not supervising the installation or performance of the Project, nor is Energy Trust responsible in any way for the completion of that work. In no event will Energy Trust be liable pursuant to this Agreement, to the City or to any third party for any damages, whether characterized as general, special, direct, indirect, punitive, consequential, or otherwise. To the extent permitted by law, the City will indemnify and defend the Energy Trust and its directors, officers, employees, agents, representatives, and affiliates (the "Energy Trust Indemnified Parties")

and hold them harmless from and against any and all losses, liabilities, damages, claims, suits, actions, judgments, assessments, costs and expenses, including without limitation interest, penalties, attorney fees, any and all expenses incurred in investigating, preparing, or defending against any litigation, commenced or threatened, or any claim related to receipt of the incentive payment, and any and all amounts paid in settlement of any claim or litigation asserted against, imposed on, or incurred or suffered by any of them, directly or indirectly, as a result of or arising from (i) negligent or wrongful acts or omissions of the City, (ii) any material breach of this Agreement by the City, (iii) any finding, judgment or other determination by a court of competent jurisdiction or settlement whereby Energy Trust is deemed or considered to be the employer of the City or its personnel, or (iv) construction, operation or maintenance of the Project.

**K. Tax Liability.** Energy Trust is not responsible for any tax liability which may be imposed as a result of any incentives provided to the City under this Agreement. Energy Trust is not providing tax advice, and any communication by Energy Trust is not intended or written to be used, and may not be used, for the purpose of avoiding penalties under the Internal Revenue Code.

**L. Relationship of the Parties.** Nothing in this Agreement is intended to, nor shall be construed as, creating a joint venture, partnership or similar arrangement between Energy Trust and the City, and no party shall be deemed, or hold itself out to be the agent of any other party.

**M. Integration of Recitals.** The Recitals, as provided above, are incorporated into this Agreement.

**N. Notices.** Notices required by this Agreement must be in writing and will be deemed effective upon receipt, if delivered in person, or three days after being sent to the other Party by U.S. Certified Mail, return receipt requested, or when a confirmation of successful transmission is generated by the transmitting machine if sent by facsimile or electronic mail, to the person and addresses or numbers listed below or to such other persons and addresses or numbers as may be designated by a Party through written notice to the other Party.

**If to Energy Trust:**

Energy Trust of Oregon, Inc.  
421 SW Oak Street, Suite 300  
Portland, OR 97204  
Attn: Legal/Contracts  
Phone: 503.493.8888  
Email: legal@energytrust.org

**If to the City:**

City of Tualatin  
18880 SW Martinazzi Ave.  
Tualatin, OR 97062  
Attn:  
Phone:  
Email:

**17. Authority**

Each of the individuals signing below represents and warrants that he or she has been properly authorized by his or her respective organization to enter into this Agreement and that by their signatures each of the Parties does intend and is hereby legally bound

under the terms of this Agreement.

EXECUTED IN DUPLICATE effective as of the Effective Date.

ENERGY TRUST:

Energy Trust of Oregon, Inc.

CITY:

City of Tualatin

By:

Print name:

Title:

Date:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By:

Print name:

Title:

Date:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **Exhibit A**

### **Project Description**

The City of Tualatin City Services Center pressure reduction valve (PRV) micro-hydropower project is located at the City Services Center (CSC) in Tualatin, Oregon, which is owned by the City of Tualatin. This renewable energy project would harness excess energy that is currently wasted at an existing PRV to generate clean electricity to be net-metered with PGE.

The City proposes to install a 56-kW hydropower turbine and induction generator at the existing municipal drinking water PRV located at the CSC. The pump-as-turbine, generator and regeneration drive will run in parallel with an existing PRV that reduces the line pressure of water delivered from the Bull Run River intake to commercial and residential customers in the area. The hydropower equipment will be installed in a new above-ground enclosure, along with other equipment planned for the project including controls, switchgear, piping, and appurtenant electrical components. The project includes plans for electrical configuration necessary for a future energy resilience configuration: facility energy resilience in the case of a grid outage – loss of power from PGE.

Water flowing through the CSC PRV is initially diverted from the Bull Run River and treated at the Bull Run Treatment Plant. This water is diverted into a combination of three conduits to a connection point with the City's water distribution system. The intake has traveling screens and strainers to prevent intrusion of debris, fish, and wildlife into the treatment plant.

Accounting for year-round operation, RE Custom Solutions staff calculated that this project will generate approximately 171 megawatt hours (MWh) of renewable electricity per year, which will be net metered with PGE pursuant to Chapter 860 of the Oregon Administrative Rules.



