



TUALATIN CITY COUNCIL MEETING

MONDAY, MAY 08, 2023

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

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, May 8. 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>

7:00 P.M. CITY COUNCIL MEETING

Call to Order

Pledge of Allegiance

Announcements

1. Proclamation Declaring the Week of May 7-13, 2023 as National Prevention Week in the City of Tualatin
2. Proclamation Declaring the Week of May 7-13, 2023 as Public Service Recognition Week in the City of Tualatin

- [3.](#) Proclamation Declaring the Week of May 14-20, 2023 as National Police Week in the City of Tualatin
- [4.](#) Proclamation Declaring June 2023 as Gun Violence Awareness Month in the City of Tualatin

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 Special Work Session of April 12, 2023 and the Work Session and Regular Meeting Minutes of April 24, 2023
- [2.](#) Consideration of **Resolution No. 5685-23** Adopting the City of Tualatin 2024–2028 Capital Improvement Plan
- [3.](#) Consideration of **Resolution No. 5689-23** Authorizing the City Manager to Execute a Deed Acquiring Property for Riverfront Parkland
- [4.](#) Consideration of **Resolution No. 5690-23** Awarding a Contract for Professional Auditing Services
- [5.](#) Consideration of **Resolution No. 5693-23** Increasing the Construction Contract Authorization Amount for the Boones Ferry Corridor Sidewalk and Bike Lane Improvements Phase 1 Project, Part of the Tualatin Moving Forward Program
- [6.](#) Consideration of **Resolution No. 5694-23** Creating the Parks Project Fund and Appropriating General Obligation Bond Proceeds in the Fiscal Year 2022/2023 Budget

Special Reports

- [1.](#) Tualatin Valley Fire and Rescue District 2023 State of the District
- [2.](#) Engagement Plan to Gather Feedback on Draft Climate Action Plan

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. 1474-23** Establishing a Core Area Parking District (CAPD) Tax Rate for Fiscal Year 2023/24

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

Meeting materials, including agendas, packets, public hearing and public comment guidelines, and Mayor and Councilor bios are available at www.tualatinoregon.gov/council.

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.

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.

Proclamation

Declaring May 7-13, 2023 as National Prevention Week in the City of Tualatin

WHEREAS, substance misuse and mental health problems affect all communities nationwide. According to the 2021 National Survey on Drug Use and Health, an estimated 61.2 million Americans ages 12 and older used illicit drugs in the past year. Nearly six million young people (aged 12 to 20) reported drinking alcohol in the past month. Twenty-two percent of Americans (74 million people) aged 12 and older used tobacco products or used an e-cigarette or other vaping device to vape nicotine in the past month. Additionally, in 2021, 8.7 million Americans misused prescription pain relievers.[i]

WHEREAS, with commitment and support, these and other substance use and mental health issues can be prevented. The focus of National Prevention Week is to change the prevention landscape by providing evidence-based and accessible resources to facilitate collective action and story-sharing. By showcasing the work of our partners in prevention, we can confront the societal challenges surrounding substance misuse together while celebrating stories of prevention.

WHEREAS, this is a message we need to spread far and wide. An estimated 29.5 million people ages 12 and older in America were classified as having alcohol misuse disorder in the past year, and about 57.8 million adults had a mental illness. The impact of mental and substance misuse disorders is apparent in our local community: An estimated 5,058 people in Tualatin, Oregon are affected by these conditions. We have the power to change these numbers, and more importantly, change lives.

WHEREAS, through National Prevention Week, people become more aware and able to recognize the signs of mental health and substance use disorders. Equally important, community members from all walks of life learn what they can do to create a healthier tomorrow by helping to prevent these problems. Being a shoulder for someone to lean on, leading someone to get help for a mental health or substance use issue before it worsens, setting an example by staying substance-free, and other actions like this all play a role in keeping the people around us—and ourselves—healthy and safe.

WHERE, we and others across the United States, need to recognize the seriousness of substance use and mental health issues in our communities, the power of prevention, and the tireless efforts of those working to make a difference. The small, daily actions done by individuals, combined with the actions of families, communities, and coalitions, come together to make up the larger, bold movement of prevention.

NOW THEREFORE BE IT RESOLVED that the City of Tualatin hereby proclaim May 7-13, 2023 to be National Prevention Week and call upon our community to join us this week in celebrating the compelling programs and events that support increasing awareness of, and action around, mental health and/or substance use disorders year-round.

INTRODUCED AND ADOPTED this 8th day of May, 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder



City of Tualatin

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: May 8, 2023

SUBJECT:
Proclamation Declaring the Week of May 7 through May 13, 2023 as “Public Service Recognition Week.”

RECOMMENDATION:
In honor of the hard work performed by the dedicated employees of the City of Tualatin, adopt the Proclamation recognizing May 7-13, 2023 as Public Service Recognition Week.

FINANCIAL IMPLICATIONS:
none

ATTACHMENTS:
-Public Service Recognition Week Proclamation 2023

Proclamation

*Declaring the Week of May 7 - May 13, 2023 as
"Public Service Recognition Week"*

In Honor of the Public Employees of the City of Tualatin

WHEREAS, public service is an honorable calling that involves a wide variety of challenging and rewarding professions, including providing recreational services, maintaining public safety, improving transportation, protecting our environment, and performing administrative and management activities which are essential to efficient and effective operation of government; and

WHEREAS, Tualatin's city employees contribute significantly to the quality of life for the Tualatin community, with their commitment to excellence, high ethical standards, and diversity of skills; and

WHEREAS, excellence in the delivery of public service helps keep Tualatin strong, prosperous, and a wonderful place in which to live, work, play, and volunteer; and

WHEREAS, this commemoration provides an opportunity to express our appreciation for the many contributions public employees make to our daily lives.

NOW, THEREFORE, IT IS PROCLAIMED by the Tualatin City Council that the week of May 7-13, 2023 be Public Service Recognition Week in the City of Tualatin and the Council encourages everyone to recognize the accomplishments and contributions of public employees.

INTRODUCED AND ADOPTED this 8th day of May, 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder



City of Tualatin

CITY OF TUALATIN
Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Greg Pickering, Chief of Police
DATE: May 8, 2023

SUBJECT: Proclamation Declaring the Week of May 14-20, 2023 as National Police Week in the City of Tualatin

EXECUTIVE SUMMARY:

May 15 of each year has been dedicated by Congress as Police Memorial Day, and the week surrounding it is dedicated as National Police Week. On average, one law enforcement officer is killed in the line of duty somewhere in the United States every 54 hours. Since the first known line-of-duty death in 1791, more than 23,000 U.S. law enforcement officers have made the ultimate sacrifice. The City of Tualatin is proud of our law enforcement officers and wishes to recognize their commitment to the public safety profession.

ATTACHMENTS:

-Proclamation – National Police Week

Proclamation

Proclamation Declaring the Week of May 14-20, 2023 as National Police Week in the City of Tualatin

WHEREAS the Congress of the United States of America has designated May 15 as “Peace Officers Memorial Day” in honor of the Federal, State and Municipal Officers who have been killed or disabled in the line of duty; and the week in which it falls as “National Police Week” ; and

WHEREAS it is known that on average, one law enforcement officer is killed in the line of duty somewhere in the United States every 54 hours. Since the first known line-of-duty death in 1791, more than 23,000 U.S. law enforcement officers have made the ultimate sacrifice; and

WHEREAS law enforcement officers, including Tualatin Police Officers are our guardians of life and property and defenders of the individual rights of freedom; and

WHEREAS the City of Tualatin is proud of our law enforcement officers and wish to recognize their commitment to the public safety profession; and

WHEREAS the Tualatin Police Department and officers provide the highest quality services and are committed to the highest professional standards, working in partnership with our community, to meet the challenges of reducing crime, creating a safe environment, and improving our quality of life for all.

NOW, THEREFORE BE IT PROCLAIMED that the City of Tualatin designates the week of May 14-20, 2023, as “National Police Week” in the City of Tualatin to call attention to our Tualatin Police Officers for the outstanding service they provided to our community.

INTRODUCED AND ADOPTED this 8th day of May 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder

Proclamation

Declaring June 2023 to be Gun Violence Awareness Month in the City of Tualatin

WHEREAS, every day, more than 120 Americans are killed by gun violence, alongside more than 200 who are shot and wounded, and on average there are more than 17,000 gun homicides every year; and

WHEREAS, Oregon has an average of 522 gun deaths every year, with a rate of 11.9 deaths per 100,000 people; the 33rd highest rate of gun deaths in the US; and

WHEREAS, cities across the nation are working to end the senseless violence with evidence-based solutions; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and

WHEREAS, gun violence prevention is more important than ever as we see an increase in firearm homicides, and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in city gun violence;

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and in June to recognize Hadiya Pendleton's birthday (born: June 2, 1997), people across the United States recognize Gun Violence Awareness and wear orange in tribute to Hadiya Pendleton and other victims of gun violence and the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods and orange is a color that symbolizes the value of human life; and

WHEREAS, by wearing orange in June, Tualatin will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the wrong hands, and encourage responsible gun ownership to help keep our children safe.

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

June 2023 is Gun Violence Awareness Month in the City of Tualatin. The community is encouraged to support efforts to prevent the tragic effects of gun violence and to honor and value human lives.

INTRODUCED AND ADOPTED this 8th day of May, 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder



City of Tualatin

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: April 24, 2023

SUBJECT:

Consideration of Approval of the Special Work Session of April 12, 2023 and the Work Session and Regular Meeting Minutes of April 24, 2023

RECOMMENDATION:

Staff respectfully recommends the Council adopt the attached minutes.

ATTACHMENTS:

- Special Work Session of April 12, 2023
- City Council Work Session Meeting Minutes of April 24, 2023
- City Council Regular Meeting Minutes of April 24, 2023



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL SPECIAL WORK SESSION FOR APRIL 12, 2023

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

The meeting was called to order at 6:08 p.m.

1. Update Related to Fiscal Year 2023-2024 Budget Process.

Finance Director Don Hudson provided updates to the Council on various topics, including the parks bond sale, the American Rescue Plan Act (ARPA), the Opioid Settlement, and the FY 23/24 budget process. He noted –specific details and dollar amounts could not be shared until after the budget is released to the Budget Committee.

Director Hudson highlighted the Parks Bond sale and presented the City's financial status to the Council. He mentioned the City has strong financial results with a growing fund balance, which has increased from 61.4% in FY18 to 71.1% in FY22 as a percentage of revenue. Director Hudson stated the City has a large and diverse economy that provides a thriving tax base, with a Real Market Value (RMV) of \$9.7 billion and an Assessed Value (AV) of \$5.4 billion. He stated Moody's gave the City an AA1 rating, the second-highest rating, due to high PERS funding levels in 2018. Director Hudson stated the City has low debt levels, with a per capita debt of \$1,359 and a per capita Real Market Value of almost \$350,000, which increased by almost 50% from the previous time. The City's debt capacity is three percent of RMV, and the recent bond sale puts the City at 11.47% of its debt capacity. Director Hudson stated the pension rate increases are mild and expected to stabilize, and the PERS system funding is better now.

Director Hudson stated the city's economy is highly diversified, with around 1,800 businesses providing approximately 30,000 jobs and a payroll of \$2 billion. He stated in January 2023, the unemployment rate decreased to 3.7% from 4.2% in January 2022. The median household income has also increased to nearly \$98,000, compared to the state's median income of \$66,000, with 46% of Tualatin households earning more than \$100,000. Director Hudson stated the city's property values have shown a robust growth of 15.4% in RMV and 5.0% in AV, indicating a strong capacity to repay the bonds. He stated over the years, the city has improved its credit status, with impressive reserves, a low debt position, and a stable pension position, which could lead to an upgraded rating in the future. Moody's maintains its outstanding Aa1 rating, speaking to the city's strong financial position and positive governance practices.

Director Hudson stated the parks bond sale occurred this morning. He stated all bonds sold and the overall bond yield was 3.44%. Director Hudson stated the city received a premium of \$2,346,615 over the \$15 million, and after expenses, \$17.2 million is available for projects. He stated the bond measure will increase the tax rate by \$0.29 per \$1,000 of assessed value.

Council President Pratt asked how the city manages to obtain a lower rate than the Treasurer's rate. Director Hudson explained it is determined by the market with yield curves, and the city is considered an attractive risk.

Director Hudson stated under the American Rescue Plan Act, the city received just under \$6.2 million, and as of now, \$444,000 has been spent. He stated the city has some commitments for the remainder, such as \$1 million for the water line required for Plambeck Gardens, \$250,000 for the adjacent trail section, and \$2.75 million for the Stoneridge Park renovation design and construction. Director Hudson stated around \$1.75 million remains, which must be committed by December 31, 2024, and spent by December 31, 2026.

Councilor Brooks expressed surprise that ARPA funds could be used for grant writers, as she learned during the National League of Cities Conference. Director Hudson said he would look into it.

Mayor Bubenik stated he learned during the National League of Cities in DC that the funds have to be committed and utilized to avoid being taken back. Director Hudson responded that he would keep that in mind.

Director Hudson stated to date, there have been seven opioid settlements, including distributors: Janssen, CVS, Walgreens, Walmart, Allergan, and Teva. He noted the city has started receiving payments from the distributors and anticipates receiving the rest of the payments this summer. Director Hudson stated he expects to receive \$394,500 by July 2038. He mentioned some other cities have sent the funds to Washington County, but he does not recommend that. Director Hudson stated there will be a discussion later with the Council to determine how the funds should be spent.

Director Hudson stated the budget process for the city starts in January, followed by departmental requests being submitted by March 1. After that, departments meet to discuss requests and needs, with the Budget Committee presentation and adoption of the budget taking place in June. He stated the city has dedicated revenues from various sources, such as water, sewer and stormwater rates, parks and road utility fees, building permits, and system development charges, as well as general revenues that are unrestricted and can be either one-time or ongoing.

Director Hudson discussed utility rates and some increases from FY22/23 to FY23/24, which are based on the city's master plans. He stated water rates will increase from \$37.68 to \$42.18, sewer rates will increase from \$54.42 to \$57.23, stormwater rates will increase from \$11.11 to \$11.47, and road maintenance rates will increase from \$6.25 to \$6.60. Director Hudson stated the park utility fees will remain the same since they are based per household and not on usage. He noted the total increase in rates is \$8.04, with sewer being the largest portion, and three-quarters of that coming from Clean Water Services.

Councilor Gonzalez asked what CCF is. Director Sykes explained that it equals 748 gallons, with the average household using about seven CCFs.

Councilor Sacco asked what a typical increase is. Manager Lombos responded the water rate had a 4.25% increase, with the typical increase being \$2-5.

Councilor Reyes asked about the cost of the Stoneridge Park renovation, which is \$2.75 million, and the funding source. Director Hudson stated it would be paid for from the ARPA funds that the city received.

Director Hudson explained expenditures. He stated Personal Services make up a significant portion of the general fund budget. Director Hudson stated each position is analyzed with individual details, including projected health and dental benefits and added paid leave in Oregon to establish these numbers. He stated Materials and Services expenditures need to have consistency across budgets. It was noted, requests to departments was to keep expenses as flat as possible to plan for expenditures out of the city's control. Director Hudson stated Capital Outlay is based on one-time dollars, while transfers between funds are for services provided between departments.

Director Hudson stated on the revenue side, property taxes are seeing increases, while Materials and Services expenses are staying flat. Mayor Bubenik asked how materials are staying flat despite inflation. Director Hudson stated most increases are seen on the Capital Project side of expenses, but they are managing increases in materials and services in other areas of the budget.

Director Hudson spoke to add package requests, which included a website redesign, climate action implementation, pavement condition index assessment, a parks bond project manager, a strategy to recruit and retain sworn police positions, utility billing low-income assistance, and legislative advocacy and grant writer. He stated the city is proposing to take some money from water and sewer to help assist with low income and determine the magnitude of those who need this type of program.

Councilor Hillier expressed her concern about stabilizing the billing for senior citizens and low-income individuals and asked about best practices from other cities.

Councilor Reyes asked how the income assistance program would be implemented in apartments where water is distributed based on the number of people living in each unit. Director Hudson mentioned discussing the matter with Community Action and checking with Tigard to get a better idea of what the program would look like.

Councilor Pratt asked if there was a built-in relief program for apartment dwellers. Director Hudson suggested asking for something from the landlord indicating what they pay. Councilor Hillier mentioned Tigard Tualatin School District has a service providers meeting bi-monthly, which could be another resource to gather information.

Director Hudson asked if there is a scope to determine the need regarding Legislative Advocacy and Grant Writing Assistance. Mayor Bubenik suggested the legislative advocate should be a representative in Salem and DC and mentioned that Sherwood received over \$7 million in grants for a \$65,000 salary. He also mentioned there are firms that are shared within cities that provide these services as well.

Councilor Brooks said now is a historic time to receive federal money, especially for drinking water infrastructure and climate action. Mayor Bubenik mentioned earmarks and the importance of having an advocate in DC who can represent the city's needs and contact heads of agencies. He added the majority of the money is available in the first five years.

Director Hudson explained the ongoing alignment of revenue and expenses in Tualatin is currently stable, with ongoing revenues higher than ongoing expenditures. He also emphasized the importance of maintaining a comfortable level of revenue by not spending the entire budget. Director Hudson shared a chart stating the expenses line may appear higher than the revenue line, it is still within the comfort level. Manager Lombos noted other jurisdictions are experiencing structural deficits for years to come, with rumors of layoffs in some cases. She stated Tualatin, on the other hand, has been using this model that only allows ongoing expenses to be paid with known ongoing dollars, without relying on savings accounts. She stated this approach has required difficult conversations and decisions, but it has kept Tualatin in better financial health than other jurisdictions.

Mayor Bubenik inquired about the expense line going above the revenue line in the future. Director Hudson responded by saying there are many assumptions made for future expenses, but conservative models are necessary and requires ongoing management of revenue and expenditure growth.

Councilor Pratt asked who handles the Council's budget. Director Hudson responded it is the City Manager's department.

Councilor Brooks asked about funding for staffing. Manager Lombos mentioned different potential impacts to staff including funding from Washington County Cooperative Library Service (WCCLS) funds, funding to the Washington County jail, and Washington County building and development fees.

Councilor Gonzalez mentioned the Tigard-Tualatin School District budget meeting, as they are going to have a tough time with the district being down 1,100 students, which will impact their budget. He asked how that affects the City. Director Hudson there are no areas were our budgets overlap.

Councilor Pratt asked about the library receiving significantly less, and how it will work with their budget. Director Hudson said that if the library's funding is reduced significantly, they will have to evaluate the amount to see if it is one-time or ongoing before making a decision.

Adjournment

The meeting adjourned at 7:47 p.m.

Sherilyn Lombos, City Manager

_____ / Teresa Ridgley, Recording Secretary

_____ / Frank Bubenik, Mayor



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR APRIL 24, 2023

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

Mayor Bubenik called the meeting to order at 5:30 p.m.

1. 2024-2028 Capital Improvement Plan Review.

Management Analyst Cody Field presented the 2024-2028 Capital Improvement Plan (CIP), which prioritizes funding for various projects including new infrastructure, master plans, vehicles and equipment, and technology. He stated the CIP serves to coordinate projects, plan for necessary rate adjustments, create an approved list for grants and System Development Charge (SDC) funding, and prioritize limited funding. Analyst Fields stated the document is organized by project summary category or funding source, and includes an unfunded projects list in the back, categorized by awaiting funding or further project development. He stated the document is a fluid planning tool, and shared the total project costs by category, highlighting projects in facilities, parks, transportation, and utilities. Analyst Fields mentioned the CIP process will transition to a new software program inside the city's Questica program, which will give the document a new look and feel. He stated next steps are adoption at the next council meeting.

Councilor Brooks asked whether PAB funding is being sought out for projects like the one at the Juanita Pohl Center. Analyst Fields stated that it is currently planned as a general fund project but staff can explore alternative funding sources for the project.

Council President Pratt asked if funding for master plan projects are included in the document. Analyst Fields responded that the projects from the plan are listed in the document.

Councilor Reyes shared positive feedback on the sidewalk improvements along Boones Ferry Road.

Mayor Bubenik inquired about the types of vehicles included in the replacement schedule, including the transition to electric vehicles. Analyst Fields stated a Vehicle Replacement Fund has been established and the vehicles are listed within that fund, including a transition to electric vehicles.

2. Riverfront Park Property Acquisition Due Diligence Presentation and Findings.

Parks and Recreation Director Ross Hoover and Parks and Planning Manager Rich Mueller presented information on the riverfront park property concept acquisition. Director Hoover stated the community expressed a strong desire for more riverfront access through the Parks Master Planning process, and shared the location of the proposed site. He added they have entered into a Purchase and Sales Agreement (PSA) with the property owners, and are currently in the due diligence process. Director Hoover stated this purchase aligns with Council goals and the Parks and Recreation Master Plan. Manager Mueller added that the due diligence process included an environmental assessment, encroachment survey, bridge inspection, water access

assessment, and park development study. Through this process, two issues were identified related to adjacent property access that can be mitigated. Manager Mueller shared the site design concept, and stated next steps include final council consideration on May 8th, property escrow, and title closing.

Council President Pratt asked if the existing bridge on the property would be extended. Director Hoover responded the bridge is a potential access point to the site, but the design at this time is still conceptual.

Councilor Sacco requested that the appearance of the backside of the Juanita Pohl Center be considered during the design process, and asked about the amount of onsite parking that could be included. Manager Mueller stated they are not far enough along in the process to determine how much parking would be onsite.

Councilor Sacco also mentioned there have been community discussions about ensuring that food options are considered in the project's development. Director Hoover stated that this will be part of the discussion when planning and community engagement begins.

Councilor Brooks asked about structural resiliency on the site with increasing flood levels and the sustainability of the natural habitats in the area. Director Hoover stated these considerations will be made as conversations around the site planning continue.

Councilor Gonzalez expressed a desire to see a turnaround included in the area.

Councilor Brooks emphasized the importance of mitigating drainage into the river.

Mayor Bubenik addressed concerns about traffic congestion in the area. Director Hoover responded that when a design and engineering team is brought on board, they will need to take those concerns into consideration as the project moves forward.

3. Council Meeting Agenda Review, Communications, and Roundtable.

Councilor Brooks stated she attended the Policy Advisory Board (PAB) meeting and the Tualatin Arts Advisory Committee meeting.