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Don Hudson, Assistant City Manager/Finance Director

**DATE:** June 23, 2025

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### **SUBJECT:**

Consideration of **Resolution No. 5888-25** Adopting the City of Tualatin Budget for the Fiscal Year Commencing July 1, 2025, Making Appropriations, Levying Ad-Valorem Taxes, and Categorizing the Levies.

### **RECOMMENDATION:**

Staff recommends adoption of the attached resolution, which includes the Budget Committee Approved Fiscal Year 2025-2026 Budget.

### **EXECUTIVE SUMMARY:**

Council will consider adoption of the Fiscal Year 2025-2026 Budget, after conducting a public hearing to consider public input on the Fiscal Year 2025-2026 Budget. The City of Tualatin Budget Advisory Committee approved the proposed budget on May 28, 2025. The total of the Fiscal Year 2025-2026 Budget is \$165,489,430 as approved by the Budget Advisory Committee and amended by the City Council.

The tax rate for general government would be approved at \$2.2665 per \$1,000 taxable assessed value, with \$5,263,160 to be levied for bonded debt. The bond levy is excluded from limitation for local government operations.

Oregon State Budget Law requires the City Council adopt a budget prior to July 1, 2025.

The City of Tualatin budget is made up of 20 funds, divided among five different categories: General Fund, Special Revenue Funds, Debt Service Funds, Capital Projects Funds and Enterprise Funds. Urban Renewal Funds are presented in the Tualatin Development Commission budget, which will be heard in a separate public hearing later this evening.

The General Fund is the primary operating fund of the City and supports general government services. Special Revenue Funds account for the proceeds of specific revenue sources that are legally restricted to expenditure for specific purposes, including the Building Fund, street funds, Parks Utility Fee Fund, American Rescue Plan Fund, Core Area Parking Fund and the Tualatin Science and Technology Scholarship Fund. Debt Service Funds record revenues and expenditures for our general obligation bond and other city debt obligations. Capital Project Funds record capital projects that are funded from restricted funds. The Enterprise Funds include all funds related to the following systems: Water, Sewer and Stormwater. These funds account for the infrastructure systems covering water, sewer and stormwater and their revenues are derived from sources

that are specifically earmarked, or restricted for these specific purposes.

In addition to the budget approved by the budget committee, the City Council has the ability to change the approved budget in each fund by no more than 10% of the total budget. Staff is proposing the following two changes to the Budget Committee approved budget, both in the General Fund.

In the Library budget, promotional items for the new Library mastodon mascot and rebranding will not be received and expended by June 30<sup>th</sup>, so we asking Council to carry \$6,000 over into the 2025-2026 budget.

The other amendment to the Approved Budget is for the meal program at the Juanita Pohl Center (JPC). On June 9<sup>th</sup>, Parks and Recreation staff presented a proposal to the City Council for a program to replace the current Meals on Wheels lunch program that is being discontinued by Meals on Wheels, effective in July. The City Council directed staff to add \$40,000 to the Parks and Recreation budget for this program.

The Library carryover is offset by increasing the General Fund Beginning Fund Balance. The JPC lunch program is offset by a reduction in the General Fund Reserves and an increase to donations and sponsorships.

**OUTCOMES OF DECISION:**

By adopting the budget before July 1st, the City will be able to operate, expend money and incur liabilities for fiscal year 2025-2065.

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**ATTACHMENTS:**

- Resolution No. 5888-25

RESOLUTION NO. 5888-25

A RESOLUTION ADOPTING THE CITY OF TUALATIN'S BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2025, MAKING APPROPRIATIONS, LEVYING AD VALOREM TAXES, AND CATEGORIZING THE LEVIES

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** The City Council of the City of Tualatin hereby adopts the Budget as approved by the Budget Committee and adjusted by the Council. The total sum of the budget is \$165,489,430 (including \$51,280,100 of unappropriated fund balance and reserves) and is now on file at the City Offices.