Councilor Sacco stated a grassroots effort has come together to put together a Pride Parade on June 3rd, 10am, at the Tualatin Commons.

Councilor Hillier gave a brief overview of the Washington County Youth Substance Use Collaborative, she noted it does not have city affiliation but stated they are doing important work. She announced the Winona Grange Free Family Fun Event that will be happening on April 29th, 1-4pm, at the Winona Grange.

Councilor Reyes stated she attended the Core Area Parking District meeting.

Council President Pratt stated she attended the C4 Metro meeting and the Climate Action Task Force meeting.

Mayor Bubenik stated he attended the USDOT Charging and Fueling Infrastructure seminar, the Washington County Mayors Luncheon, a Mayors meeting with Representative Walters regarding tolling, the Washington County Coordinating Committee meeting, the Washington County Mayors meeting with County Chair Harrington, the Clackamas County Caucus meeting at the

state capital, the Clackamas County Mayors meeting, and the Regional Tolling Advisory Committee meeting.

Adjournment

Mayor Bubenik adjourned the meeting at 6:47 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR APRIL 24, 2023

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

Call to Order

Mayor Bubenik called the meeting to order at 7:02 p.m.

Pledge of Allegiance

Announcements

1. New Employee Introduction - Building Inspector Samantha Vandagriff

Building Official Suzanne Tyler introduced Building Inspector Samantha Vandagriff. The Council welcomed her.

2. Recognition of the Tualatin High School Basketball Champions

The Council recognized the Tualatin High School Basketball team on winning the state championship.

3. Mental Health Awareness Month Proclamation

Councilor Brooks read the proclamation declaring May 2023 as Mental Health Awareness Month.

Public Comment

None.

Consent Agenda

Council President Pratt asked to have Resolution No. 5688-23 removed from the consent agenda for further discussion.

Motion to adopt consent agenda as amended made by Council President Pratt, Seconded by Councilor Brooks.

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

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of April 10, 2023

2. Consideration of **Resolution No. 5687-23** Authorizing the Purchase and Replacement of Jurgens Park Playground Equipment and Surface through an Interstate Cooperative Procurement Program

Special Reports

1. Family Justice Center Update

Washington County Family Justice Center Executive Director Rachel Schutz and President of the Board Judy Willey presented their annual report. Ms. Wiley stated the center opened in 2018. Director Schutz stated in 2022 the center saw a significant increase in service numbers, having served over 4,500 survivors and provided 8,300 services. She stated they have 15 partners with whom they work to provide services. Director Schutz stated in 2022, the center directly served 58 Tualatin residents by providing 106 services. Director Schutz mentioned some events they held over the year included a survivor art gallery, a partnerships with Huggies to distribute diapers, participation in the Shop with a Cop events, distribution of Thanksgiving food boxes, and the Annual Gathering of Hope event. She thanked the Council for their support.

Councilor Brooks asked about the services survivors can receive from the organization. Director Schutz responded services include restraining orders, answering questions, providing basic needs support, childcare, and emergency hotel and shelter stays.

Councilor Brooks also asked how the center works with its partners. Director Schutz explained their partners are located onsite in their facility so that they can work together when survivors arrive.

Councilor Reyes asked how someone could seek these services. Director Schutz stated that individuals can call their phone number, which is available 24/7.

Councilor Hillier asked if the center is changing its name. Director Schutz stated that they are purchasing and renovating a new center that will be called the Family Peace Center.

Council President Pratt asked how people typically find out about their services. Director Schutz stated most referrals come from local police departments and their website.

Councilor Hillier asked if the center is open to all residents. Director Schutz confirmed the center is open to everyone.

Councilor Reyes asked if the services are available in other languages. Director Schutz confirmed services are offered in multiple languages.

2. Metro Update from Councilor Gerritt Rosenthal

Metro Councilor Gerritt Rosenthal provided an update on several topics related to Metro. He discussed the ongoing land use conversations taking place within the Urban Growth Boundary. He also mentioned they received a grant for Safe Streets that will help improve state highways that have become urban streets. Councilor Rosenthal further spoke about the housing bond investments and how they plan to build more units than originally planned throughout the region. He addressed the response to the SHS tax and stated that there were miscommunications regarding the tax administration, and they waived the penalties and interest for 2022. Councilor Rosenthal provided updates on Metro venues, including the Zoo and Expo Center. He highlighted the cleanup efforts provided by Rid Patrol. Councilor Rosenthal spoke about local

funding opportunities, such as the 2040 Planning and Development grants, Regional Refresh funds, and general sponsorships. He discussed the impacts of the Regional Solid Waste fee increases on waste services. Councilor Rosenthal spoke to updates on regional transportation, including tolling and the Southwest Corridor study.

Council President Pratt asked Councilor Rosenthal about the Fischer Road extension and whether it would run along the Tualatin River. Councilor Rosenthal clarified that it would not run along the river.

Council President Pratt inquired whether Metro has contributed any letter of feedback in response to tolling. Councilor Rosenthal mentioned they provided technical comments but did not submit any comments as a group.

Council President Pratt requested Councilor Rosenthal advocate for more transit in the area, to which Councilor Rosenthal responded positively.

Councilor Brooks raised a concern about decoupling of housing and transportation planning to make communities more livable. Councilor Rosenthal stated they are aware of the changes needed in the west side of the region, and they are currently in the first phase of the RTP update.

Mayor Bubenik asked Councilor Rosenthal about any delays in planning grants, to which he replied that they would be opening on May 2nd.

Mayor Bubenik brought up the issue of empty land within the UGB that is still vacant due to the lack of infrastructure, and he urged Metro to recognize this issue in future discussions to enable cities to develop these lands.

3. Council Education Series - Planning 201

Assistant Community Director Steve Koper provided an informational briefing on the Comprehensive Plan. Koper explained a Comprehensive Plan is a long-term document used to guide the development of a community for a time horizon of 20 years. The plan is intended to address common goals, including health, public safety, circulation, services and facilities provision, fiscal health, economic development, environmental protection, and equity. Director Koper described the planning process, which includes research, clarification of community goals, plan formulation, plan implementation, and review and revisions. He emphasized a Comprehensive Plan expresses the Council's interpretation of the public interest, sets goals and policies for land development, and is carried out by the development code.

Director Koper explained Tualatin's first Comprehensive Plan was adopted in 1982 and was recently updated in 2020 based on the Tualatin 2040 work. He reviewed the chapters in the Comprehensive Plan, including the Housing Needs Analysis, Transportation System Plan, Water Master Plan, Sanitary Sewer Master Plan, Stormwater Master Plan, and Parks Master Plan. Director Koper also shared the comprehensive plan map and additional maps and figures that are referenced throughout the plan.

Councilor Brooks inquired about commercial uses with retail frontage and a makerspace in the back, and how to add that type of zoning. Director Koper explained craft industrial usages could be suitable in the downtown area. Councilor Brooks also asked about river basins. Director Koper clarified the basin plan applies to many jurisdictions.

Council President Pratt asked about the strategic actions in the plans and suggested some changes to them. Director Koper explained these actions will make more sense when viewed with the development code framework. He stated if updates are still needed, they could be considered.

Mayor Bubenik inquired if the transportation chapter would be updated after the Transportation System Plan update. Director Koper confirmed it would be.

General Business

1. Consideration of **Resolution No. 5686-23** Awarding the Contract for Consulting on the Transportation System Plan Update

Management Analyst Cody Field and City Engineer Mike McCarthy presented a contract award for consulting on the Transportation System Plan. Analyst Field provided context on the Request for Proposal (RFP) process, which was initiated by Council on October 10, 2022. The city received three proposals and Fehr & Peers was selected as the firm with the highest scoring proposal. Engineer McCarthy spoke to the project scope, which includes a listening phase, analysis phase, and plan writing phase. Analyst Field stated next steps include final contract negotiation, contract execution, and project kick-off. He stated staff has recommended approval of the resolution awarding the contract to Fehr & Peers.

Mayor Bubenik asked about the listening phase and suggested the formation of an informal advisory committee to be included in the process.

Motion to adopt Resolution No. 5686-23 awarding the contract for consulting on the Transportation System Plan update made by Councilor Brooks, Seconded by Council President Pratt.

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

Items Removed from Consent Agenda

1. Consideration of **Resolution No. 5688-23** Authorizing the City Manager To Sign An Agreement to Terminate an Easement Across Property Owned by Lennar Northwest, LLC South of Norwood Road

City Engineer Mike McCarthy stated this is regarding an access easement to the water tanks near the Autumn Sunrise Subdivision. He stated with the new development they would be able to use the new roads so the easement will no longer be needed.

Council President Pratt asked if the new location of the pipes is for the subdivision. City Engineer McCarthy stated the changed alignment is in the subdivisions best interest.

Motion to adopt Resolution No. 5688-23 authorizing the City Manager to sign an agreement to terminate an easement across property owned by Lennar Northwest, LLC South of Norwood Road made by Council President Pratt, Seconded by Councilor Brooks.

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

Council Communications

Councilor Reyes announced Tualatin MEChA will be holding a Car Meet on April 28th, 6-8pm, at Tualatin High School. She invited everyone to attend.

Council President Pratt stated this Wednesday, 6-8pm, at Tualatin City Services will be the State of the City Address. She invited everyone to attend.

Councilor Hillier thanked everyone who participated in the Drug Take Back event.

Adjournment

Mayor Bubenik adjourned the meeting at 9:14 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Cody Field, Management Analyst II
DATE: May 8, 2023

SUBJECT:

Consideration of Resolution 5685-23, adopting the City of Tualatin 2024–2028 Capital Improvement Plan.

EXECUTIVE SUMMARY:

At the April 24th Council work session, staff presented an overview of the 2024-2028 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 in 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 CIP process evolves and is generally refined each year. The City has not adopted a full five-year CIP since February of 2020. This year's CIP format includes five planning years for all project categories, full-page maps for most projects, and projected revenue available in the General Fund.

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.

ATTACHMENTS:

- Attachment A – Resolution 5685-23
- Attachment B - FY 2024-2028 Capital Improvement Plan (CIP)

RESOLUTION NO. 5685-23

A RESOLUTION ADOPTING THE CTY OF TUALATIN 2024-2028 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 2024-2028 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 8th day of May, 2023.

ATTEST:

CITY OF TUALATIN, OREGON

BY _____
City Recorder

BY _____
Mayor



City of Tualatin



Capital Improvement Plan 2023/24 - 2027/28

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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	Cyndi Hillier	Councilor
Octavio Gonzalez	Councilor		

CITY MANAGER

Sherilyn Lombos

EXECUTIVE MANAGEMENT TEAM

Rachel Sykes	Public Works Director
Megan George	Deputy City Manager
Ross Hoover	Parks & Recreation Director
Don Hudson	Assistant City Manager/Finance Director
Kim McMillan	Community Development Director
Bates Russell	Information Services Director
Stacy Ruthrauff	Human Resources Director
Greg Pickering	Police Chief
Jerianne Thompson	Library Director

CIP PROJECT MANAGER

Cody Field	Management Analyst II (Community Development)
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CIP REVIEW TEAM & CONTRIBUTORS

Hayden Ausland	Principal Engineer
Frank Butler	Network Administrator
Nic Westendorf	Deputy Public Works Director
Sarah Jesudason	Library Public Services Supervisor
Terrance Leahy	Water Manager
Mike McCarthy	City Engineer
Nicole Morris	Deputy City Recorder
Rich Mueller	Parks & Recreation Manager
Bert Olheiser	Street/Sewer/Storm Manager
Greg Pickering	Police Captain
Kyla Cesca	Office Coordinator (Public Works)
Charlie Rollins	Interim Maintenance Services Manager
Brett Hoffman	Building Maintenance Technician
Tom Scott	GIS Technician
Tom Steiger	Parks Maintenance Manager
Brian Struckmeier	Police Captain
Maddie Cheek	Management Analyst (Public Works)

EXECUTIVE SUMMARY

Tualatin Capital Improvement Plan FY 2023/24 –FY 2027/28

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 2024-2028 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 2023/2024 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.

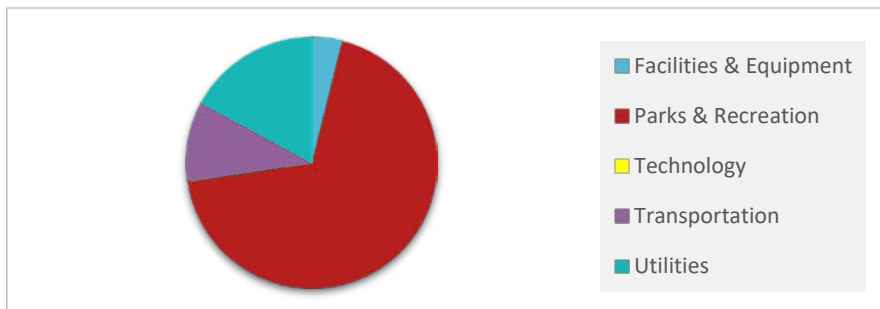
The overall goal of the CIP Review Team is to develop CIP recommendations that:

- 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

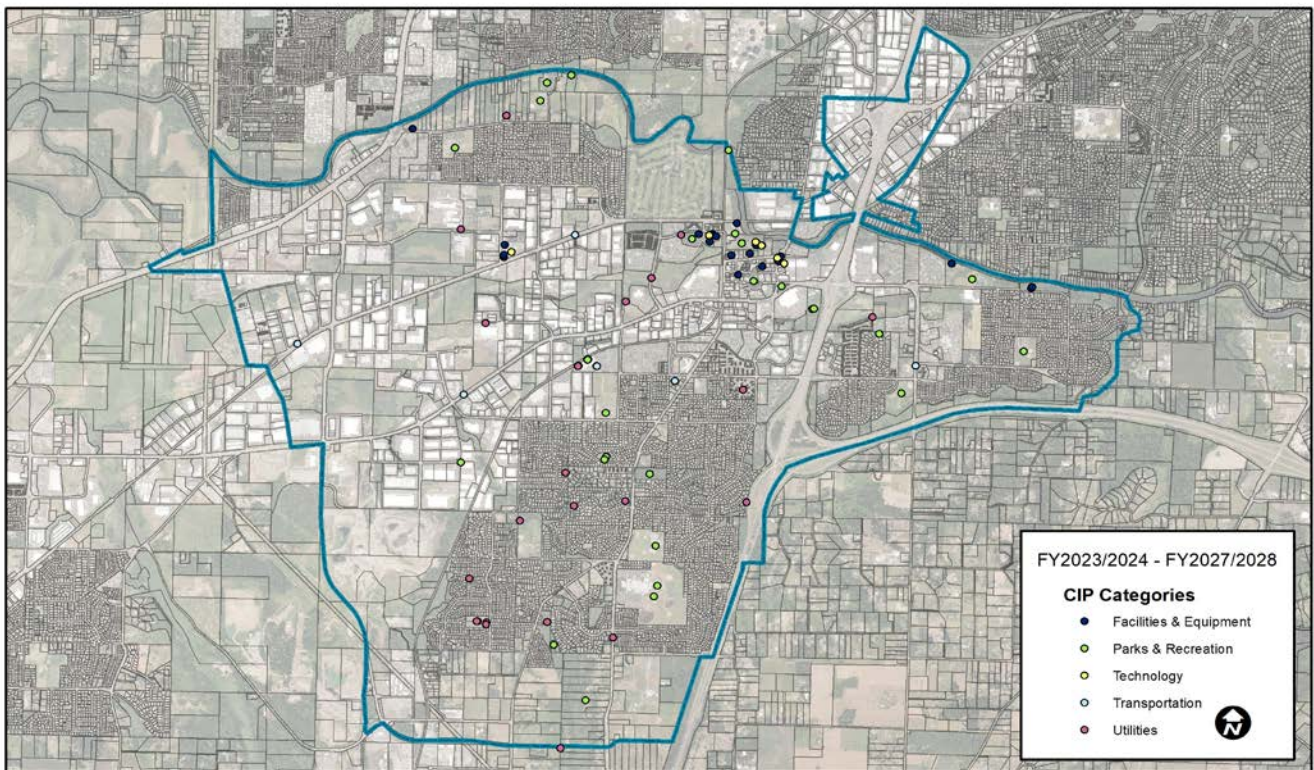
Summary lists of projects by category and by funding source are provided for quick reference. Projects in this five-year CIP total approximately \$190 million. Just over \$32 million of the funded projects are utility projects and \$16.5 million in transportation projects have been identified. Almost \$130.5 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 almost \$265 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 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	Grand Total
Facilities & Equipment	815,000	2,691,200	976,333	873,851	1,937,456	7,268,840
Parks & Recreation	15,483,000	14,683,356	7,970,887	42,081,215	50,206,709	130,425,167
Technology	94,000	61,200	-	-	-	155,200
Transportation	10,700,000	2,250,000	6,150,000	150,000	150,000	19,400,000
Utilities	8,125,560	8,570,000	9,738,000	4,750,000	1,199,000	32,382,560
Grand Total	35,217,560	28,255,756	24,835,220	47,855,066	53,493,165	189,656,767



PROJECT SUMMARY BY CATEGORY

Facilities & Equipment	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Brown's Ferry Community Center HVAC Unit Replacement		12,000	12,000		
Browns Ferry Community Center & Garage ADA Remodel					245,000
Brown's Ferry Community Center & Garage Re-roof				75,000	
Brown's Ferry Community Center Buildings - Repair & Paint		13,500			
Brown's Ferry Park Barn Structural Upgrade					265,000
Core Area Parking: Blue Lot ADA Design and Construction	70,000	135,000			
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 Add Metal Siding	275,000				
Juanita Pohl Center Parking Lot Repair				100,000	400,000
Library & City Offices HVAC Unit Replacement	37,000	76,000	42,000		
Library Furnishing Replacement		25,000	47,000		65,000
Library Teen Room Light Sculpture			25,000		
Operations Building A HVAC Unit Replacement	17,000	18,000	20,000		
Operations Covered Parking Structure for Trucks				175,000	600,000
Parks & Rec. Admin Building ADA Improvements		325,000			
Parks & Rec. Admin Building Roof Replacement			68,000		
Police – PGE Fleet Partner EV Program			100,000		
Police Public Parking Lot – Tree and Pavement Maintenance	12,000	12,500			
Police Station HVAC Unit Replacement	46,000	36,000	42,000		
Police Station Roof		475,000			
Tualatin City Park Boat Ramp Drive Aisle and Parking Lot			190,000		
Tualatin City Service – Fuel Tank Relocation and Site Upgrades		1,300,000			
Tualatin Heritage Center Carpet Replacement		9,000			
Vehicles	358,000	254,200	370,333	495,851	362,456
Walnut House Roof Replacement			26,000		
Facilities & Equipment Total	815,000	2,691,200	1,010,333	873,851	1,937,456

PROJECT SUMMARY BY CATEGORY

Parks & Recreation	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Atfalati Park Renovation & Improvements		6,855,000			
Basalt Creek Park	2,000,000			17,948,000	
Brown's Ferry Park Redevelopment					28,539,479
Greenway & Path Expansion	2,668,000	2,668,000	2,668,000	2,668,000	2,668,000
High School Field #E30			700,000		
Ice Age Tonquin Trail		144,700	144,700		
Integrated Pest Management Plan		165,000			
Jurgens Park Expansion		220,000	4,397,000		
Jurgens Park Renovation and Improvements					7,328,678
Ki-a-Kuts Bridge Repair		250,000			
Lafky Park Basketball Court Removal and Replacement	50,000				
Lafky Park Renovation & Improvement		326,000			
Little Woodrose Natural Area	150,000			1,225,619	
New Natural Areas	2,000,000				
New Parks	4,000,000				4,925,000
Nyberg Creek Greenway		1,281,656			
Nyberg Creek South Greenway Development				710,000	
Parks Sign Project	150,000				
School City Facility Partnership	220,000				
Stoneridge Park Renovation	2,500,000				
Sweek Pond Natural Area					1,261,784
Tualatin Commons Lake Renovation	1,500,000	209,000			
Tualatin Commons Park			61,187		
Tualatin Community Park Expansion	170,000	2,464,000			
Tualatin Community Park Renovation & Improvements				19,529,596	
Tualatin River Greenway Development					5,483,771
Victoria Woods Natural Area	75,000				
Parks & Recreation Total	15,483,000	14,683,356	7,970,887	42,081,215	50,206,709

Technology	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Library Patron Computer Replacement		30,000			
Police MDT (Laptop) Replacement	94,000				
Upgrade to Office365 G3 Suite		31,200			
Technology Total	94,000	61,200	-	-	-

PROJECT SUMMARY BY CATEGORY

Transportation	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
65 th and Borland Turn Lane		500,000	2,000,000		
Boones Ferry Corridor Sidewalks & Bike Lanes	3,000,000				
Hazelbrook Area Project (Tualatin @ Teton)	50,000				
Herman Rd: 124 th to Cipole Rd Improvement		1,000,000	4,000,000		
Herman Rd: Widening Tualatin to Teton Rd (R3)	3,500,000				
Hwy 99: Pony Ridge to 124 th Sidewalks	800,000				
Martinazzi / Sagert Signal	150,000				
Neighborhood Solutions / Ped-friendly	150,000	150,000	150,000	150,000	150,000
Sagert Ct cul-de-sac	300,000				
Sandalwood/Sagert Water Quality Swale	500,000				
Transportation System Plan	250,000	100,000			
Tualatin-Sherwood Rd Utility Relocation	500,000	500,000			
Tualatin-Sherwood Rd: Martinazzi to I-5	1,500,000				
Transportation Total	10,700,000	2,250,000	6,150,000	150,000	150,000

PROJECT SUMMARY BY CATEGORY

Utilities	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Sewer					
Martinazzi Sanitary Sewer Upsizing	2,100,000	2,890,000	513,000		
65 th Ave / Nyberg Trunk Line	1,000,000				
Sewer Pipe Rehab Program	250,000		250,000		250,000
Sewer Total	4,250,000	1,800,000	250,000	-	250,000
Storm					
95 th Ave Water Quality Facility			250,000		
Gertz Water Quality Facility			100,000		
Hedges Creek Storm Repair	160,000				
Highland Terrace Water Quality Facility		300,000			
Lakeridge Water Quality Facility		100,000			
Nyberg Creek Stormwater Improvements Phase 1 & 2	200,000	1,000,000	2,000,000	2,000,000	
Siuslaw Stormwater Quality Retrofit & 99 th /Coquille	750,000				
Storm pipe replacement placeholder		100,000	100,000	100,000	100,000
Sweek Drive/Emery Zidell Pond B	200,000				
Storm Total	1,310,000	1,500,000	2,450,000	2,100,000	100,000
Water					
A-1 Reservoir Upgrades (#613)			925,000	1,175,000	
ASR Well Rehabilitation (#403)					600,000
B Level at ASR (#601)		3,125,000	3,125,000		
B Level Transmission Upsizing (#301A)	2,000,000				
Basalt Creek Pipeline from Boones to Grahams		55,000	1,250,000	1,250,000	
C Level Pump Station (B to C Pump Station - #603)		1,000,000	1,000,000		
C Level Pump Station Generator (#607)	200,000				
Leveton (A Level - #405)					549,000
SCADA System Improvements (#611)	1,265,000				
Seismic Upgrades at Reservoirs (#605)			225,000	225,000	
Water Total	5,889,560	4,281,000	6,525,000	2,650,000	1,149,000
Utilities Total	8,125,560	8,570,000	9,738,000	4,750,000	1,499,000

PROJECT SUMMARY BY FUNDING SOURCE

Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	Grand Total
Core Area Parking	70,000	135,000	34,000	28,000		267,000
General Fund	531,000	10,179,200	4,969,000	21,815,215	44,188,709	81,665,124
Leveton Tax Increment	3,000,000					3,000,000
Park Development (SDC)	4,668,000	2,812,700	2,812,700	20,616,000	2,668,000	33,577,400
Park Utility	1,725,000		761,187			2,486,187
Park Bond	9,040,000	4,054,656			4,925,000	18,019,656
Road Operating/Gas Tax	700,000	250,000	150,000	150,000	150,000	1,350,000
Sewer	250,000		250,000		250,000	750,000
Sewer SDC	15,000	212,900	102,600			330,500
Stormwater	1,110,000	500,000	450,000	100,000	100,000	2,260,000
Stormwater SDC						
Transportation Dev. Tax	4,100,000	2,000,000	6,000,000			12,100,000
Transportation Project	2,900,000					2,900,000
Vehicle Replacement Fund	358,000	254,200	270,333	495,851	362,456	1,815,840
Water	3,122,560	2,276,540	3,519,500	2,029,500	1,793,340	12,741,440
Water SDC	2,801,440	2,604,460	2,830,500	445,500	393,660	9,075,560
Outside Funded (Grants, County Projects, etc.)	3,970,00	1,782,000				9,075,560
Grand Total	35,217,560	28,255,756	24,835,220	47,855,066	53,493,165	189,656,767

PROJECT SUMMARY BY FUNDING SOURCE

General Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Atfalati Park Renovation & Improvements #P8		6,855,000			
Brown's Ferry Park Redevelopment #E10					28,539,479
Brown's Ferry C. Center HVAC Unit Replacement		12,000	12,000		
Browns Ferry Community Center & Garage ADA Remodel					245,000
Browns Ferry Community Center & Garage Re-roof				75,000	
Browns Ferry Community Center buildings -Repair & Paint		13,500			
Browns Ferry Park Barn Structural Upgrade					265,000
Integrated Pest Management Plan #P15		165,000			
Juanita Pohl Center Add Metal Siding	275,000				
Juanita Pohl Center Parking Lot Repair				100,000	400,000
Jurgens Park Expansion		220,000	4,397,000		
Jurgens Park Renovation & Improvements #E3					7,328,675
Ki-a-Kuts Bridge Repair		250,000			
Lafky Park Basketball Court Removal and Replacement	50,000				
Lafky Park Renovation & Improvement #E4		326,000			
Library & City Offices HVAC Unit Replacement	37,000	76,000	42,000		
Library Furnishing Replacement		25,000	47,000		65,000
Library Patron Computer Replacement		30,000			
Library Teen Room Light Sculpture			25,000		
Little Woodrose Natural Area				1,225,619	
Nyberg Creek South Greenway Development				710,000	
Operations Building A HVAC Unit Replacement	17,000	18,000	20,000		
Operations Covered Parking Structure for Trucks				175,000	600,000
Parks & Rec. Admin. Building ADA Improvements		325,000			
Parks & Rec. Admin. Building Roof Replacement			68,000		
Police MDT (Laptop) Replacement	94,000				
Police -PGE Fleet Partner EV Program			100,000		
Police Public Parking Lot- Tree and Pavement Maintenance	12,000	12,500			
Police Station HVAC Unit Replacement	46,000	36,000	42,000		
Police Station Roof		475,000			
Sweek Pond Natural Area					1,261,784
Tualatin City Park Boat Ramp Drive Aisle and Parking Lot			190,000		
Tualatin City Services - Fuel Tank Relocation and Site Upgrades		1,300,000			
Tualatin Community Park Renovation & Improvements				19,529,596	
Tualatin Heritage Center Carpet Replacement		9,000			
Tualatin River Greenway Development					5,483,771
Upgrade to Office365 G3 Suite		31,200			
Walnut House Roof Replacement			26,000		
General Fund Total	531,000	10,179,200	4,969,000	21,815,215	44,188,709
Projected Revenue Available for Projects	500,000	500,000	500,000	500,000	500,000

PROJECT SUMMARY BY FUNDING SOURCE

Core Area Parking Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Core Area Parking: ADA Project- Blue Lot	70,000	135,000			
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	
Core Area Parking Total	70,000	135,000	34,000	28,000	

Leveton Projects Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Herman Rd: Widening Tualatin to Teton (R3)	3,000,000				
Leveton Projects Total	3,000,000				

Park Development Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Basalt Creek Park #P3	2,000,000			17,948,000	
Greenway & Path Expansion	2,668,000	2,668,000	2,668,000	2,668,000	2,668,000
Ice Age Tonquin Trail #E37		144,700	144,700		
Park Development Total	4,668,000	2,182,700	2,812,700	20,616,000	2,668,000

Park Utility Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
High School Field #E30			700,000		
Little Woodrose Natural Area	150,000				
Tualatin Commons Lake Renovation	1,500,000				
Tualatin Commons Park			61,187		
Victoria Woods Natural Area	75,000				
Park Utility Total	1,725,000		761,187		

Parks Bond Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
New Natural Areas	2,000,000				
New Parks	4,000,000				4,925,000
Nyberg Creek Greenway		1,281,656			
Parks Sign Project	150,000				
School City Facility Partnership	220,000				
Stoneridge Park Renovation	2,500,000				
Tualatin Commons Lake Renovation		209,000			
Tualatin Community Park Expansion	170,000	2,564,000			
Parks Bond Total	9,040,000	4,054,656			4,925,000

PROJECT SUMMARY BY FUNDING SOURCE

Road Operating/Gas Tax Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Neighborhood Solutions / Ped-friendly	150,000	150,000	150,000	150,000	150,000
Sagert Ct cul-de-sac	300,000				
Transportation System Plan	250,000	100,000			
Road Operating/Gas Tax	700,000	250,000	150,000	150,000	150,000

Sewer Operating Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Sewer Pipe Rehab Program	250,000		250,000		250,000
Sewer Total	250,000		250,000		250,000

Sewer SDC Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Martinazzi Sanitary Sewer Upsizing	15,000	212,900	102,600		
Sewer SDC Total	15,000	212,900	102,600		

Stormwater Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
95th Ave Water Quality Facility			250,000		
Gertz Water Quality Facility			100,000		
Highland Terrace Water Quality Facility		300,000			
Lakeridge Water Quality Facility		100,000			
Sweek Drive/Emery Zidell Pond B	200,000				
Hedges Creek Storm Repair (CIP 20)	160,000				
Siuslaw Stormwater Quality Retrofit & 99th/Coquille reconstruction	750,000				
Storm pipe replacement placeholder		\$100,000	\$100,000	\$100,000	\$100,000
Storm Drain Total	1,110,000	500,000	450,000	100,000	100,000

Storm SDC Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Nyberg Creek Stormwater Improvements 1 & 2	200,000	1,000,000	2,000,000	2,000,000	
Storm SDC Total	200,000	1,000,000	2,000,000	2,000,000	

PROJECT SUMMARY BY FUNDING SOURCE

Transportation Development Tax Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
65th and Borland Turn Lane		500,000	2,000,000		
Boones Ferry Corridor Sidewalks & Bike Lanes	3,000,000				
Herman Rd: 124th to Cipole Rd Improvements		1,000,000	4,000,000		
Herman Rd: Widening Tualatin to Teton Rd (R3)	500,000				
Martinazzi / Sagert Signal	100,000				
Tualatin-Sherwood Rd Utility Relocation	500,000	500,000			
Transp. Dev. Tax Total	4,100,000	2,000,000	6,000,000		

Transportation Project (Bond) Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Hazelbrook Area Project (Tualatin @ Teton)	50,000				
HWY 99: Pony Ridge to 124th Sidewalks	800,000				
Martinazzi / Sagert Signal	50,000				
Tualatin-Sherwood Rd: Martinazzi to I-5	1,500,000				
Sandalwood/Sagert Water Quality Swale	500,000				
Transportation Project (Bond) Total	2,900,000				



For updated information about these projects, please visit www.tualatinmovingforward.com.

PROJECT SUMMARY BY FUNDING SOURCE

Water Operating Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
A-1 Reservoir Upgrades (#613)			759,000	963,000	
ASR Well Rehabilitation (#403)					246,000
B Level Reservoir (#601)		875,000	875,000		
B Level Transmission Upsizing (#301A)	880,000				
Basalt Creek Pipeline from Boones to Grahams		45,100	1,025,000	1,025,000	
C Level Pump Station (B to C Pump Station - #603)		820,000	820,000		
C Level Pump Station Generator (#607)	56,000				
Leveton (A Level - #405)					450,180
Manhasset Dr (A Level - #402)					505,940
SCADA System Improvements (#611)	1,037,759				
Seismic Upgrades at Reservoirs (#605)			184,500	184,500	
Water Total	1,973,759	1,740,100	3,663,500	2,172,500	696,180

Water SDC Fund	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
A-1 Reservoir Upgrades (#613)			166,000	212,000	
ASR Well Rehabilitation (#403)					54,000
B Level Reservoir (#601)		2,250,000	2,250,000		
B Level Transmission Upsizing (#301A)	1,120,000				
Basalt Creek Pipeline from Boones to Grahams		9,900	225,000	225,000	
C Level Pump Station (B to C Pump Station - #603)		180,000	180,000		
C Level Pump Station Generator (#607)	144,000				
Leveton (A Level - #405)					98,820
Manhasset Dr (A Level - #402)					111,060
SCADA System Improvements (#611)	227,801				
Seismic Upgrades at Reservoirs (#605)			40,500	40,500	
Water SDC Total	2,801,440	2,604,460	2,830,500	445,500	309,780

Outside Funded	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Martinazzi Sanitary Sewer Upsizing (CWS)	2,085,000	2,677,100	410,400		
65 th Ave / Nyberg Trunk Line (CWS)	1,000,000				
Outside Funded Total	3,085,000	2,677,100	410,400		

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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.

Facilities & Equipment	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Brown's Ferry Community Center HVAC Unit Replacement		12,000	12,000		
Browns Ferry Community Center & Garage ADA Remodel					245,000
Brown's Ferry Community Center & Garage Re-roof				75,000	
Brown's Ferry Community Center Buildings - Repair & Paint		13,500			
Brown's Ferry Park Barn Structural Upgrade					265,000
Core Area Parking: Blue Lot ADA Design and Construction	70,000	135,000			
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 Add Metal Siding	275,000				
Juanita Pohl Center Parking Lot Repair				100,000	400,000
Library & City Offices HVAC Unit Replacement	37,000	76,000	42,000		
Library Furnishing Replacement		25,000	47,000		65,000
Library Teen Room Light Sculpture			25,000		
Operations Building A HVAC Unit Replacement	17,000	18,000	20,000		
Operations Covered Parking Structure for Trucks				175,000	600,000
Parks & Rec. Admin Building ADA Improvements		325,000			
Parks & Rec. Admin Building Roof Replacement			68,000		
Police Station HVAC Unit Replacement	46,000	36,000	42,000		
Police – PGE Fleet Partner EV Program			100,000		
Police Public Parking Lot – Tree and Pavement Maintenance	12,000	12,500			
Police Station Roof		475,000			
Tualatin City Park Boat Ramp Drive Aisle and Parking Lot			190,000		
Tualatin City Service – Fuel Tank Relocation and Site Upgrades		1,300,000			
Tualatin Heritage Center Carpet Replacement		9,000			
Vehicles	358,000	254,200	289,471	495,851	362,456
Walnut House Roof Replacement			26,000		
Facilities & Equipment Total	815,000	2,691,200	861,471	845,851	1,937,456

Blue Lot - ADA Design 1st year then construction.

DEPARTMENT: Maintenance Services
CATEGORY: Facilities & Equipment
TOTAL COST: \$205,000

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: ADA Plan

PROJECT TYPE:
 Maintenance
 Replacement
 New/Expansion

NEW ONGOING COSTS?
 Yes \$ _____ No

DESCRIPTION:

Following the ADA plan, the Blue Lot is the next ADA priority when funds are available; consisting of leveling specific areas of the parking lot and renovation of the sidewalk access. Followed by the slurry seal maintenance.

PROJECT SCOPE:

The first year will be the design process, and cost estimates confirming the budget, and the following year would be the construction and slurry seal.

HISTORY:

N/A

FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

Core Area Parking Fund Blue
Core Area Parking Fund Blue

YEAR	AMOUNT
FY 23/24	\$70,000
FY 24/25	\$135,000
CIP TOTAL:	\$205,000

Blue Lot – ADA Design and Construction



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:

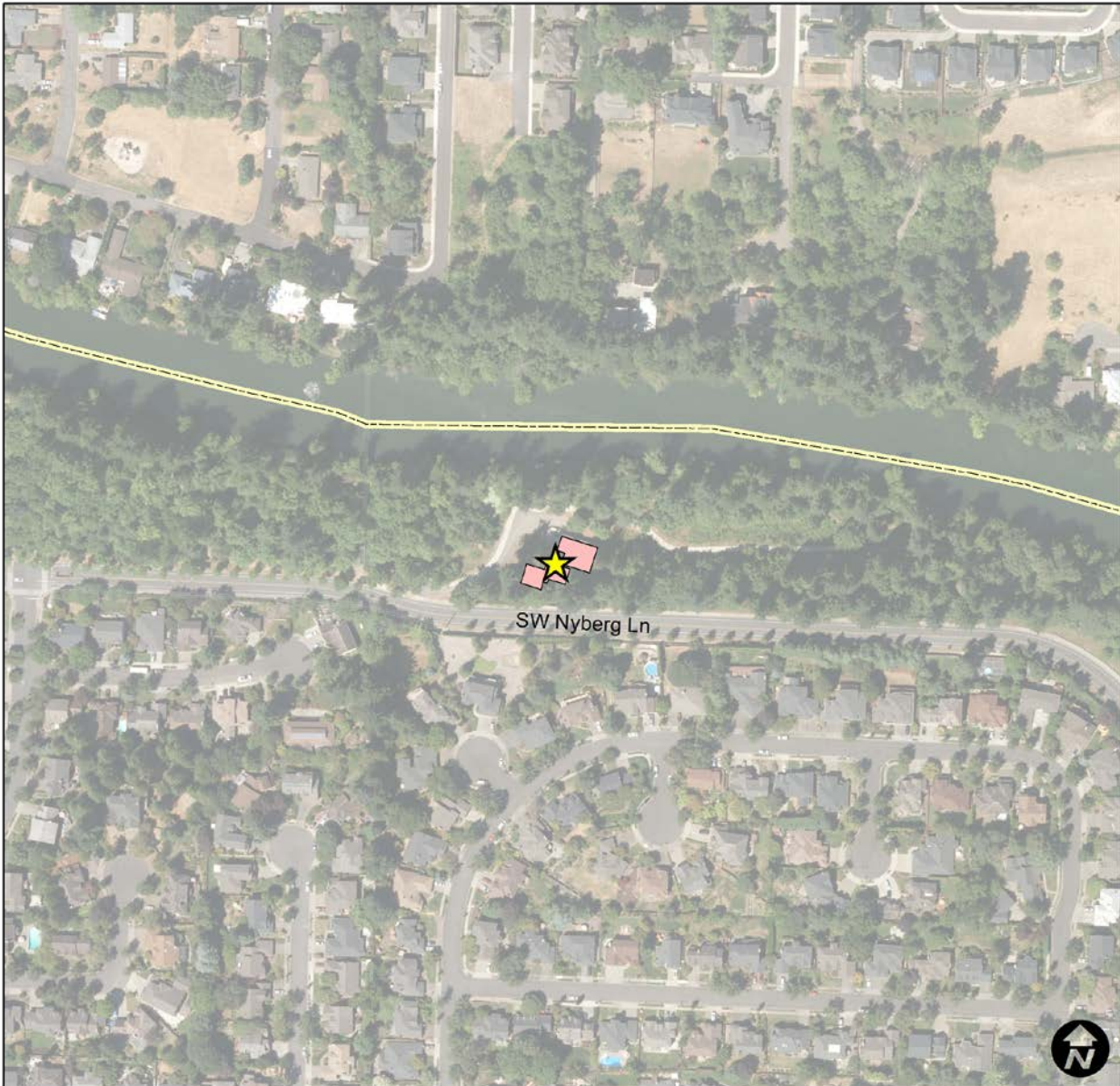
N/A

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Building Maintenance
General Fund: Building Maintenance

YEAR	AMOUNT
FY 24/25	\$12,000
FY 25/26	\$12,000
CIP TOTAL:	<hr/> \$24,000

Brown's Ferry Community Center HVAC Replacement



Browns Ferry Community Center & Garage ADA Remodel

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

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:
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
CIP TOTAL:	<hr/> \$245,000

Browns Ferry Community Center & Garage ADA Remodel



Browns Ferry Community Center & Garage Re-roof

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

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:

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
CIP TOTAL:	<hr/> \$75,000

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 24/25	\$13,500
CIP TOTAL:	<hr/> \$13,500

Browns Ferry Community Center buildings - Repair & Paint



Browns Ferry Park Barn Structural Upgrade

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

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 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:	<hr/> \$265,000

Browns Ferry Park Barn Structural Upgrade



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:

		YEAR	AMOUNT
Core Area Parking Fund	White	FY 25/26	\$34,000
Core Area Parking Fund	Yellow Lot	FY 26/27	\$14,000
Core Area Parking Fund	Green Lot	FY 26/27	\$14,000
		CIP TOTAL:	\$76,000

Core Area Parking Lots: Slurry Seal



Juanita Pohl Center Add Metal Siding

DEPARTMENT: Maintenance Services
CATEGORY: Facilities & Equipment
TOTAL COST: \$275,000

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:

Design and install metal siding over the existing siding.

PROJECT SCOPE:

Design the look and the metal type before the budget process, and get estimates to confirm the budget cost. Use the Public process to select contractors and install.

HISTORY:

The 35-plus-year-old wood siding is beginning to deteriorate and given the difficulty with woodpeckers and ongoing maintenance. The metal will reduce the ongoing maintenance costs versus wood. If done before siding deteriorates further. The metal can be installed over the current siding minimizing the expenses. If delayed it will cost 35% more.

FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Building Maintenance

YEAR	AMOUNT
FY 23/24	\$275,000
CIP TOTAL:	<hr/> \$275,000

Juanita Pohl Center Add Metal Siding



Juanita Pohl Center Parking Lot Repair

DEPARTMENT: Maintenance Services
CATEGORY: Facilities & Equipment
TOTAL COST: \$500,000

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: _____

PROJECT TYPE:
 Maintenance
 Replacement
 New/Expansion

NEW ONGOING COSTS?
 Yes \$ _____ No

DESCRIPTIONS:

This project comes from recommendations to remove barriers in the ADA Transition Plan. The Project includes full depth patch and overlay of the Pohl Center’s parking lot. As the parking lot continues to deteriorate, future repair costs increase.

PROJECT SCOPE:

Hire a consultant to design and a contractor to construct a full depth patch and overlay.

HISTORY:

The lower parking lot was constructed in 1981 when the Juanita Pohl Center was originally built. The upper parking lot was constructed prior to construction of the Center.

FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Building Maintenance
 General Fund: Building Maintenance

YEAR	AMOUNT
FY 26/27	\$100,000
FY 27/28	\$400,000
CIP TOTAL:	\$500,000

Juanita Pohl Center Parking Lot Repair



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:

	YEAR	AMOUNT
General Fund: Building Maintenance	FY 23/24	\$37,000
General Fund: Building Maintenance	FY 24/25	\$76,000
General Fund: Building Maintenance	FY 25/26	\$42,000

Library and City Offices HVAC Unit Replacement



Library Furnishing Replacement

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

RANKING CRITERIA MET:	PROJECT TYPE:	NEW ONGOING COSTS?
<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:

	YEAR	AMOUNT
General Fund: Library Phase 5	FY 24/25	\$25,000
General Fund: Library Phase 6	FY 25/26	\$47,000
General Fund: Library Phase 7	FY 27/28	\$65,000
	CIP TOTAL:	<u>\$137,000</u>

Library Furnishing Replacement



Library Teen Room Light Sculpture

DEPARTMENT:	Library	CONCEPT SCHEDULE:	FY25/26
CATEGORY:	Facilities & Equipment	DESIGN SCHEDULE:	FY25/26
TOTAL COST:	\$25,000	CONSTRUCTION SCHEDULE:	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:

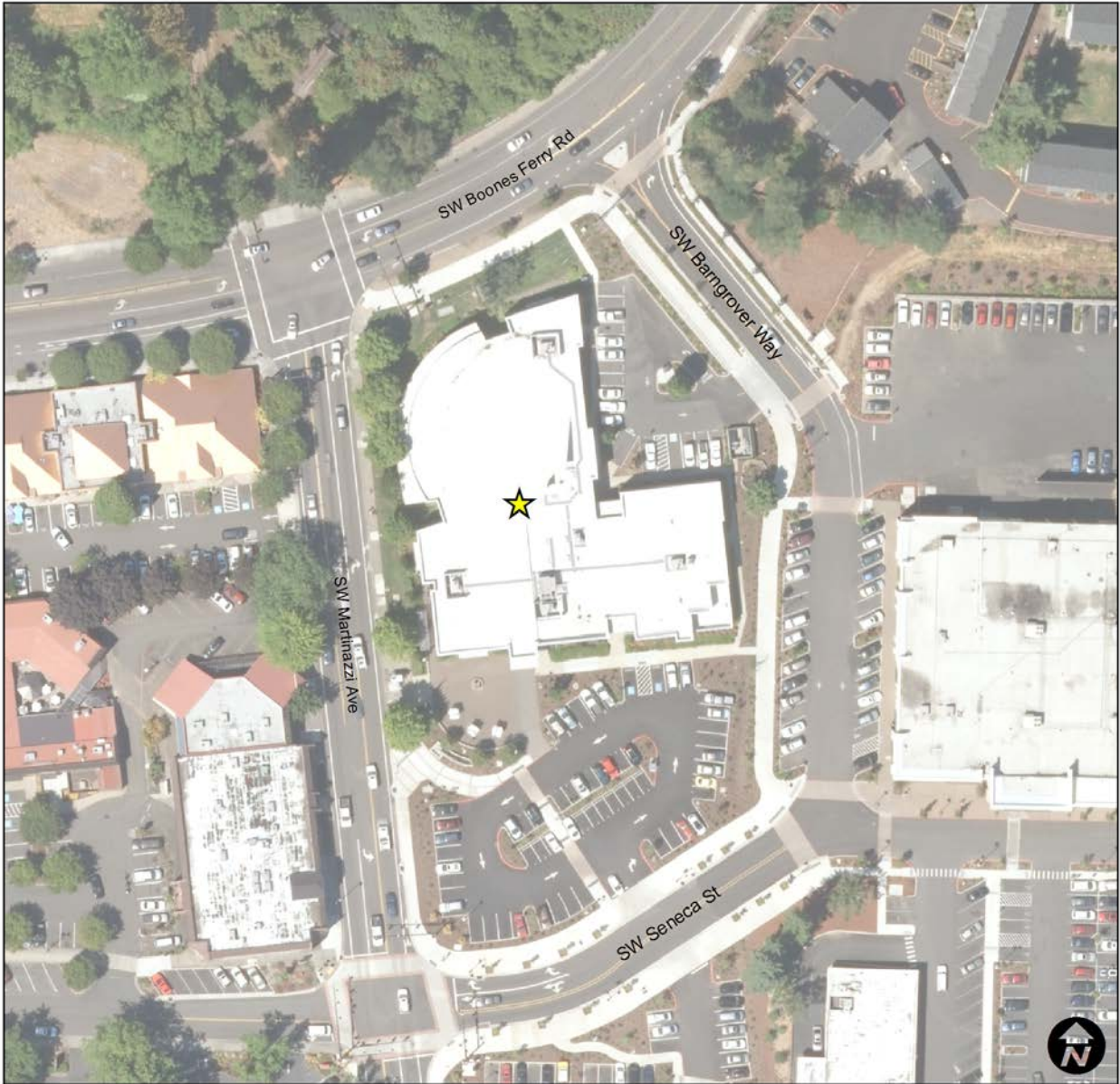
N/A

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Library

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

Library Teen Room Light Sculpture



Operations: Building A HVAC 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:

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

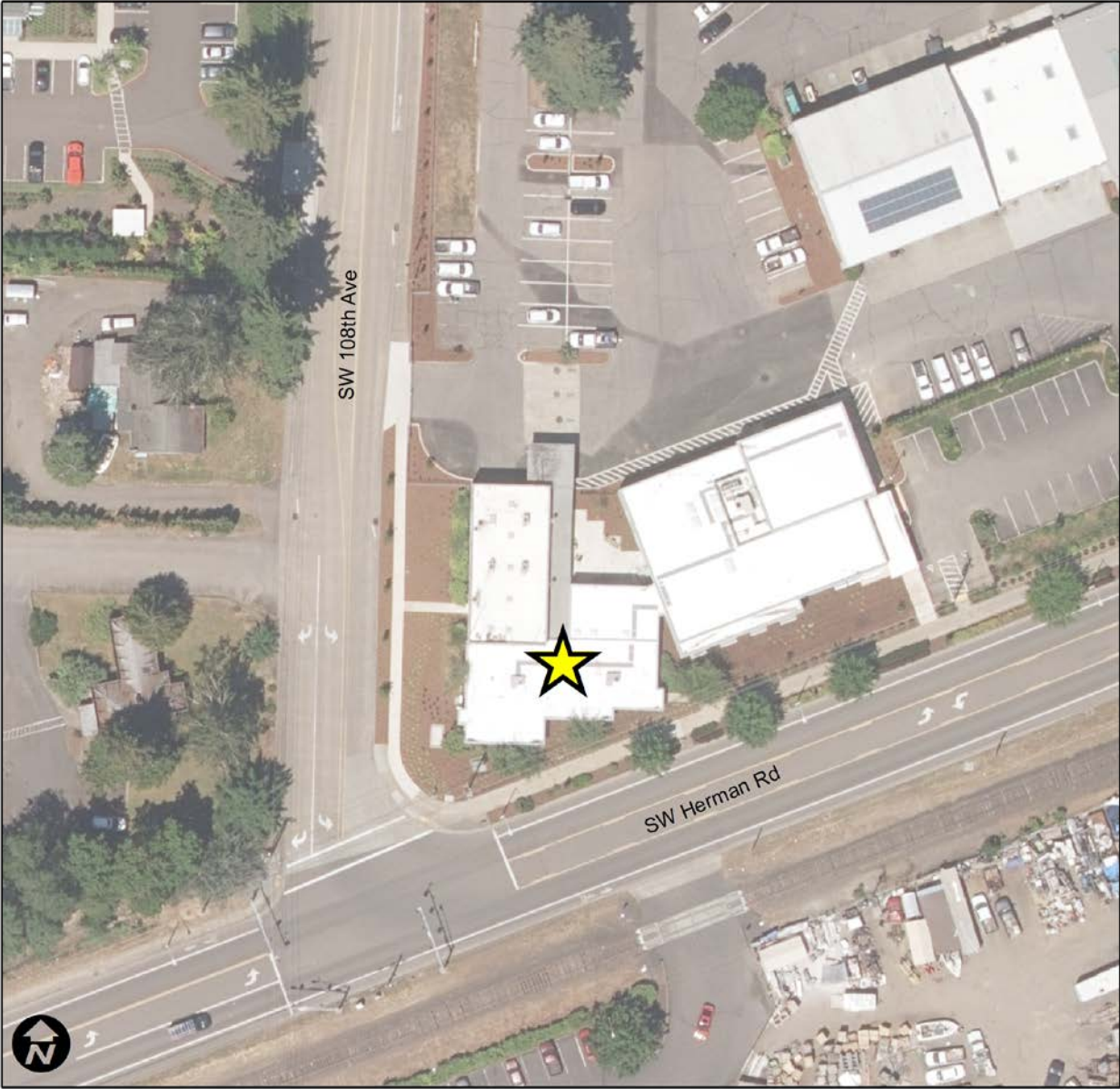
FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
General Fund: Building Maintenance	FY 23/24	\$17,000
General Fund: Building Maintenance	FY 24/25	\$18,000
General Fund: Building Maintenance	FY 25/26	\$20,000

Operations: Building A HVAC Replacement



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
CIP TOTAL:	\$775,000

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 24/25

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 24/25	\$325,000
CIP TOTAL:	<u>\$325,000</u>

Parks & Rec. Admin. Building ADA Improvements



Park & Rec. Administration Building Roof Replacement

DEPARTMENT: Maintenance Services
CATEGORY: Facilities & Equipment
TOTAL COST: \$68,000

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	\$ 68,000
CIP TOTAL:	\$68,000

Park & Rec. Administration Building Roof Replacement



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.

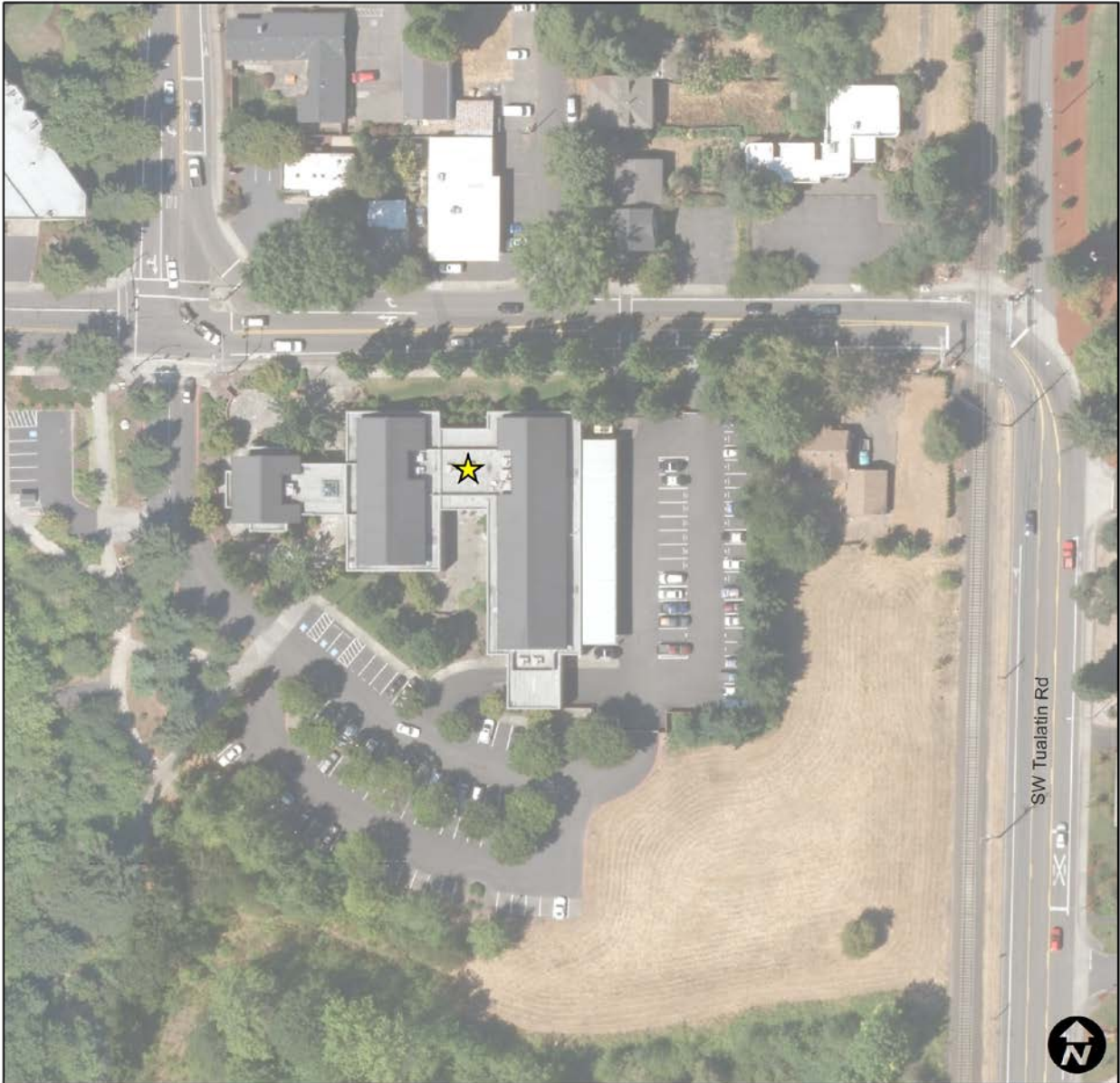
FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
General Fund: Building Maintenance	FY 23/24	\$46,000
General Fund: Building Maintenance	FY 24/25	\$36,000
General Fund: Building Maintenance	FY 25/26	\$42,000

Police Station: HVAC Unit Replacement



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:

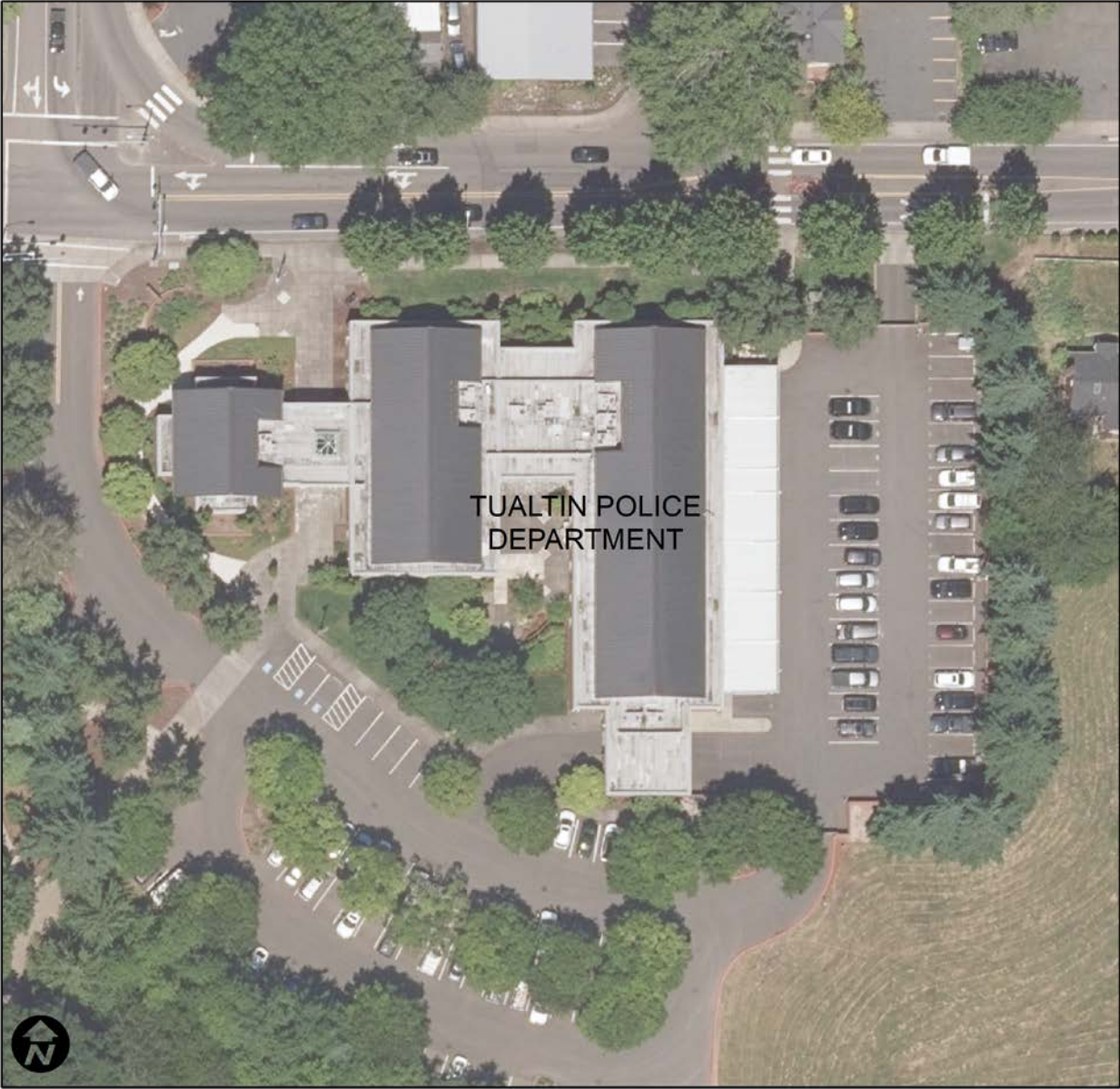
PGE- Fleet Partner Program

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Police

YEAR	AMOUNT
FY 25/26	\$100,000
CIP TOTAL:	_____ \$100,000

Police -PGE Fleet Partner EV Program



Police Public Parking Lot- Tree and Pavement Maintenance

DEPARTMENT: Maintenance Services
CATEGORY: Facilities & Equipment
TOTAL COST: \$24,500

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:

Police Public Parking Lot, remove, grind, replant new landscape trees, and repair the pavement and curbs.

PROJECT SCOPE:

The scope of work is to remove and replace the trees and repair the damaged parking lot.
Note the project could be done in two phases, first the trees followed by the pavement and curb repairs.

HISTORY:

The trees were planted in 2000 and are causing damage to the curbs and pavement.

FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
General Fund: Police	FY 23/24	\$12,000
General Fund: Police	FY 24/25	\$12,500
	CIP TOTAL:	<u> </u> \$24,500

Police Public Parking Lot- Tree and Pavement Maintenance



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 24/25	\$475,000
CIP TOTAL:	<u> </u> \$475,000

Police Station Roof



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: _____

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 25/26	\$190,000
CIP TOTAL:	<u>\$190,000</u>

Tualatin City Park Boat Ramp Drive Aisle and Parking Lot



Tualatin City Services - Fuel Tank Relocation and Site Upgrades

DEPARTMENT: Maintenance Services
CATEGORY: Facilities & Equipment
TOTAL COST: \$1,300,000

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:

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:

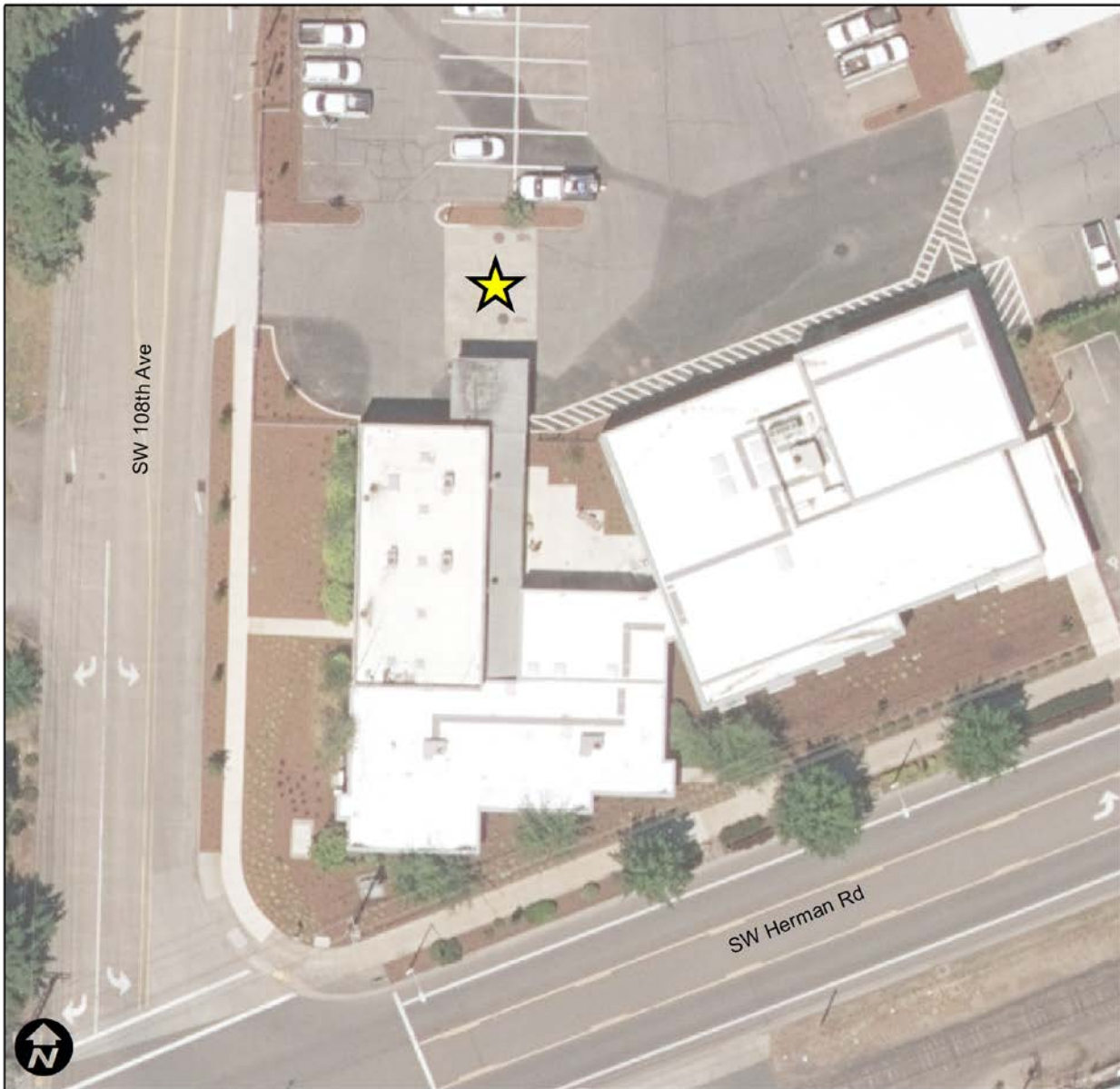
Currently looking for possible grant funding to assist with the costs.