**Section 2.** The amounts for the fiscal year beginning July 1, 2025, and for the purposes shown below, are hereby appropriated as follows:

**GENERAL FUND**

City Council	\$	198,410	
Administration	\$	2,369,475	
Finance	\$	1,343,380	
Municipal Court	\$	551,495	
Legal	\$	605,890	
Information Systems	\$	2,027,070	
Community Development	\$	1,405,995	
Engineering	\$	1,285,110	
Police	\$	10,582,920	
Parks and Recreation	\$	1,837,560	
Library	\$	2,910,180	
Maintenance Services	\$	4,365,070	
Parks Maintenance	\$	2,120,340	
Non-Departmental	\$	1,704,135	
Contingency	\$	<u>4,996,055</u>	
Total GENERAL FUND Appropriations			\$ 38,303,085
Reserves	\$	1,484,835	
Unappropriated	\$	<u>5,001,345</u>	
Total GENERAL FUND			<u>\$ 44,789,265</u>

**BUILDING FUND**

Personal Services	\$	1,168,585	
Material & Services	\$	748,775	
Capital Outlay	\$	60,000	
Transfers	\$	662,700	
Contingency	\$	<u>396,010</u>	
Total BUILDING FUND Appropriations			\$ 3,036,070
Reserves	\$	<u>140,185</u>	
Total BUILDING FUND			<u>\$ 3,176,255</u>

**WATER OPERATING FUND**

Personal Services	\$	1,067,525	
Material & Services	\$	4,999,075	
Capital Outlay	\$	8,885,585	
Transfers	\$	2,278,380	
Contingency	\$	<u>2,584,585</u>	
Total WATER OPERATING FUND Appropriations			\$ 19,815,150
Reserves	\$	<u>10,114,395</u>	
Total WATER OPERATING FUND			<u>\$ 29,929,545</u>

**SEWER OPERATING FUND**

Personal Services	\$	682,320	
Material & Services	\$	560,485	
Capital Outlay	\$	2,106,960	
Transfers	\$	1,003,600	
Contingency	\$	<u>653,005</u>	
Total SEWER OPERATING FUND Appropriations			\$ 5,006,370
Reserves	\$	<u>5,041,870</u>	
Total SEWER OPERATING FUND			<u>\$ 10,048,240</u>

**STORMWATER OPERATING FUND**

Material & Services	\$	898,245	
Capital Outlay	\$	3,400,000	
Transfers	\$	1,343,975	
Contingency	\$	<u>846,335</u>	
Total STORMWATER FUND Appropriations			\$ 6,488,555
Reserves	\$	<u>6,998,620</u>	
Total STORMWATER OPERATING FUND			<u>\$ 13,487,175</u>

**ROAD UTILITY FEE FUND**

Material & Services	\$	2,269,840	
Transfers	\$	462,680	
Contingency	\$	<u>409,880</u>	
Total ROAD UTILITY FEE FUND Appropriations			\$ 3,142,400
Reserves	\$	<u>2,202,120</u>	
Total ROAD UTILITY FEE FUND			<u>\$ 5,344,520</u>

**ROAD OPERATING FUND**

Personal Services	\$	586,610	
Material & Services	\$	1,217,630	
Capital Outlay	\$	370,000	
Transfers	\$	1,547,070	
Contingency	\$	<u>558,195</u>	
Total ROAD OPERATING FUND Appropriations			\$ 4,279,505
Reserves	\$	<u>2,494,245</u>	
Total ROAD OPERATING FUND			<u>\$ 6,773,750</u>

**CORE AREA PARKING DISTRICT FUND**

Material & Services	\$	39,025	
Capital Outlay	\$	-	
Transfers	\$	31,250	
Contingency	\$	<u>10,540</u>	
Total CORE AREA PARKING DISTRICT FUND Appropriations			\$ 80,815
Reserves	\$	<u>313,625</u>	
Total CORE AREA PARKING DISTRICT FUND			<u>\$ 394,440</u>

**TUALATIN SCIENCE AND TECHNOLOGY SCHOLARSHIP FUND**

Material & Services	\$	<u>3,000</u>	
Total TUALATIN SCHOLARSHIP FUND Appropriations			\$ 3,000
Reserves	\$	<u>53,715</u>	
Total TUALATIN SCHOLARSHIP FUND			<u>\$ 56,715</u>

**PARKS UTILITY FEE FUND**

Material & Services	\$	32,000	
Capital Outlay	\$	1,060,000	
Transfers	\$	181,675	
Contingency	\$	<u>163,800</u>	
Total PARKS UTILITY FEE FUND Appropriations			\$ 1,437,475
Reserves	\$	<u>541,025</u>	
Total PARKS UTILITY FEE FUND			<u>\$ 1,978,500</u>

**GENERAL OBLIGATION BOND FUND**

Debt Service	\$	<u>5,144,250</u>	
Total GO BOND DEBT FUND Appropriations			\$ 5,144,250
Reserves	\$	<u>100,000</u>	
Total GO BOND DEBT FUND			<u>\$ 5,244,250</u>

**ENTERPRISE BOND FUND**

Material & Services	\$ 495	
Debt Service	\$ 864,185	
Total ENTERPRISE BOND FUND Appropriations		\$ 864,680
Reserves	\$ -	
Total ENTERPRISE BOND FUND		<u>\$ 864,680</u>