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Building Maintenance

YEAR	AMOUNT
FY 24/25	\$1,300,000
CIP TOTAL:	_____ \$1,300,000

Tualatin City Services - Fuel Tank Relocation and Site Upgrades



Tualatin Heritage Center Carpet Replacement

DEPARTMENT: Maintenance Services
CATEGORY: Facilities & Equipment
TOTAL COST: \$9,000

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:

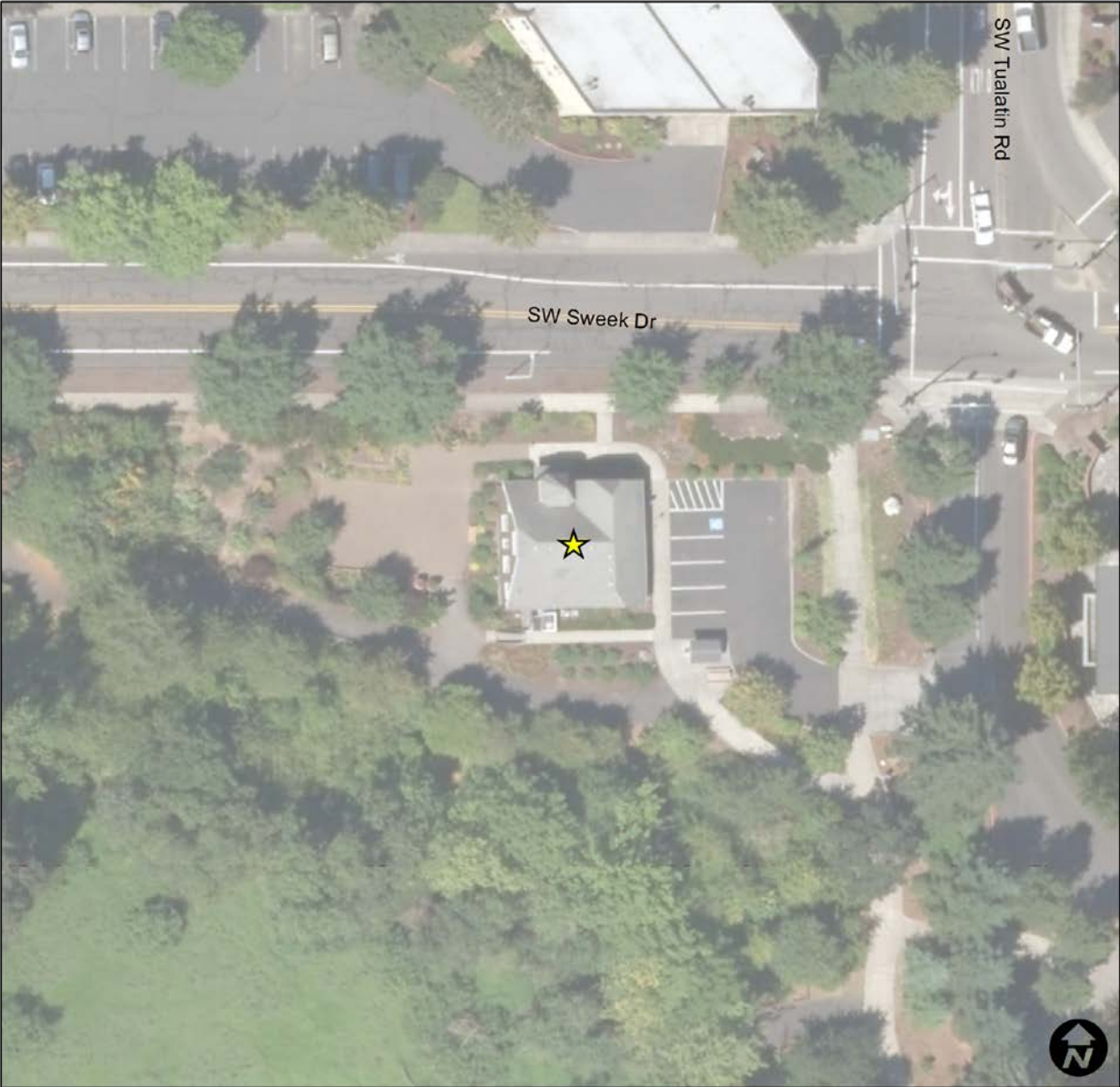
N/A

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Building Maintenance

YEAR	AMOUNT
FY 24/25	\$9,000
CIP TOTAL:	_____ \$9,000

Tualatin Heritage Center Carpet Replacement



Vehicle Replacement Fund 2024 - 2028

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:

			AMOUNT
Vehicle Replacement Fund	EV Vehicle Replaces 2010 Ford Escape	FY 23/24	\$ 37,000
	2007 Ford Escape (1007)	FY 23/24	\$38,000
	2005 Facilities Utility Van (0503)	FY 23/24	\$85,000
	2008 Landscape Tractor Front Loader	FY 23/24	\$42,000
	2006 Landscape Truck (0605)	FY 23/24	\$39,000
	1975 Tilt Deck Equipment Trailer	FY 23/24	\$10,000
	2013 EV Maintenance Cart	FY 23/24	\$19,000
	2016 Police Ford Explorer (1602)	FY 23/24	\$59,000
	2016 Police Ford Explorer (1603)	FY 23/24	\$59,000
	2009 Chevy 1/2 Ton Landscape Pickup (9002)	FY 24/25	\$65,000
	2017 Ford Explorer Patrol -Slick Top (1702)	FY 24/25	\$62,600
	2017 Ford Explorer Patrol (1703)	FY 24/25	\$62,600
	2017 BMW Motorcycle Patrol (1708)	FY 24/25	\$42,000
	2012 Reader Board Trailer Mount.	FY 24/25	\$22,000
	2015 Ford Trans-Connect Van (1504)	FY 25/26	\$39,338
	2011 Chevy 15 Passenger Van (1106)	FY 25/26	\$40,431
	2014 Ford F250 Crew Cab (1402)	FY 25/26	\$65,564

FUNDING SOURCES FOR THIS PROJECT (cont'd)

		AMOUNT
2018 Ford Explorer Patrol (1801)	FY 25/26	\$65,000
2018 Ford Explorer Patrol (1803)	FY 25/26	\$65,000
2016 Ford Escape (1607)	FY 26/27	\$40,518
2009 Chevy 1-Ton (Shop Truck) 0901	FY 26/27	\$73,158
1993 Komatsu Forklift	FY 26/27	\$45,000
2016 Ford 15 Passenger Van (1601)	FY 26/27	\$41,644
2015 Ford F250 Landscape Pickup (1505)	FY 26/27	\$67,531
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
2019 Chevy Tahoe Patrol (1902)	FY 26/27	\$72,000
2016 Ford F250 Landscape Pickup	FY 27/28	\$69,556
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)	FY 27/28	\$70,000
		<hr/>
	CIP TOTAL:	\$1,840,840

Walnut House Roof Replacement

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

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 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 25/26	\$26,000
CIP TOTAL:	<hr/> \$26,000

Walnut House Roof Replacement



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.

Parks & Recreation	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Atfalati Park Renovation & Improvements		6,855,000			
Basalt Creek Park	2,000,000			17,948,000	
Brown's Ferry Park Redevelopment					28,539,479
Greenway & Path Expansion	2,668,000	2,668,000	2,668,000	2,668,000	2,668,000
High School Field #E30			700,000		
Ice Age Tonquin Trail		144,700	144,700		
Integrated Pest Management Plan		165,000			
Jurgens Park Expansion		220,000	4,397,000		
Jurgens Park Renovation and Improvements					7,328,678
Ki-a-Kuts Bridge Repair		250,000			
Lafky Park Basketball Court Removal and Replacement	50,000				
Lafky Park Renovation & Improvement		326,000			
Little Woodrose Natural Area	150,000			1,225,619	
New Natural Areas	2,000,000				
New Parks	4,000,000				4,925,000
Nyberg Creek Greenway		1,281,656			
Nyberg Creek South Greenway Development				710,000	
Parks Sign Project	150,000				
School City Facility Partnership	220,000				
Stoneridge Park Renovation	2,500,000				
Sweek Pond Natural Area					1,261,784
Tualatin Commons Lake Renovation	1,500,000	209,000			
Tualatin Commons Park			61,187		
Tualatin Community Park Expansion	170,000	2,464,000			
Tualatin Community Park Renovation & Improvements				19,529,596	
Tualatin River Greenway Development					5,483,771
Victoria Woods Natural Area	75,000				
Parks & Recreation Total	15,483,000	14,683,356	7,970,887	42,081,215	50,206,709

Atfalati Park Renovation & Improvements

DEPARTMENT: Parks & Recreation

CONCEPT SCHEDULE: FY22/23

CATEGORY: Parks & Recreation

DESIGN SCHEDULE: FY24/25

TOTAL COST: \$6,855,000

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

YEAR	AMOUNT
FY 2024/25	\$6,855,000
CIP TOTAL:	<u>\$6,855,000</u>

Atfalati Park Renovation & Improvements



Basalt Creek Park

DEPARTMENT: Parks & Recreation**CATEGORY:** Parks & Recreation**TOTAL COST:** \$19,948,000**CONCEPT SCHEDULE:** FY20/21**DESIGN SCHEDULE:** FY20/21**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.

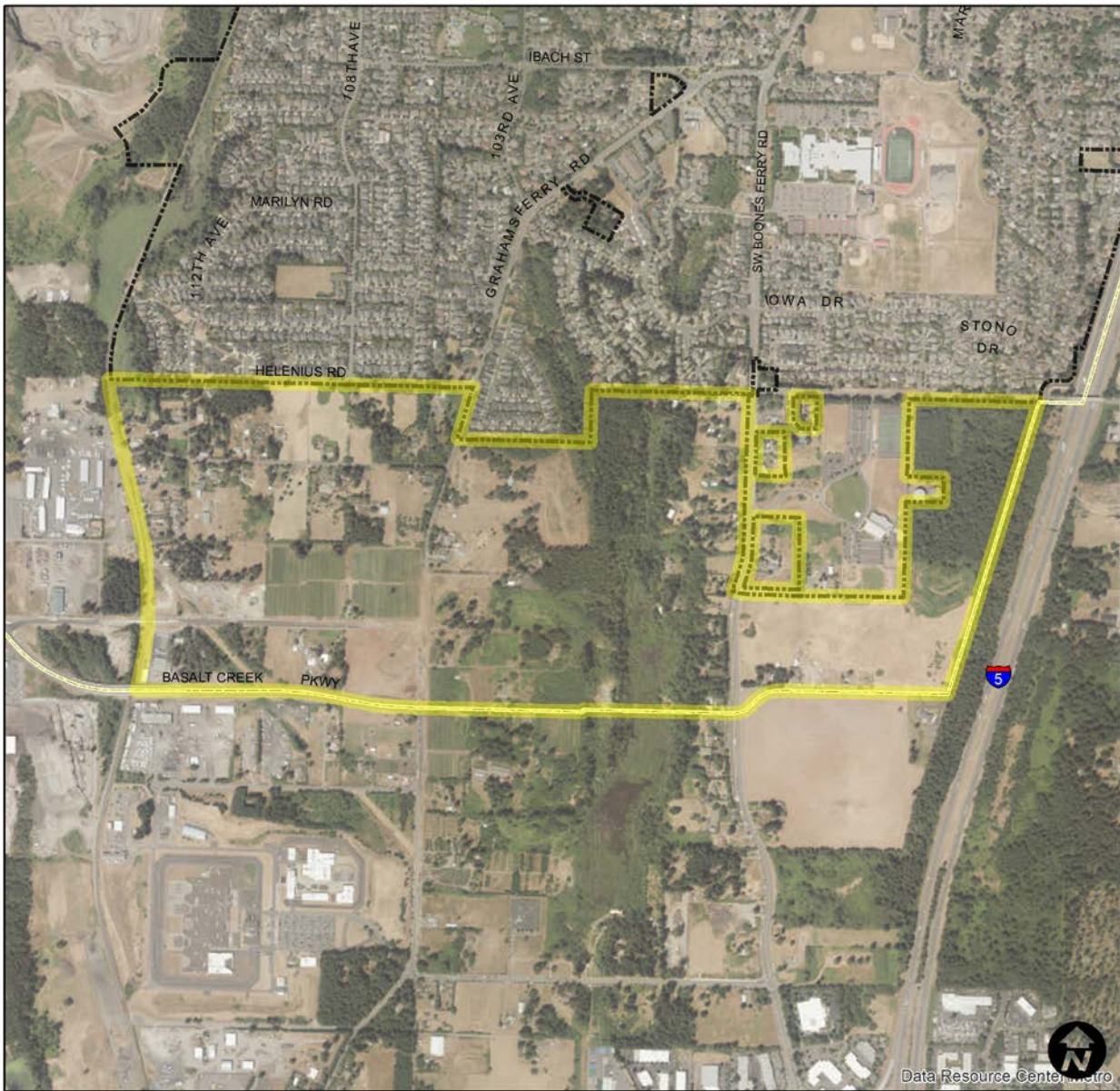
FUNDING PARTNERSHIPS:

No funding partnerships have been identified at this time.

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Park SDC Fund	FY 2023/24	\$2,000,000
Park SDC Fund	FY 2026/27	\$17,948,000
	CIP TOTAL:	<u>\$19,948,000</u>

Basalt Creek Park



Brown's Ferry Park Redevelopment

DEPARTMENT: Parks & Recreation

CONCEPT SCHEDULE: _____

CATEGORY: Parks & Recreation

DESIGN SCHEDULE: _____

TOTAL COST: \$28,539,479

CONSTRUCTION SCHEDULE: _____

RANKING CRITERIA MET:

- Council Goal Regulatory Requirement
- Health & Safety Service Delivery Need
- Master Plan: P&R Master Plan #E10

PROJECT TYPE:

- Maintenance
- Replacement
- New/Expansion

NEW ONGOING COSTS?

- Yes \$ _____
- No

DESCRIPTION:

Brown's Ferry Park renovation and improvements.

PROJECT SCOPE:

Redevelop, renovation and improvements to better facilitate programs and community use. Stabilize the river and creek bands, remove invasive species and plan native vegetation.

HISTORY:

A 28 acre natural area on the Tualatin River with river access, passive recreation, kayak concession, and organized programs. The Parks & Recreation Master Plan identified community need and desire to renovate the park consistent with systemwide and site specific recommendations.

FUNDING PARTNERSHIPS:

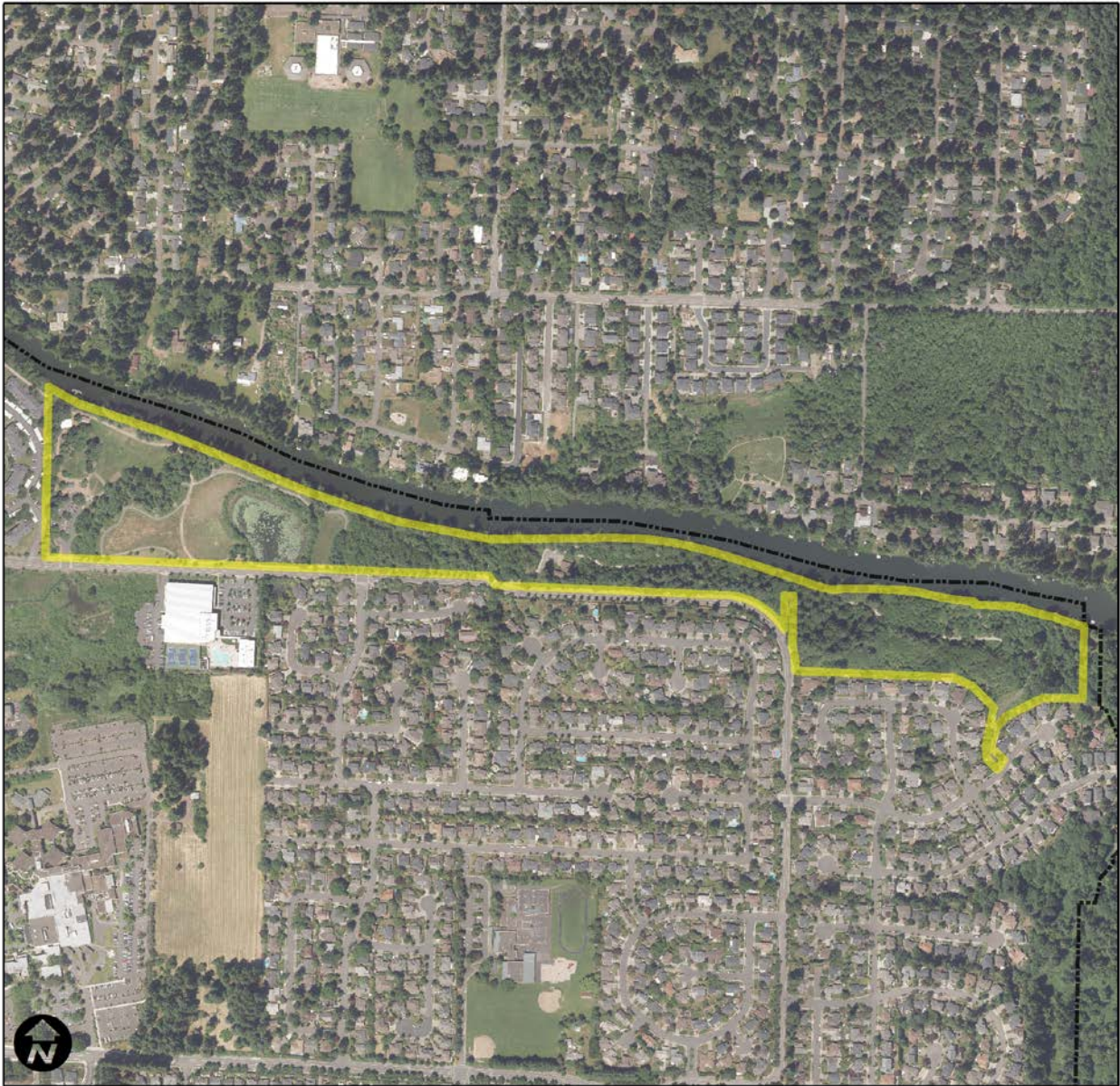
There are no identified funding partnerships at this time.

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Parks Maintenance

YEAR	AMOUNT
FY 2027/28	\$28,539,479
CIP TOTAL:	<hr/> \$28,539,479

Brown's Ferry Park Redevelopment



Greenway & Path Expansion

DEPARTMENT: Parks & Recreation**CATEGORY:** Parks & Recreation**TOTAL COST:** \$13,340,000**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.

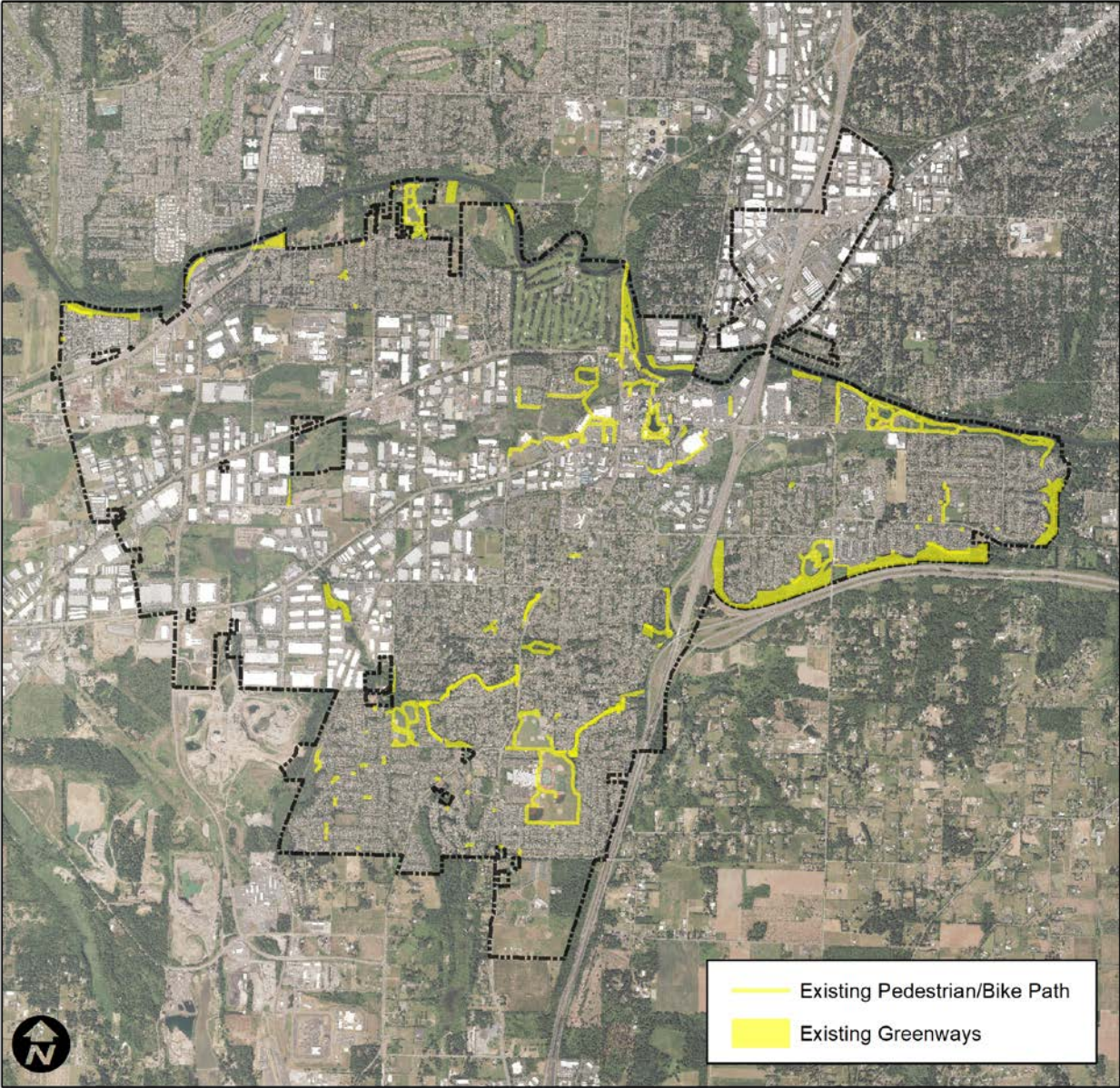
FUNDING PARTNERSHIPS:

There are no identified funding partnerships at this time.

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Park SDC Fund	FY 2023/24	\$2,668,000
Park SDC Fund	FY 2024/25	\$2,668,000
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
	CIP TOTAL:	<u>\$13,340,000</u>

Greenway & Path Expansion



High School Field

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	\$700,000
CIP TOTAL:	<u>\$700,000</u>

High School Field



Ice Age Tonquin Trail Easements

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 alignment.