**WATER DEVELOPMENT FUND**

Transfers	\$ 3,892,985	
Total WATER DEVELOPMENT FUND Appropriations		\$ 3,892,985
Reserves	\$ 393,065	
Total WATER DEVELOPMENT FUND		<u>\$ 4,286,050</u>

**SEWER DEVELOPMENT FUND**

Capital Outlay	\$ 100,000	
Transfers	\$ 293,030	
Total SEWER DEVELOPMENT FUND Appropriations		\$ 393,030
Reserves	\$ 3,838,510	
Total SEWER DEVELOPMENT FUND		<u>\$ 4,231,540</u>

**STORMWATER DEVELOPMENT FUND**

Transfers	\$ 380,000	
Total STORMWATER DEVELOPMENT FUND Appropriations		\$ 380,000
Reserves	\$ 218,480	
Total STORMWATER DEVELOPMENT FUND		<u>\$ 598,480</u>

**PARK DEVELOPMENT FUND**

Material & Services	\$ 254,000	
Capital Outlay	\$ 150,000	
Transfers	\$ 76,375	
Contingency	\$ 72,055	
Total PARK DEVELOPMENT FUND Appropriations		\$ 552,430
Reserves	\$ 5,888,200	
Total PARK DEVELOPMENT FUND		<u>\$ 6,440,630</u>

**PARKS PROJECT FUND**

Personal Services	\$	153,440	
Material & Services	\$	1,000	
Capital Outlay	\$	3,500,000	
Transfers	\$	325,495	
Contingency	\$	<u>596,990</u>	
Total PARKS PROJECT FUND Appropriations			\$ 4,576,925
Reserves	\$	<u>3,422,115</u>	
Total PARKS PROJECT FUND			<u>\$ 7,999,040</u>

**VEHICLE REPLACEMENT FUND**

Material & Services	\$	16,700	
Capital Outlay	\$	<u>593,865</u>	
Total VEHICLE REPLACEMENT FUND Appropriations			\$ 610,565
Reserves	\$	<u>3,033,750</u>	
Total VEHICLE REPLACEMENT FUND			<u>\$ 3,644,315</u>

**TRANSPORTATION DEVELOPMENT TAX FUND**

Materials & Services	\$	50,000	
Capital Outlay	\$	1,320,000	
Transfers	\$	185,865	
Contingency	\$	<u>12,446,175</u>	
Total TRANSPORTATION DEVELOP TAX FUND			<u>\$ 14,002,040</u>

**AMERICAN RESCUE PLAN FUND**

Capital Outlay	\$	2,063,725	
Transfers	\$	<u>136,275</u>	
Total AMERICAN RESCUE PLAN FUND			<u>\$ 2,200,000</u>

TOTAL APPROPRIATED - ALL FUNDS	\$	114,209,330
TOTAL RESERVES	\$	46,278,755
TOTAL UNAPPROPRIATED - ALL FUNDS	\$	<u>5,001,345</u>
<b>TOTAL BUDGET</b>	<b>\$</b>	<b><u>165,489,430</u></b>

**Section 3.** The City Council of the City of Tualatin hereby imposes the taxes provided for in the adopted budget at the rate of \$2.2665 per \$1,000 assessed value for operations and in the amount of \$5,263,160 for bonds; and that these taxes are hereby imposed and categorized for tax year 2025-26 upon the assessed value of all taxable property within the district.

General Government Limitation  
General Fund...\$2.2665/\$1,000

Excluded from Limitation  
Debt Service Fund...\$5,263,160

**Section 4.** The Finance Director shall certify to the County Assessors of Washington County and Clackamas County, Oregon, the tax levy made by this resolution; and file with the County Clerks a true copy of the Budget as finally adopted.

INTRODUCED AND ADOPTED this 23rd day of June, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** William Sullivan, Management Analyst II

**DATE:** June 23, 2025

---

**SUBJECT:**  
Consideration of Ordinance No. 1450-25 establishing a Core Area Parking District (CAPD) Tax Rate for Fiscal Year 2025/26

**RECOMMENDATION:**  
Staff recommends that the City Council consider approval of Ordinance No. 1450-25 maintaining a Core Area Parking District (CAPD) tax rate of \$209.36 for Fiscal Year 2025/26.

**EXECUTIVE SUMMARY:**  
The Core Area Parking District Board recommended the tax rate be maintained at its current level at their April 22, 2025 Core Area Parking District Board meeting, with the proposed rate of \$209.36 for the upcoming Fiscal Year (2025/26). This rate is multiplied by the number of parking spaces each tenant is estimated to need within the district. Credits are granted for private spaces provided by each tenant.

**OUTCOMES OF DECISION:**  
Approval of the CAPD Tax Rate will result in an unchanged tax rate of \$209.36.

**ALTERNATIVES TO RECOMMENDATION:**  
Denial of the CAPD tax rate will result in the following:

- A tax rate will not be established by the beginning of the fiscal year.
- Require the Board to revisit their tax rate recommendation for the Fiscal Year 2025/26.
- Parking lot ADA improvements and other maintenance planned in the next few years will be delayed until funding requirements are met.

**FINANCIAL IMPLICATIONS:**  
Tax revenue supports the operation and maintenance of the Core Area Parking District.

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**ATTACHMENTS:**  
- Ordinance 1450-25

ORDINANCE NO. 1450-25  
AN ORDINANCE ADOPTING THE CORE AREA PARKING DISTRICT TAX  
RATE AND CREDIT FOR FISCAL YEAR 2025/26

WHEREAS, Tualatin Municipal Code (TMC) 11-3-060 requires Council to establish an annual tax rate and credit by ordinance for the Core Area Parking District;

WHEREAS, the Core Area Parking District Board recommends the tax rate be maintained with an annual tax rate of \$209.36 for Fiscal Year 2025/26; and

WHEREAS, Council finds the tax rate and credit to be appropriate.

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

**Section 1.** "Schedule A" of the TMC Chapter 11-3 is amended to read as follows:

The annual Core Area Parking District tax rate for Fiscal Year 2025/26 is hereby established as \$209.36.

The formula for the credit is as follows:

$A = (\text{Number of on-site parking spaces provided}) / (\text{Gross Leasable Area}) \times (\text{Space Factor})$

If "A": is greater than or equal to 1.0, the credit is 50%.

If "A": is less than 1.0, the credit is ("A" x 50%).

INTRODUCED AND ADOPTED by the City Council this 23rd day of June, 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Don Hudson, Assistant City Manager/Finance Director

**DATE:** June 23, 2025

---

### **SUBJECT:**

Consideration of **Resolution No. 5887-25** Amending Water, Sewer, Stormwater, Road and Parks Utility Fee Rates Inside the City of Tualatin and Rescinding Resolution No. 5785-24.

### **RECOMMENDATION:**

Staff recommends adopting the attached Resolution.

### **EXECUTIVE SUMMARY:**

Water rates are increasing as determined in the Water Master Plan, with the consumption rate increasing from \$4.37 per 100 cubic ft. (CCF) to \$4.89 per CCF, the service charge increasing from \$6.20 per month to \$6.94 per month, and the facilities charge increasing per the schedule in Section 5 of the attached resolution.

The Road Utility Fee was created for the purpose of maintenance of City streets, which includes repairing sidewalks under a sidewalk maintenance program, landscape enhancements along the rights-of-way, street tree replacement, and for paying the operating cost of street lights. The pavement maintenance and street light portion of the fee was created in April 1990, with the sidewalk/street tree portion added in July 1991. New rates were established in July 2017, and an indexing of the rate was updated using a formula utilized by Washington County for the Transportation Development Tax each year. The three-pronged index was recently approved by the Washington County Board of Commissioners at 8.32%. The attached resolution increases the Road Utility and Sidewalk/Street Tree Fees by this index.

Sewer and Stormwater rates are composed of two separate components; a regional rate set by Clean Water Services (CWS) and a local rate adopted by the City Council. The CWS board has adopted an increase changing the regional base rate from \$29.52 per Equivalent Dwelling Unit (EDU) to \$30.41 per EDU, and the sewer usage rate from \$1.96 per CCF to \$2.02 per CCF. The City Council is asked to set the local rate as recommended in the Sewer Master Plan. This increase will raise the local base rate from \$9.73 per EDU to \$10.51 per EDU and the local usage rate from \$0.662 per CCF to \$0.715 per CCF. Stormwater rates increase from \$11.84 per Equivalent Surface Unit (ESU) to \$12.19 per ESU, with a regional rate of \$2.82 per ESU and a local share of \$9.37 per ESU.

Sewer and Stormwater System Development Charges (SDC) were also adopted by Clean Water Services and are included in the attached resolution. The City retains 4% of the Sewer SDC for local capital needs. The Stormwater SDC rate is adopted by CWS and is 100% retained by the City.

On April 26, 2021, the City Council adopted a Parks Utility Fee rate of \$5 per dwelling unit. The rate was effective July 1, 2021 and remains unchanged for fiscal year 2025/2026.