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:

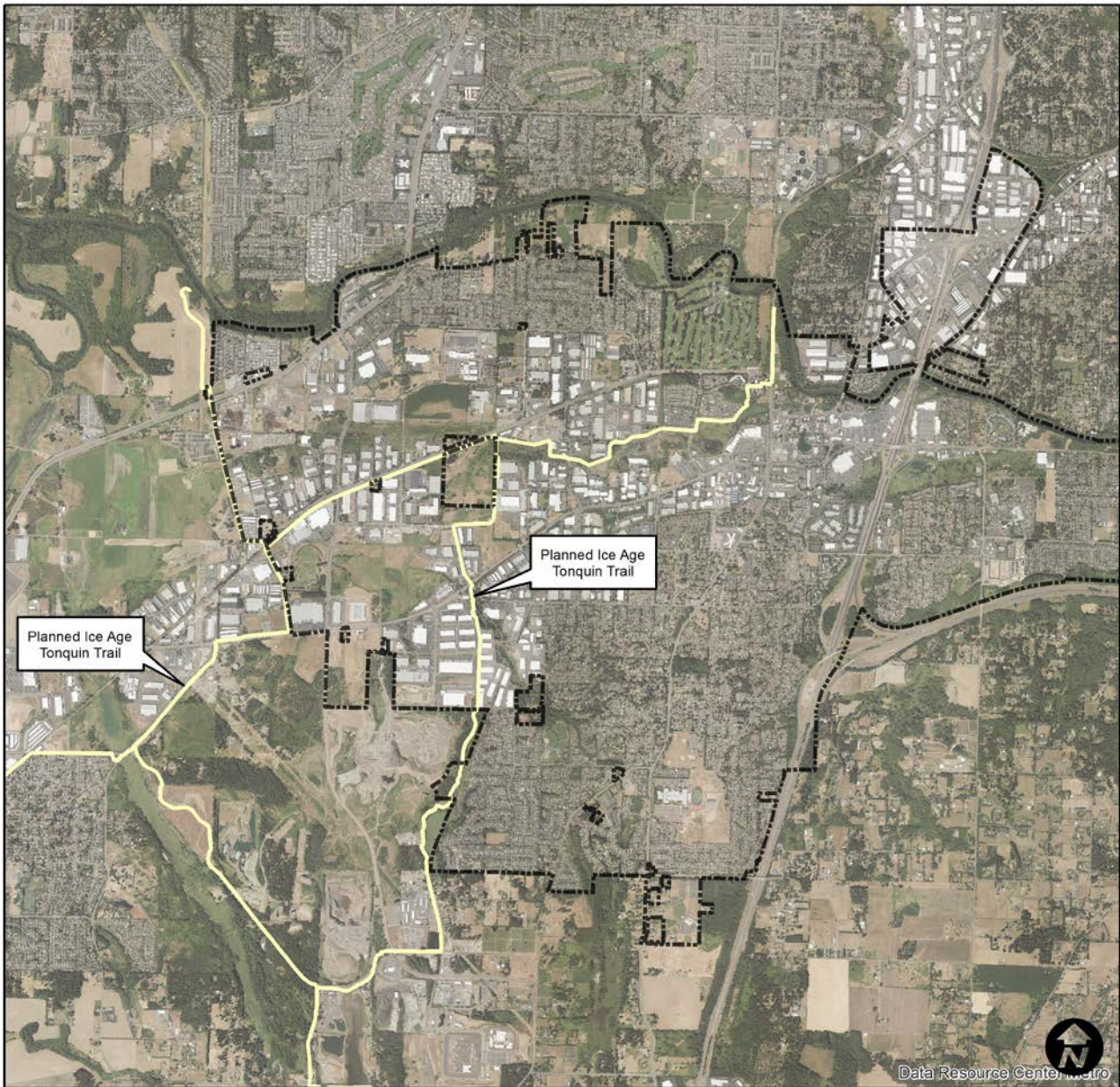
Metro

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Parks Maintenance

YEAR	AMOUNT
FY 2024/25	\$144,700
FY 2025/26	\$144,700
CIP TOTAL:	\$289,400

Ice Age Tonquin Trail Easements



Integrated Pest Management Plan

DEPARTMENT: Parks & Recreation

CONCEPT SCHEDULE: FY20/21

CATEGORY: Parks & Recreation

DESIGN SCHEDULE: FY20/21

TOTAL COST: \$165,000

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 2024/25	\$165,000
CIP TOTAL:	<hr/> \$165,000

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Jurgens Park Renovation

DEPARTMENT: Parks & Recreation

CONCEPT SCHEDULE: FY22/23

CATEGORY: Parks & Recreation

DESIGN SCHEDULE: FY24/25

TOTAL COST: \$4,617,000

CONSTRUCTION SCHEDULE: FY25/26

RANKING CRITERIA MET:

- Council Goal
- Regulatory Requirement
- Health & Safety
- Service Delivery Need
- Master Plan: P&R Master Plan #P1

PROJECT TYPE:

- Maintenance
- Replacement
- New/Expansion

NEW ONGOING COSTS?

- Yes
- No

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.

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Parks Maintenance
 General Fund: Parks Maintenance

YEAR	AMOUNT
FY 24/25	\$220,000
FY 25/26	\$4,397,000
CIP TOTAL:	\$4,617,000

Jurgens Park Renovation



Jurgens Park Renovation & Improvements

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



Ki-a-Kuts Bridge Repairs

DEPARTMENT: Parks & Recreation

CONCEPT SCHEDULE: FY20/21

CATEGORY: Parks & Recreation

DESIGN SCHEDULE: FY20/21

TOTAL COST: \$250,000

CONSTRUCTION SCHEDULE: FY24/25

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:

A recent bridge inspection identified several essential and immediate repairs

This project accomplishes three Council 2030 Vision initiative’s that includes: Connected, Informed & Engaged Community, Thriving & Diversified Economy and Efficient, Accessible & Sustainable Transportation System.

PROJECT SCOPE:

Repair bridge in accordance with recent bridge inspection recommendations. Repairs include shoring up abutment undermining and bridge joints resealed.

HISTORY:

Ki-a-Kuts Bridge is a bike and pedestrian facility that connects regional trails and spans the Tualatin River from Tualatin Community Park to Durham Park and Cook Park in Tigard. It is the second most used regional trail section in the Portland Metro region. Tualatin is the lead agency responsible for the maintenance of the bridge, in accordance with an Intergovernmental Agreement that includes the City of Durham, City of Tigard and Clean Water Services. Ki-a-Kuts bridge is 12 years old and essential and immediate repairs were noted in the system wide bridge assessment.

FUNDING PARTNERSHIPS:

The City (35%) will receive 65% of costs reimbursed in the amount of \$13,000 for bridge maintenance based on the Interagency Government Agreement with the City of Durham (5%), City of Tigard (45%) and Clean Water Services (15%).

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Parks Maintenance

YEAR	AMOUNT
FY 2024/25	\$250,000
CIP TOTAL:	\$250,000

Ki-a-Kuts Bridge Repairs



Lafky Park Basketball Court Renovation



Lafky Park Renovation & Improvement

DEPARTMENT: Parks & Recreation

CONCEPT SCHEDULE: FY24/25

CATEGORY: Parks & Recreation

DESIGN SCHEDULE: FY24/25

TOTAL COST: \$326,000

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	\$326,000
CIP TOTAL:	<hr/> \$326,000

Lafky Park Renovation & Improvement



Little Woodrose Natural Area

DEPARTMENT: Parks & Recreation**CATEGORY:** Parks & Recreation**TOTAL COST:** \$1,375,619**CONCEPT SCHEDULE:** _____**DESIGN SCHEDULE:** _____**CONSTRUCTION SCHEDULE:** _____**RANKING CRITERIA MET:**

- Council Goal Regulatory Requirement
 Health & Safety Service Delivery Need
 Master Plan: P&R Master Plan #E14

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:

	YEAR	AMOUNT
Parks Utility Fund	FY 2023/24	\$150,000
General Fund: Parks Maintenance	FY 2026/27	\$1,225,619
	CIP TOTAL:	<u>\$1,375,619</u>

Little Woodrose Natural Area



New Natural Areas

DEPARTMENT: Parks & Recreation**CATEGORY:** Parks & Recreation**TOTAL COST:** \$7,655,000**CONCEPT SCHEDULE:** _____**DESIGN SCHEDULE:** _____**CONSTRUCTION SCHEDULE:** _____**RANKING CRITERIA MET:**

- Council Goal Regulatory Requirement
 Health & Safety Service Delivery Need
 Master Plan: P&R Master Plan #P10

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 Bond

YEAR	AMOUNT
FY 2023/24	\$2,000,000

CIP TOTAL:	<hr/> \$2,000,000
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New Parks

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:

	YEAR	AMOUNT
Parks Bond	FY 2024	\$4,000,000
Parks Bond	FY 2028	\$4,925,000

CIP TOTAL: _____ \$8,925,000

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Nyberg Creek Greenway

DEPARTMENT: Parks & Recreation**CATEGORY:** Parks & Recreation**TOTAL COST:** \$1,281,656**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 systemwide recommendation and established park standards.

FUNDING PARTNERSHIPS:

No identified funding partnerships.

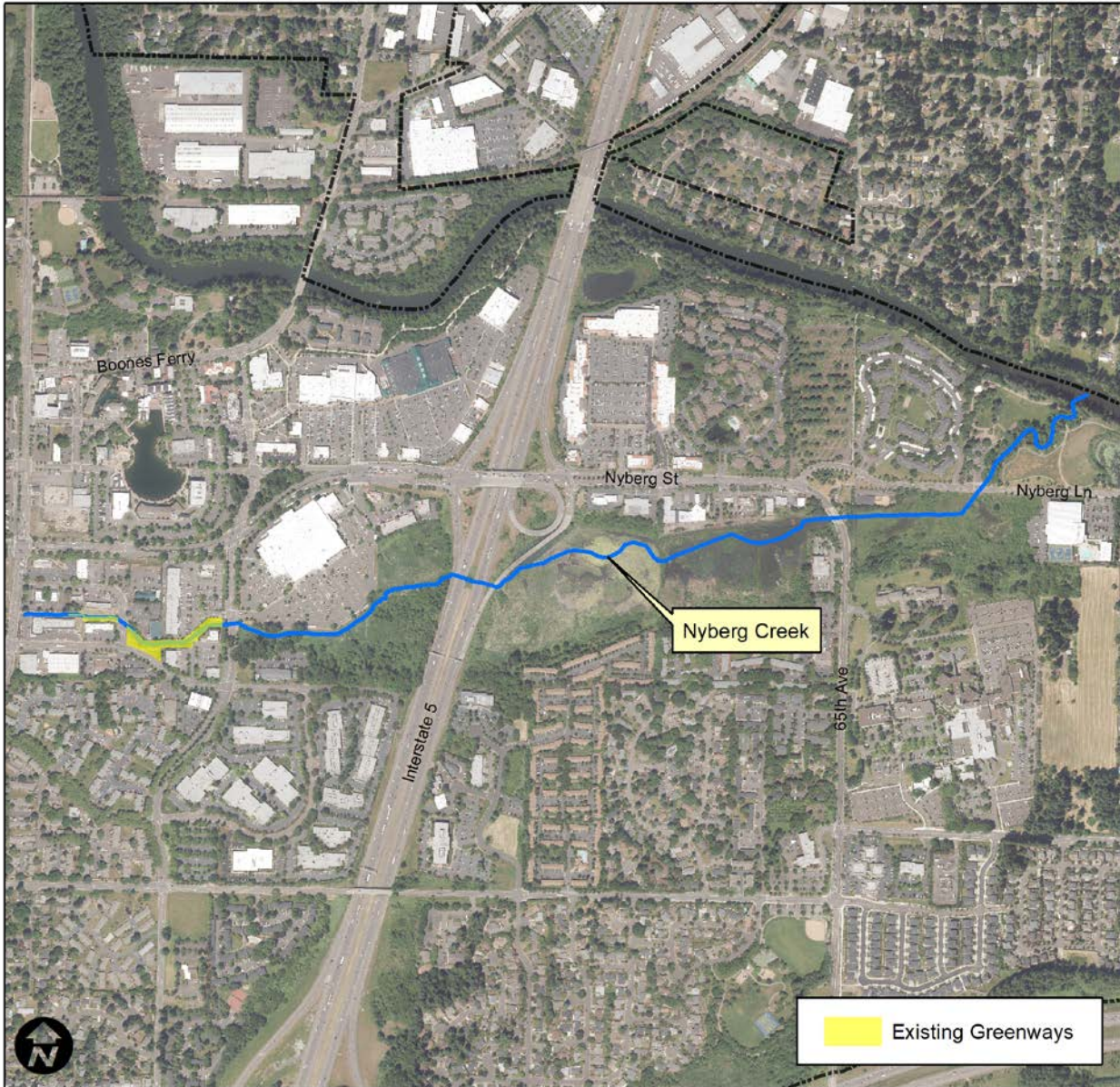
FUNDING SOURCES FOR THIS PROJECT:

Parks Bond

YEAR	AMOUNT
FY 2024/25	\$1,281,656

CIP TOTAL:	<hr/> \$1,281,656
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Nyberg Creek Greenway



Nyberg Creek South Greenway Development

DEPARTMENT: Parks & Recreation

CATEGORY: Parks & Recreation

TOTAL COST: \$710,000

CONCEPT SCHEDULE: _____

DESIGN SCHEDULE: _____

CONSTRUCTION SCHEDULE: _____

RANKING CRITERIA MET:

- Council Goal Regulatory Requirement
 Health & Safety Service Delivery Need
 Master Plan: P&R Master Plan #E26

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 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 2026/27	\$710,000
CIP TOTAL:	<hr/> \$710,000

Nyberg Creek South Greenway Development



Parks Sign Project

DEPARTMENT: Parks & Recreation**CATEGORY:** Parks & Recreation**TOTAL COST:** \$150,000**CONCEPT SCHEDULE:** _____**DESIGN SCHEDULE:** _____**CONSTRUCTION SCHEDULE:** _____**RANKING CRITERIA MET:**

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

PROJECT TYPE:

- Maintenance
 Replacement

NEW ONGOING COSTS?

- Yes \$ _____ No

DESCRIPTION:

Replace, improve and install a new park signage system consistent with the Parks & Recreation Master Plan.

PROJECT SCOPE:

Plan, design, create and install a new cohesive signage system. Plan for timely updates as changes are needed.

HISTORY:

The Parks & Recreation Master Plan identified many needs for new signage throughout the plan, including the need for new and additional wayfinding, park-identifying entryways, bilingual additions, safety and correcting outdated signage with correct information.

FUNDING PARTNERSHIPS:

No identified funding partnerships.

FUNDING SOURCES FOR THIS PROJECT:

Parks Bond

YEAR	AMOUNT
FY 2023/24	\$150,000
CIP TOTAL:	<hr/> \$150,000

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School City Facility Partnership

DEPARTMENT: Parks & Recreation

CONCEPT SCHEDULE: FY22/23

CATEGORY: Parks & Recreation

DESIGN SCHEDULE: FY22/23

TOTAL COST: \$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

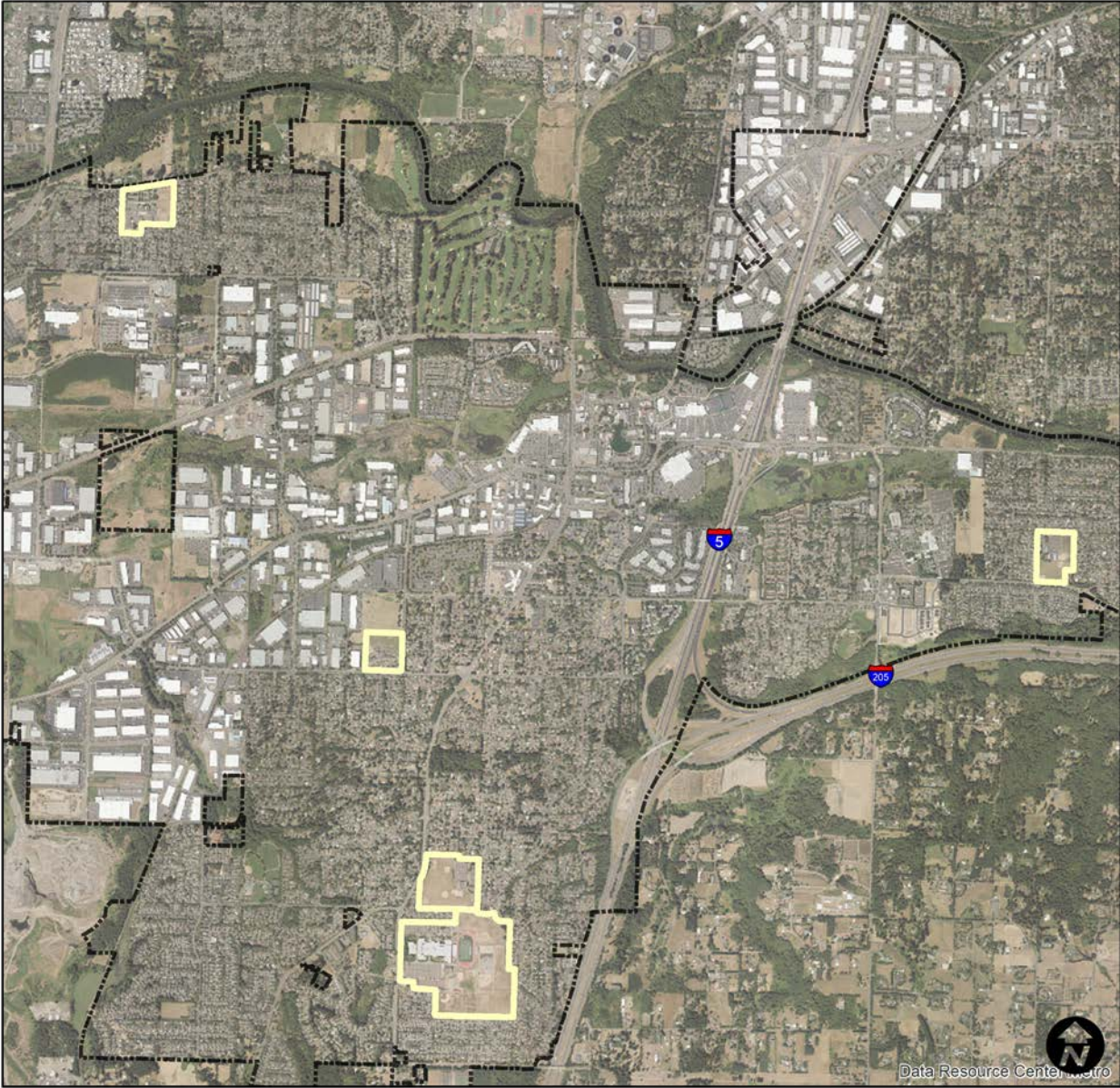
FUNDING SOURCES FOR THIS PROJECT:

Parks Bond

YEAR	AMOUNT
FY 23/24	\$220,000

CIP TOTAL:	\$220,000
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School City Facility Partnership



Stoneridge Park Renovation Design

DEPARTMENT: Parks & Recreation

CONCEPT SCHEDULE: FY20/21

CATEGORY: Parks & Recreation

DESIGN SCHEDULE: FY20/21

TOTAL COST: \$2,500,000

CONSTRUCTION SCHEDULE: FY23/24

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:

Stoneridge 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 Stoneridge Park as a high priority.

FUNDING PARTNERSHIPS:

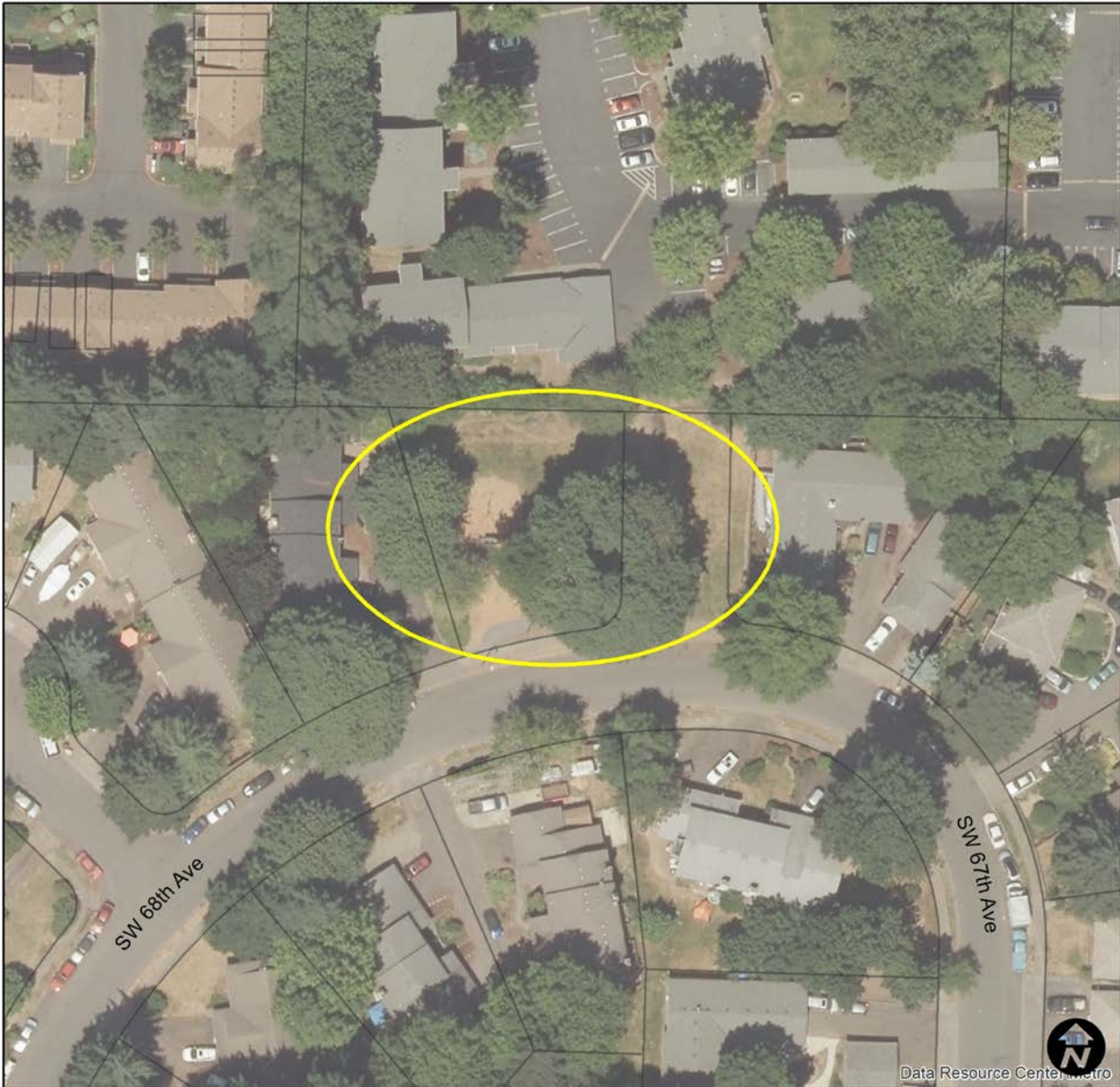
No funding partnerships have been identified at this time.

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Parks Maintenance

YEAR	AMOUNT
FY 2023/24	\$2,500,000
CIP TOTAL:	<u>\$2,500,000</u>

Stoneridge Park Renovation Design



Sweek Pond Natural Area

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



Tualatin Commons Lake Renovation

DEPARTMENT: Parks & Recreation

CONCEPT SCHEDULE: FY 20/21

CATEGORY: Parks & Recreation

DESIGN SCHEDULE: FY 23/24

TOTAL COST: \$1,709,000

CONSTRUCTION SCHEDULE: FY 24/25

RANKING CRITERIA MET:

- Council Goal Regulatory Requirement
- Health & Safety Service Delivery Need
- Master Plan: __Parks & Rec E6__

PROJECT TYPE:

- Maintenance
- Replacement
- New/Expansion

NEW ONGOING COSTS?

- Yes \$ _____
- No

DESCRIPTION:

Phase 1 Site Amenities Updates and Replacements: This project provides needed updates and site improvements to the streetscape furnishing in the plazas and walkways surrounding the Lake of the Commons. It also includes supplying new fountains and aerators in the lake itself to improve water clarity and to reduce maintenance and water costs associated with draining, cleaning, and refilling the lake water every two years.

PROJECT SCOPE:

The specific renovations needed for this project include replacement of the surface and amenities, landscaping and improvements lake’s water quality equipment.

HISTORY:

The Lake of the Commons opened in 1994. The site furnishings (Benches, Tables, Trash Cans, Planters, and Drinking Fountains), are dated and worn. The quality of the water in the man-made Commons Lake is also lacking a system to maintain clarity, quality, and circulation to aid in the overall health of the water in the lake. Currently the lake water is drained biannually, and cleaned by staff with fire hoses and push brooms in an extremely labor intensive process.

FUNDING PARTNERSHIPS:

The Commons Lake area is considered a downtown gathering place for many in the community for concerts, community events, shared dining areas, and small greenspaces and an interactive play fountain used by many. May be eligible for Urban Renewal Funds, Travel and Visitor funds, CDBG funds , or even possible local charitable corporate donations (adopt a bench?)

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Parks Bond	FY 2023/24	\$1,500,000
Parks Utility Fund	FY 2024/25	\$209,000
	CIP TOTAL:	\$1,709,000

Tualatin Commons Lake Renovation



Tualatin Commons Park

DEPARTMENT: Parks & Recreation

CATEGORY: Parks & Recreation

TOTAL COST: \$61,187

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	\$61,187
CIP TOTAL:	<hr/> \$61,187

Tualatin Commons Park



Tualatin Community Park Renovation

DEPARTMENT: Parks & Recreation

CONCEPT SCHEDULE: FY23/24

CATEGORY: Parks & Recreation

DESIGN SCHEDULE: FY23/24

TOTAL COST: \$2,734,000

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:

	YEAR	AMOUNT
General Fund: Parks Maintenance	FY 23/24	\$170,000
General Fund: Parks Maintenance	FY 24/25	2,564,000
	CIP TOTAL:	\$2,734,000

Tualatin Community Park Renovation



Tualatin Community Park Renovation & Improvements

DEPARTMENT: Parks & Recreation

CATEGORY: Parks & Recreation

TOTAL COST: \$19,529,596

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

YEAR	AMOUNT
FY 2026/27	\$19,529,596
CIP TOTAL:	<hr/> \$19,529,596

Tualatin Community Park Renovation



Tualatin River Greenway Development

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:

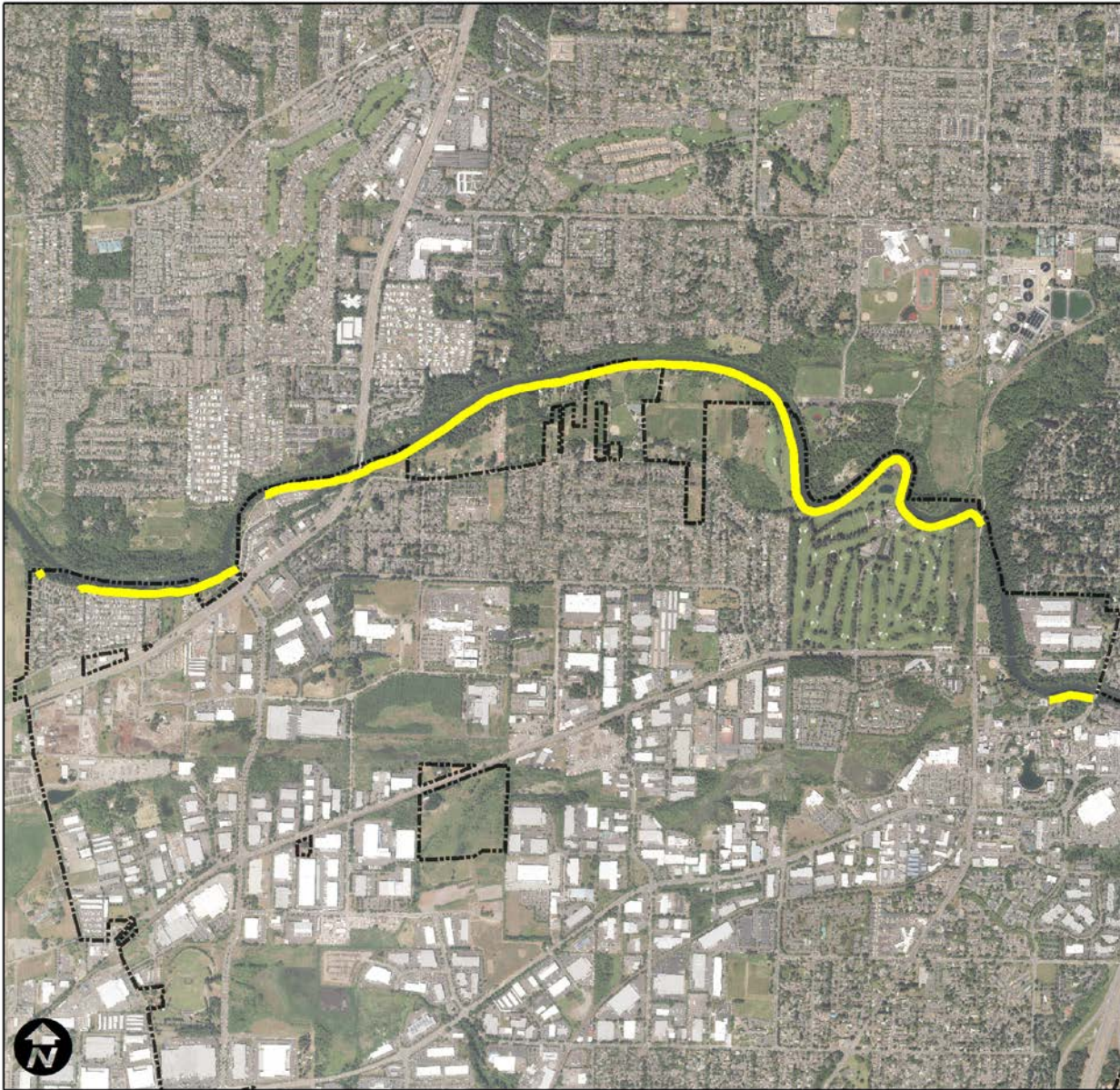
There are no identified funding partnerships at this time.

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Parks Maintenance

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

Tualatin River Greenway Development



Victoria Woods Natural Area

DEPARTMENT: Parks & Recreation

CATEGORY: Parks & Recreation

TOTAL COST: \$75,000

CONCEPT SCHEDULE: _____

DESIGN SCHEDULE: _____

CONSTRUCTION SCHEDULE: _____

RANKING CRITERIA MET:

- Council Goal Regulatory Requirement
 Health & Safety Service Delivery Need
 Master Plan: P&R Master Plan #E19

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:

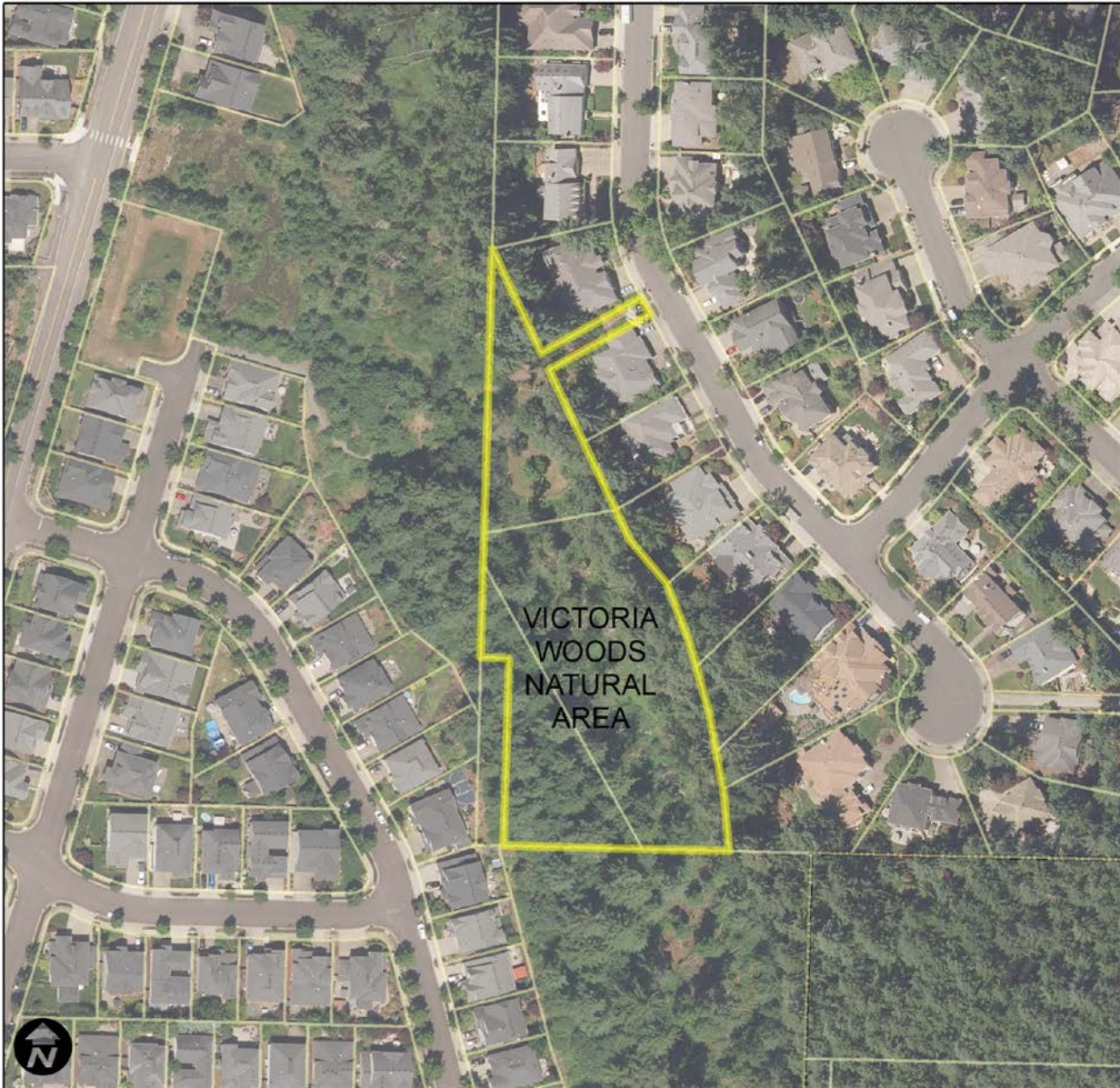
No identified funding partnerships.

FUNDING SOURCES FOR THIS PROJECT:

Parks Utility Fund

YEAR	AMOUNT
FY 2023/24	\$75,000
CIP TOTAL:	<hr/> \$75,000

Victoria Woods Natural Area



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.

Technology	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Library Patron Computer Replacement		30,000			
Police MDT (Laptop) Replacement	94,000				
Upgrade to Office365 G3 Suite		31,200			
Technology Total	94,000	61,200	-	-	-

LIBRARY: PUBLIC TECHNOLOGY

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 24/25	\$30,000
CIP TOTAL:	<hr/> \$30,000

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Police MDT Replacement

DEPARTMENT: Information Services**CATEGORY:** Technology**TOTAL COST:** \$94,000**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:

Option 1: Purchase 32 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-\$8,000 per MDT) total = \$128,000-\$256,000

Option 2: Purchase 17 MDTs, car mounts, accessories and vehicle wiring Depending on the model (\$4,000-\$8,000 per MDT) and 10 desktop PCs (<\$1,000/ea) Following a one device per vehicle model. Total = \$78,000 to \$146,000

HISTORY:

The current Panasonic 54 MDTs are 2 years 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. This 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 23/24	\$94,000

CIP TOTAL:	<hr/> \$94,000
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Upgrade to Office365 G3 Suite

DEPARTMENT: Information Services

CATEGORY: Technology

TOTAL COST: \$31,200

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:

Upgrade the city O365 licensing from G1 to the next level, G3.

PROJECT SCOPE:

Upgrade the city O365 licensing from G1 to the next level, G3. This includes all the features of Office 365 Government Community G1 plus Office desktop applications and many other business services. This is considered "fully cloud based"

HISTORY:

N/A

FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

General Fund: Information Services

YEAR	AMOUNT
FY 24/25	\$31,200
CIP TOTAL:	<u>\$31,200</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.

Transportation	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
65 th and Borland Turn Lane		500,000	2,000,000		
Boones Ferry Corridor Sidewalks & Bike Lanes	3,000,000				
Hazelbrook Area Project (Tualatin @ Teton)	50,000				
Herman Rd: 124 th to Cipole Rd Improvement		1,000,000	4,000,000		
Herman Rd: Widening Tualatin to Teton Rd (R3)	3,500,000				
Hwy 99: Pony Ridge to 124 th Sidewalks	800,000				
Martinazzi / Sagert Signal	150,000				
Neighborhood Solutions / Ped-friendly	150,000	150,000	150,000	150,000	150,000
Sagert Ct cul-de-sac	300,000				
Sandalwood/Sagert Water Quality Swale	500,000				
Transportation System Plan	250,000	100,000			
Tualatin-Sherwood Rd Utility Relocation	500,000	500,000			
Tualatin-Sherwood Rd: Martinazzi to I-5	1,500,000				
Transportation Total	10,700,000	2,250,000	6,150,000	150,000	150,000

65th and Borland Turn Lane

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:

Construct a northbound right turn lane on 65th Ave approaching Borland Rd. With the traffic flows at the intersection, the right turn lane would bring significant capacity through this bottleneck by getting the right turning vehicles out of the northbound through lane.

PROJECT SCOPE:

Design and construct northbound right turn lane on 65th Ave., approaching Borland Rd.

HISTORY:

Identified in the City's TSP and County's TSP.

FUNDING PARTNERSHIPS:

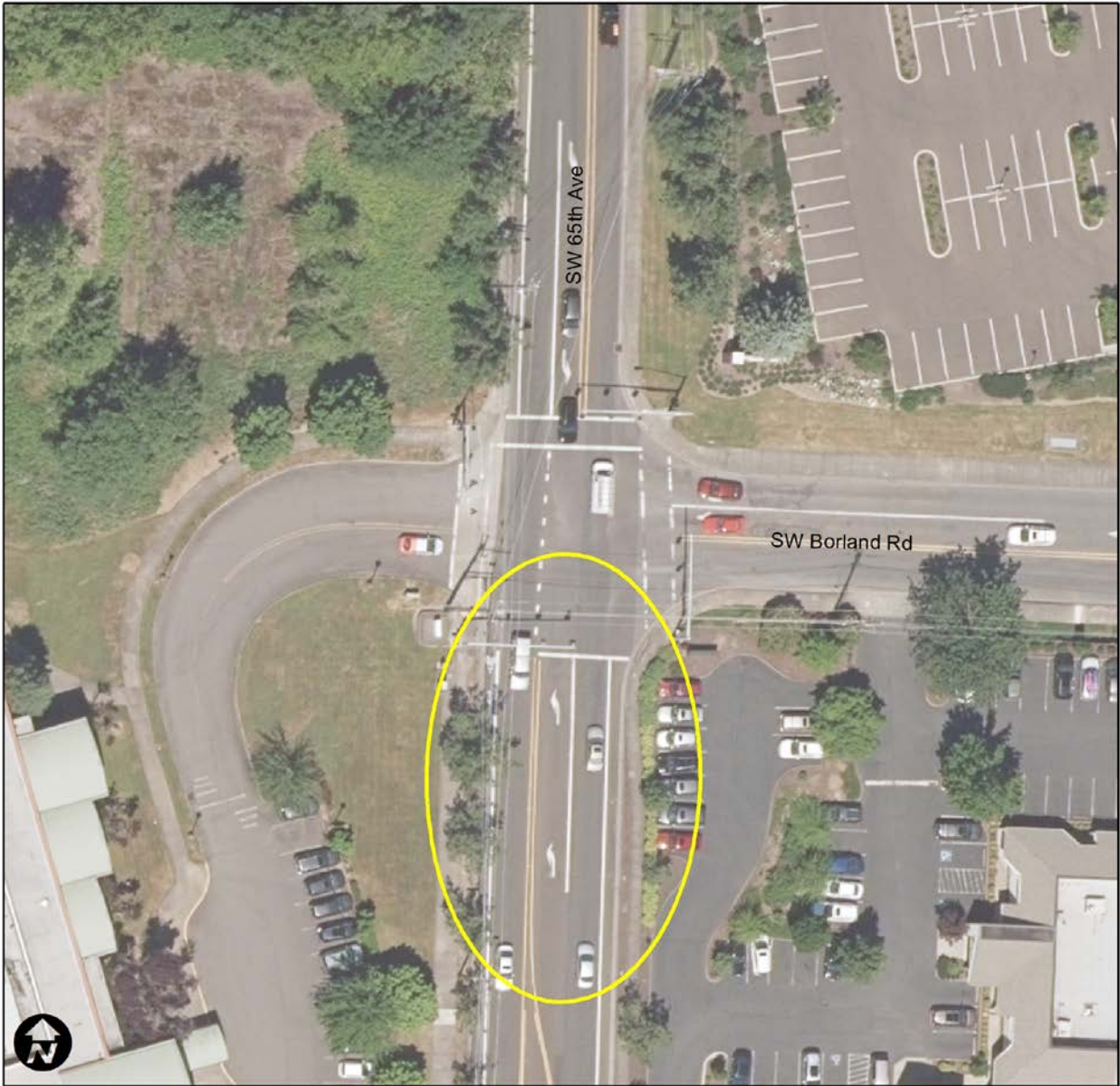
Possible partnership with Washington County and Clackamas County.

FUNDING SOURCES FOR THIS PROJECT:

Transportation Development Tax Fund
 Transportation Development Tax Fund

YEAR	AMOUNT
FY 24/25	\$500,000
FY 25/26	\$2,000,000
CIP TOTAL:	\$2,500,000

65th Ave and Meridian Hospital: Mid-Block Crosswalk



Boones Ferry Corridor Sidewalk In-Fill & Bike Lanes

DEPARTMENT: Public Works
CATEGORY: Transportation
TOTAL COST: \$6,000,000

CONCEPT SCHEDULE: _____
DESIGN SCHEDULE: FY 19/20
CONSTRUCTION SCHEDULE: FY 23/24

RANKING CRITERIA MET:
 Council Goal Regulatory Requirement
 Health & Safety Service Delivery Need
 Master Plan: Transp. System Plan (R12)

PROJECT TYPE:
 Maintenance
 Replacement
 New/Expansion

NEW ONGOING COSTS?
 Yes \$ _____ No

DESCRIPTION:
 Improve sidewalk and add bike lanes on the south end of Boones Ferry Road between Tualatin High School and city limits.

PROJECT SCOPE:
 According to the Transportation System Plan (2014), there are sidewalk gaps at the south end of Boones Ferry Road approximately 400 feet north of Norwood Road on the west side and approximately 250 feet north of Norwood Road on the east side. Improvements include sidewalk, bike lanes, curb, drainage, minor roadway widening, retaining wall, and landscaping and illumination in the planter stripe. Additional right of way will be needed over the length of the project.

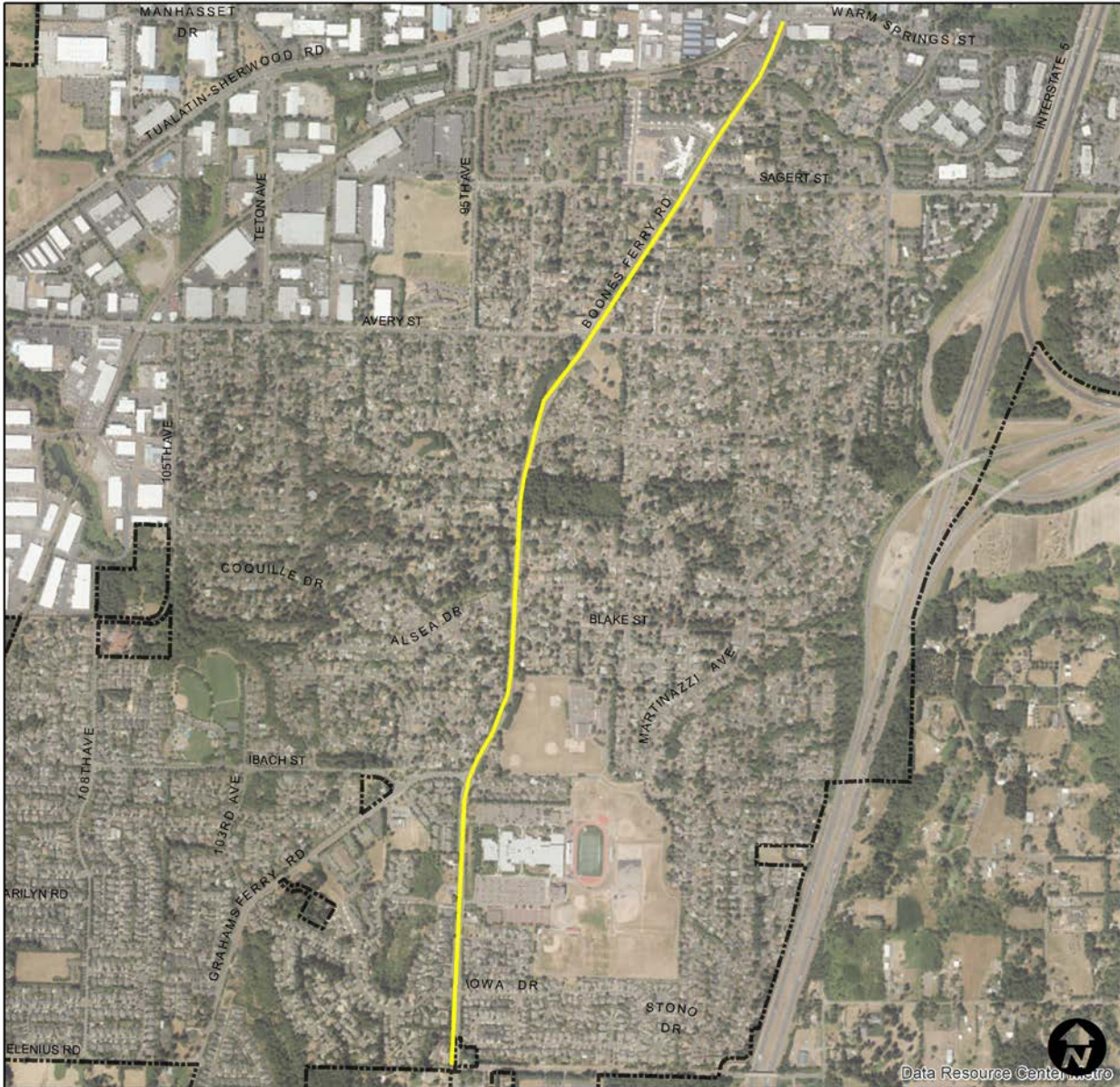
HISTORY:
 This expanded project was discussed as part of the Tualatin Moving Forward bond program.