The impact of the rate increases detailed above will increase the average residential utility bill, using 5 CCF per month, for these services by \$7.27

**OUTCOMES OF DECISION:**

Adoption of the attached resolution sets new rates effective July 1, 2025.

**FINANCIAL IMPLICATIONS:**

With the new rates, the average monthly Tualatin residential utility bill will increase from \$110.22 to \$117.50

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**ATTACHMENTS:**

- Resolution No. 5785-25

RESOLUTION NO. 5887-25

A RESOLUTION AMENDING WATER, SEWER, STORMWATER, ROAD AND PARKS UTILITY FEE RATES INSIDE THE CITY OF TUALATIN AND RESCINDING RESOLUTION 5785-24

WHEREAS, under TMC 2-6, the City established System Development Charges; and

WHEREAS, under TMC 3-2, 3-3, 3-4 and 3-7, the Council established rates for water, sewer, stormwater (also known as "surface water" and "storm sewer"), road and parks utility fees;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1. Water, Sewer, and Stormwater System Development Charges.**

- (a) The schedule for the Water System Development Charges, as set effective February 1, 2025, are as follows:

<b>Meter Size</b>	<b>Meter Unit Equivalent</b>	<b>System Development Charge*</b>
5/8" X 3/4"	1	\$8,632
3/4" X 3/4"	1.5	\$12,949
1"	2.5	\$21,581
1 1/2"	5	\$43,161
2"	8	\$69,059
3"	15	\$138,120
4"	25	\$215,811
6"	50	\$431,622
8"	80	\$690,595
10"	115	\$992,731

\* The SDC payment for a single-family residence will be based on the meter size required for domestic water service and irrigation service. If a larger meter is required only for residential fire sprinkler service, the higher fee will not be charged.

- (b) On February 1st of each year, the Water SDC fees shall automatically increase. The amount of increase shall be the change in Engineering News Record (ENR) Construction Cost Index (CCI) for Seattle, WA. This increase will not require further action by the City Council
- (c) The schedule for the Sewer System Development Charges, per Equivalent Dwelling Unit (EDU), as of July 1, 2025, is as follows:

	<b>System Development Charge</b>
Regional Rate	\$6,854.60
Local Rate	\$284.40
<b>Total Rate</b>	<b>\$7,139.00</b>

(d) The Stormwater System Development Charges, per Equivalent Service Unit (ESU), as of July 1, 2025, is \$691.00

**Section 2. In Lieu Tax Payments.** Where the City provides water service to properties outside of the City, which are not subject to bond taxes levied by the City for water system improvements, properties served by the City shall pay in lieu tax payment to the City as follows:

Annually within ninety (90) days after the true cash values are fixed by the tax assessing authority for those properties located outside of the City that are served by City water, the City will compute the "In Lieu Tax Payment" applying the City's tax rate for water system improvements for that year to the taxable value furnished to the City. Payment of the obligation of the "In Lieu Tax Payment" will be made to the City within thirty (30) days of the bill being presented from the City to the property receiving City water service.

**Section 3. Service Line Installation Charges.**

- (a) Prior to installation of the requested service line, the customer will make a deposit to the City based on an estimate of the actual costs plus 15%.
- (b) When the installation is completed, the customer will pay the balance or be refunded the amount of the deposit not used.

**Section 4. Meter Installation Charges.**

(a) Deposits for installation of new water meters are as follows:

<b>METER METHOD</b>	
<b>Meter Size (in inches)</b>	<b>Installation Charge</b>
5/8 x 3/4, Drop-in meter	\$140
1, Drop-in meter	\$300
1½, Drop-in meter	\$540
2, Drop-in meter	\$790
3, drop-in meter	Cost plus 15%
4, drop-in meter	Cost plus 15%
6, drop-in meter	Cost plus 15%
8, drop-in meter	Cost plus 15%
10, drop-in meter	Cost plus 15%
12, drop-in meter	Cost plus 15%

- (b) Prior to the installation of the requested meter, the customer will make a deposit to the City based on an estimate of the actual cost. When the installation is completed the customer will pay the balance, or be given a refund of the amount of deposit not used.
- (c) For Meters requiring a new or larger service line, please reference Section 3. (Service Line Installation) above.

**Section 5. Monthly Rates for Water, Sewer, Stormwater, Road and Parks Utility.**

- (a) The schedule of monthly Water rates is amended as follows:

METER SIZE	FACILITIES CHARGE		SERVICE CHARGE	WATER CHARGE
	CLASS 1	CLASS 2		PER 100 CUBIC FT
5/8" x 3/4"	\$6.85	\$6.85	\$6.94	\$4.89
1"	\$17.23	\$17.23	\$6.94	\$4.89
1 1/2"	\$34.35	\$34.35	\$6.94	\$4.89
2"	\$54.91	\$54.91	\$6.94	\$4.89
3"	---	\$75.20	\$6.94	\$4.89
4"	---	\$128.77	\$6.94	\$4.89
6"	---	\$278.99	\$6.94	\$4.89
8"	---	\$536.64	\$6.94	\$4.89

The customer classes are:

Class 1: All single-residential dwellings, duplexes and triplexes; and

Class 2: All other services not included in Class 1.

- (b) The schedule of monthly Sewer rates are as follows:

	BASE CHARGE (per Dwelling Unit, or EDU)	USE CHARGE
		Per CCF (hundred cubic feet), winter average
Regional Rate	\$30.41	\$2.02
Local Rate	\$10.51	\$0.715

- (c) The schedule of monthly Stormwater rates are as follows, per ESU:

	BASE CHARGE
Regional Rate	\$2.82
Local Rate	\$9.37

(d) The schedule of monthly Road Utility Fee rates for Residential Customer Groups are as follows:

<b>Customer Group</b>	<b>Per Unit</b>
Single Family Residential	\$7.74
Multi-Family Residential	\$7.00

(e) The schedule of monthly Road Utility Fee rates for Non-Residential Customer Groups are as follows:

<b>Customer Group</b>	<b>Per Thousand Square Feet</b>	<b>Flat Fee</b>
Non-Residential Group 1	\$1.92	\$4.80
Non-Residential Group 2	\$3.30	\$4.80
Non-Residential Group 3	\$8.22	\$4.80
Non-Residential Group 4	\$18.53	\$4.80
Non-Residential Group 5	\$52.93	\$4.80
Non-Residential Group 6	\$126.42	\$4.80
Non-Residential Group 7	\$14.70	\$4.80

(f) The schedule of monthly Parks Utility Fee rates are as follows:

<b>Customer Group</b>	<b>Per Dwelling Unit</b>
Residential	\$ 5.00
Non-Residential <sup>1</sup>	\$ 5.00

<sup>1</sup> Each non-residential property is one equivalent dwelling unit.

**Section 6. Water Wheeling Agreements.** The Council may enter into water wheeling agreements with other jurisdictions. These agreements will contain specific water rates and charges for each individual agreement.

**Section 7. Charges for Fire Protection Service.** The monthly charges for standby fire protection service are as follows:

<b>Service Size</b>	<b>Rate</b>
<b>4"</b>	<b>\$ 24.38</b>
<b>6"</b>	<b>\$ 52.77</b>
<b>8"</b>	<b>\$ 102.16</b>
<b>10"</b>	<b>\$ 162.37</b>

**Section 8. Miscellaneous Charges.** The following charges are imposed for service restoration, service termination and for account delinquencies:

(a) **Shut-Off or Turn-On.** When requested by a customer, the City will perform shut-off or turn-on service for the following fee:

<b>REQUEST</b>	<b>CHARGE</b>
During office hours	\$50.00
After office hours	Cost of labor and materials incurred by the city to preform service.
Office Hours are 7:00 a.m. – 4:00 p.m., Monday-Friday, excluding holidays.	

(b) **Delinquency Notification Charge.** Whenever a utility account remains delinquent ten (10) days after the date of the mailed delinquent notice, a charge of \$10.00 may be assessed to the account to cover the costs of handling the delinquent account.

(c) **Restore Meter Removed by City Due to Violation of TMC 3-3-200 Charge.**

When the City finds that one or more provisions of TMC 3-3-200 have been violated, the City may remove the meter and assess to the account a restoration charge of \$50.

**Section 9. Temporary Water Services, Bulk Water, and Hydrant Fees.**

(a) The charge for the hydrant meters and accessory equipment, temporary water services, water use, and hydrant flow tests are as follows:

<b>Item</b>	<b>Charge</b>
Temporary Water Service Application Fee	\$ 175.00
Temporary Water Service, per fill Fee	\$ 20.00

**Hydrant Service Fees and Deposits**

3 inch hydrant meter deposit	\$ 1,500.00
Daily rental fee 3 inch hydrant meter	\$ 5.00
Hydrant meter installation and removal	\$ 100.00
Hydrant meter relocation (per occurrence)	\$ 100.00
Hydrant chapman valve deposit	\$ 250.00
Hydrant wrench deposit	\$ 30.00
Backflow device deposit	\$ 175.00
Repair hydrant, equipment, or water system damage	Time & Materials

**Temporary Service Fees and Deposit**

5/8 x 3/4 inch water meter deposit	\$ 140.00
1 inch temporary water meter deposit	\$ 300.00
1.5 inch temporary water meter deposit	\$ 600.00
2 inch temporary water meter deposit	\$ 900.00
Meter installation and removal fee	\$ 180.00

**Temporary Service Water Rates**

Water Rate per CCF (with existing service)	Current residential rate
Water Rate per CCF (construction/ no existing service)	Current residential rate +50%
Water Rate per CCF (all other uses including mobile businesses or for use outside Tualatin)	Current residential rate +100%

**Miscellaneous Fees**

Hydrant flow test	\$ 250.00
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- (b) Only temporary water obtained at the current residential rate +100% can be used outside Tualatin city limits.
- (c) Hydrant meter permits expire after six months. At that time, the permit is expired and the meter will be removed.
- (d) Temporary water service permits are valid for up to one (1) year.
- (e) Water use is billed at the current rate at the time the meter is returned.

**Section 10. Prior Resolutions Rescinded.** Resolution 5785-24 is rescinded.

**Section 11.** This resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 23rd day of June 2025.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder



# CITY OF TUALATIN

## *Staff Report*

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Sherilyn Lombos, City Manager

**DATE:** June 23, 2025

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**SUBJECT:**  
Resolution of the Tualatin City Council Calling on Clean Water Services to Take Certain Actions

**EXECUTIVE SUMMARY:**

At the May 26, 2025 City Council meeting, the City Council authorized a resolution to be crafted requesting that Clean Water Services do two things:

- 1) Come before the City Council annually to discuss their rates, and
- 2) Participate in discussions about their billing needs.

Attached is a resolution responsive to the Council's request.

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**ATTACHMENTS:**

- Resolution

RESOLUTION NO. 5893-25

A RESOLUTION CALLING ON CLEAN WATER SERVICES TO TAKE CERTAIN ACTIONS

WHEREAS, Clean Water Services is an essential partner to the City of Tualatin for the provision of sanitary sewer and storm water services; Clean Water Services holds the National Pollution Discharge Elimination System (NPDES) permit with the Department of Environmental Quality and as such is responsible for complying with all of the associated rules and regulations; and

WHEREAS, Clean Water Services rates for sanitary sewer and stormwater are set annually by the Board of Directors and then transmitted to the City for inclusion into the monthly utility bill sent to all Tualatin customers; and

WHEREAS, the City of Tualatin has served as Clean Water Services billing partner for many years, faithfully billing, collecting, and remitting the funds, despite having little insight into the rate-setting methodology and any increases that are included on the utility bill; and

WHEREAS, the City of Tualatin would like to have insight into the Clean Water Services rates, and would like to have a discussion about Clean Water Services utility billing needs and the most efficient and effective way to meet those needs.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** The City of Tualatin asks that Clean Water Services come before the City Council at least annually to present information, financial and otherwise, pertaining to the rates and any proposed rate adjustments.

**Section 2.** The City of Tualatin asks that Clean Water Services participate in a discussion of the utility billing services to determine the most efficient and effective billing methodology.

INTRODUCED AND ADOPTED this 23rd Day of June, 2025.

CITY OF TUALATIN, OREGON

ATTEST:

BY \_\_\_\_\_  
Mayor

BY \_\_\_\_\_  
City Recorder



# CITY OF TUALATIN

Staff Report

**TO:** Honorable Mayor and Members of the City Council  
**THROUGH:** Sherilyn Lombos, City Manager  
**FROM:** Nicole Morris, Deputy City Recorder  
**DATE:** June 23, 2025

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**SUBJECT:**  
Consideration of Recommendations from the Council Committee on Advisory Appointments

**RECOMMENDATION:**  
Staff recommends the City Council approve the recommendations from the Council Committee on Advisory Appointments (CCAA)

**EXECUTIVE SUMMARY:**  
In accordance with Council Rule 7E(1), the CCAA met and interviewed community members interested in participating on City advisory committees. The Committee recommends appointments of the following individuals:

Individuals	Board	Term
Matt Kilmartin	Architectural Review Board	Term Expiring 6/30/27
Patricia Parsons	Architectural Review Board	Term Expiring 6/30/27
Keith Hancock	Architectural Review Board	Term Expiring 6/30/27
Kylan Hoener	Architectural Review Board	Term Expiring 6/30/27
Brenna White	Arts Advisory Committee	Term Expiring 3/31/28