FUNDING PARTNERSHIPS:
 N/A

FUNDING SOURCES FOR THIS PROJECT:
 Transportation Development Tax Fund

YEAR	AMOUNT
FY 23/24	\$3,000,000
CIP TOTAL:	\$3,000,000

Boones Ferry Corridor Sidewalk In-Fill & Bike Lanes



Hazelbrook Area Project

DEPARTMENT: Public Works
CATEGORY: Transportation
TOTAL COST: \$712,000

CONCEPT SCHEDULE: FY 21–22
DESIGN SCHEDULE: FY 21-22
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:

Design and construct safety-related projects in the Hazelbrook Area (near Tualatin Road, Jurgens Avenue, and Hazelbrook Road and School).

PROJECT SCOPE:

Install flashing lights at the crosswalks on Tualatin Rd (at Jurgens, Teton, 108th, and 115th), restripe Hazelbrook Road and Jurgens Avenue to add bike lanes, make pedestrian improvements at the Hazelbrook/Jurgens intersection, and add a crosswalk across Jurgens Avenue between Wasco and Kiowa Streets.

HISTORY:

This project was identified by Hazelbrook Area residents as part of the Tualatin Moving Forward Bond Program.

FUNDING PARTNERSHIPS:

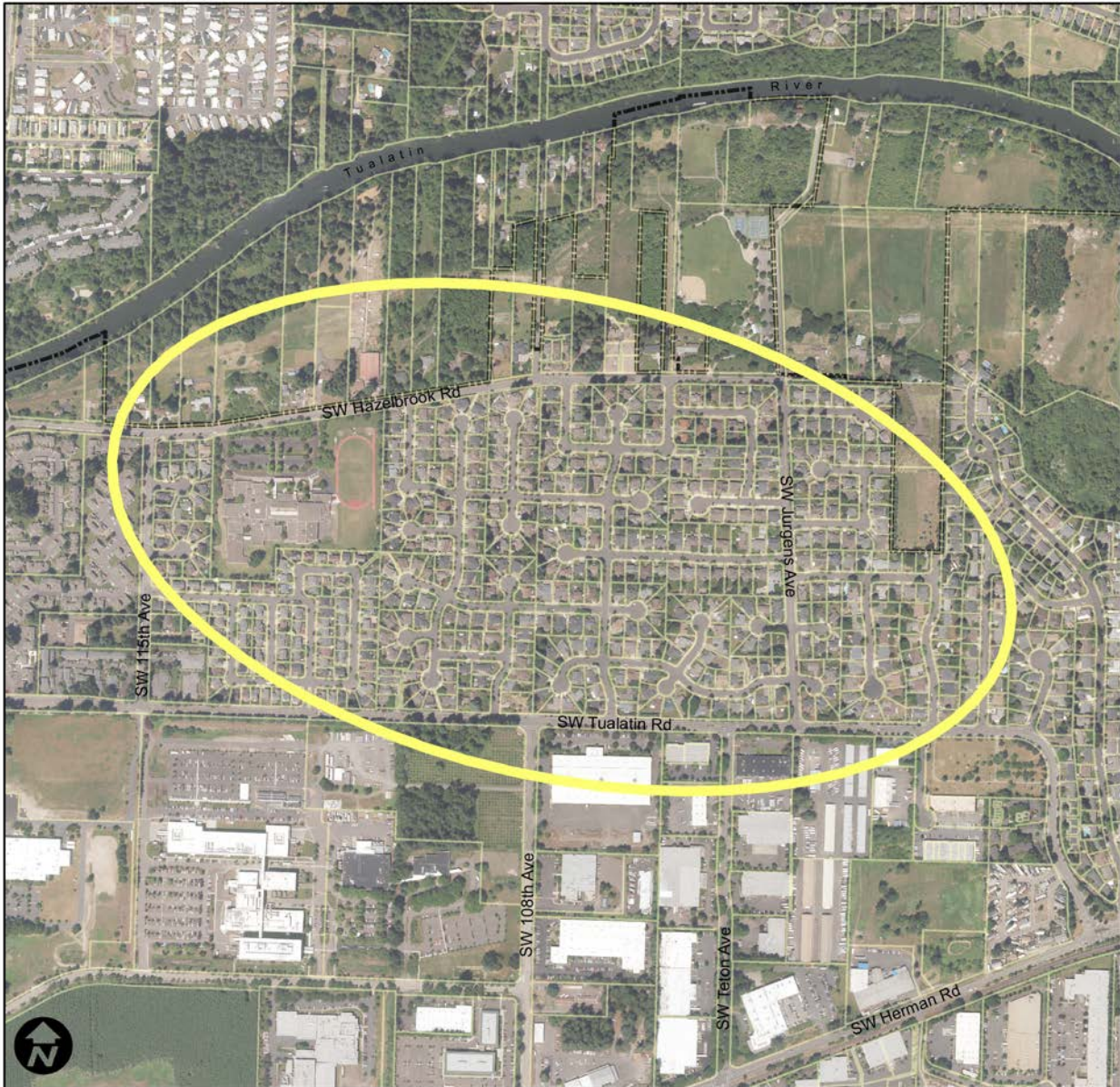
N/A

FUNDING SOURCES FOR THIS PROJECT:

Transportation Project (Bond) Fund

YEAR	AMOUNT
FY 23/24	\$50,000
CIP TOTAL:	<hr/> \$50,000

Hazelbrook Area Project



Herman Rd, 124th Ave to Cipole Rd Improvements

DEPARTMENT: Public Works
CATEGORY: Transportation
TOTAL COST: \$5,000,000

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 124th Avenue to Cipole Road.

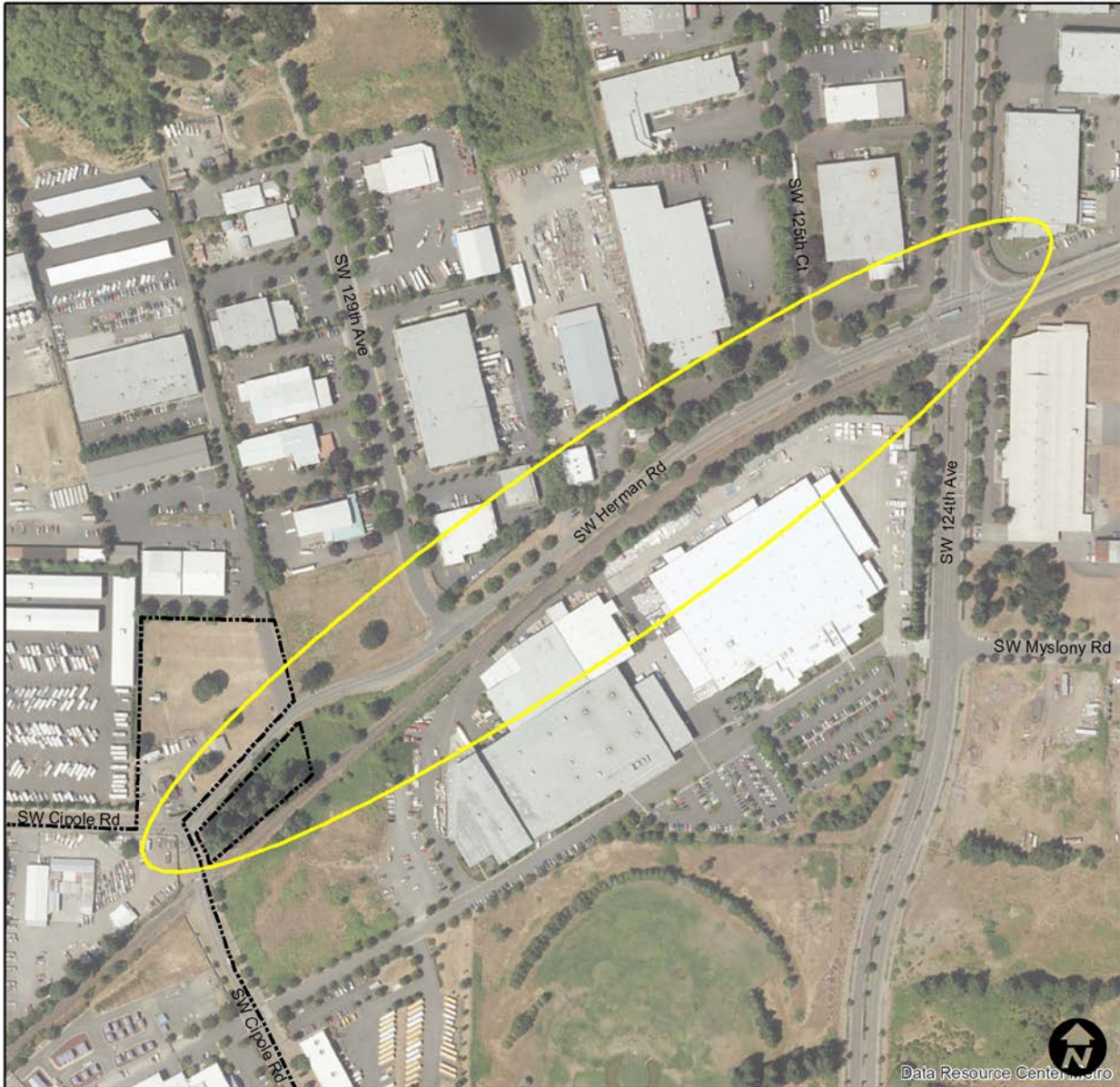
PROJECT SCOPE:
 Design and construct a complete street improvement along Herman Road from 124th Avenue to Cipole Road, including adding a center turn lane, bike lanes, stormwater treatment and drainage system, and sidewalk.

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.

FUNDING SOURCES FOR THIS PROJECT:	YEAR	AMOUNT
Transportation Development Tax Fund	FY 23/24	\$1,000,000
Transportation Development Tax Fund	FY 24/25	\$4,000,000
	CIP TOTAL:	\$5,000,000

Herman Rd, 124th Ave to Cipole Rd Improvements



Herman Rd: Widen from Tualatin to Teton Rd

DEPARTMENT: Public Works
CATEGORY: Transportation
TOTAL COST: \$3,500,000

CONCEPT SCHEDULE:
DESIGN SCHEDULE: FY 19/20
CONSTRUCTION SCHEDULE: FY 23/24

RANKING CRITERIA MET:

- Council Goal Regulatory Requirement
- Health & Safety Service Delivery Need
- Master Plan: Transp. System Plan (R3)

PROJECT TYPE:

- Maintenance
- Replacement
- New/Expansion

NEW ONGOING COSTS?

- Yes \$ _____
- No

DESCRIPTION:

Improve bike lanes, sidewalks, and transit stops along Herman Road between the employment district, neighborhoods, and downtown. Improve safety and mobility for all roadway users along Herman Road where currently, bicycles, pedestrians, automobiles, transit, and trucks share two 12-foot vehicle travel lanes because there are no bike lanes or sidewalks. Add buffered bike lanes and other Active Transportation components where there are existing sidewalks and bike lanes.

PROJECT SCOPE:

The total project cost includes project development, engineering, environmental permitting, right of way acquisition and construction.

HISTORY:

This project will enable pedestrians and bicyclist to travel in a safer environment than they currently do when sharing two 12-foot travel lanes with cars, trucks, and buses. Adding sidewalks and bike lanes where they do not currently exist and providing buffered bikes lanes along the rest of the corridor will provide a safer more comfortable environment.

FUNDING PARTNERSHIPS:

The City was awarded a Regional Flexible Funds Allocation (RFFA) grant for the preliminary engineering of this project. This project is also eligible for Transportation Development Tax funding, included on the TDT approved list as Project #6022. The project will also rely on funding from the Leveton Urban Renewal District.

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Leveton Urban Renewal District	FY 23/24	\$3,000,000
Transportation Development Tax Fund	FY 23/24	\$500,000
	CIP TOTAL:	\$3,500,000

Herman Rd: Widen from Tualatin to Teton Rd



Hwy 99W: Pony Ridge to 124th Ave Sidewalk

DEPARTMENT: Public Works
CATEGORY: Transportation
TOTAL COST: \$800,000

CONCEPT SCHEDULE: _____
DESIGN SCHEDULE: FY 18/19
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:

New sidewalk or path along Highway 99W from the Pony Ridge neighborhood to 124th Avenue.

PROJECT SCOPE:

Design and construct new sidewalk or path along the northwest side of Highway 99W provide a walking route from the Pony Ridge neighborhood to the signalized crosswalk at 124th Avenue.

HISTORY:

This project was nominated through the Tualatin Moving Forward process.

FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

Transportation Project (Bond) Fund

YEAR	AMOUNT
FY 23/24	\$800,000
CIP TOTAL:	\$800,000

Hwy 99W: Pony Ridge to 124th Ave Sidewalk



Martinazzi Ave at Sagert St: Intersection Improvements

DEPARTMENT: Public Works
CATEGORY: Transportation
TOTAL COST: \$150,000

CONCEPT SCHEDULE: _____
DESIGN SCHEDULE: _____
CONSTRUCTION SCHEDULE: FY 23/24

RANKING CRITERIA MET:
 Council Goal Regulatory Requirement
 Health & Safety Service Delivery Need
 Master Plan: Transp. System Plan R35

PROJECT TYPE:
 Maintenance
 Replacement
 New/Expansion

NEW ONGOING COSTS?
 Yes \$ _____ No

DESCRIPTION:
 New traffic signal at the intersection of Martinazzi Avenue with Sagert Street.

PROJECT SCOPE:
 Design and construct a new traffic signal at the intersection of Martinazzi Ave with Sagert St, along with sidewalk and bike lane improvements.

HISTORY:
 This project was nominated through the Tualatin Moving Forward process. It is also included in the 2013 Transportation System Plan.

FUNDING PARTNERSHIPS:
 Transportation Development Tax funds will leverage the Tualatin Moving Forward bond funds on this project.

FUNDING SOURCES FOR THIS PROJECT:	YEAR	AMOUNT
Transportation Project (Bond) Fund	FY 23/24	\$50,000
Transportation Development Tax Fund	FY 23/24	\$100,000
	CIP TOTAL:	\$150,000

Martinazzi Ave at Sagert St: Intersection Improvements



Neighborhood Solutions / Ped-friendly

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 \$ _____ No

DESCRIPTION:
New, small scale bike/ pedestrian facilities.

PROJECT SCOPE:
Install or improve bike and pedestrian facilities under \$150,000.

HISTORY:
This is currently used for projects identified by staff. 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

FUNDING SOURCES FOR THIS PROJECT:	YEAR	AMOUNT
Road Operating/Gas Tax Fund	FY 23/24	\$150,000
Road Operating/Gas Tax Fund	FY 24/25	\$150,000
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
	CIP TOTAL:	<hr/> \$750,000

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Sagert Ct cul-de-sac

DEPARTMENT: Public Works
CATEGORY: Transportation
TOTAL COST: \$300,000

CONCEPT SCHEDULE: _____
DESIGN SCHEDULE: FY 23/24
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:
Pave an existing gravel cul-de-sac.

PROJECT SCOPE:
Add pavement overlay to unimproved gravel cul-de-sac.

HISTORY:
This road has long been unimproved and will be brought up to City standard in an attempt to limit the number of unimproved roads in the City.

FUNDING PARTNERSHIPS:
N/A

FUNDING SOURCES FOR THIS PROJECT:
Road Operating/Gas Tax Fund

YEAR	AMOUNT
FY 23/24	\$300,000
CIP TOTAL:	\$300,000

Sagert Ct cul-de-sac



Sandalwood Water Quality Swale

DEPARTMENT: Public Works
CATEGORY: Transportation
TOTAL COST: \$500,000

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:

Construct water quality swale in area of existing ditch on Sandalwood property south of Sagert Street. Would provide mitigation for water quality treatment requirements for impervious surface constructed by the Tualatin Moving Forward Program.

PROJECT SCOPE:

The swale is 12 feet wide, 180 feet long, and two feet deep and designed to treat the water quality flow and convey the 25-year flow. The swale will be planted following Clean Water Services guidelines. Pre-treatment will be provided by constructing a water quality manhole over the existing stormwater system.

HISTORY:

N/A

FUNDING PARTNERSHIPS:

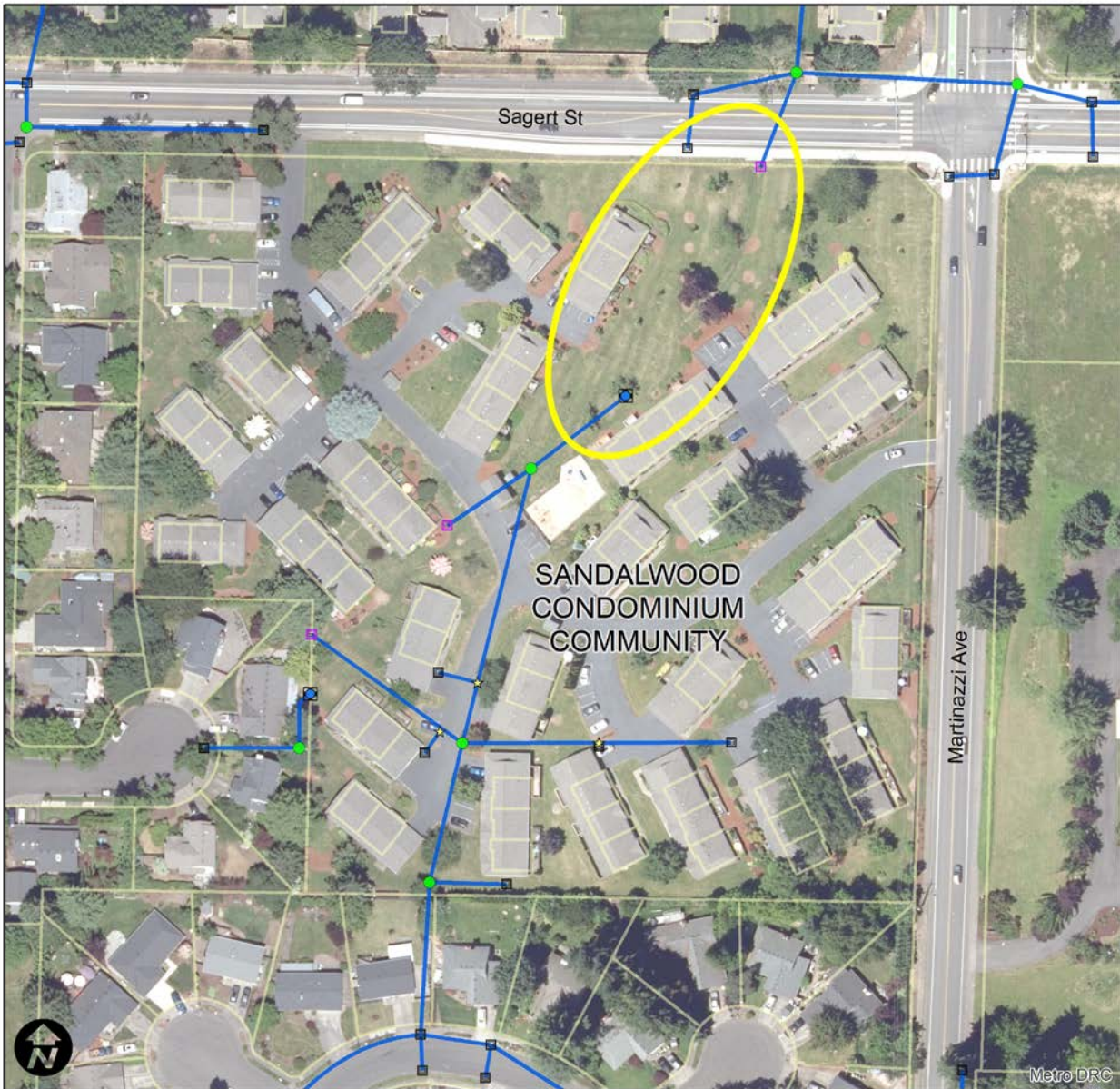
N/A

FUNDING SOURCES FOR THIS PROJECT:

Transportation Project (Bond) Fund

YEAR	AMOUNT
FY 23/24	\$500,000
CIP TOTAL:	\$500,000

Sandalwood Water Quality Swale



Transportation System Plan

DEPARTMENT: Public Works
CATEGORY: Transportation
TOTAL COST: \$450,000

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:

Update the 2014 Transportation System Plan (TSP) based on community input and changing conditions.

PROJECT SCOPE:

Hire a consultant to evaluate traffic impacts, prepare concept level cost estimates and identify funding sources.

HISTORY:

The current TSP was adopted in 2014. Many grant funding opportunities are only available for projects included in a TSP, therefore it is important to update the TSP to reflect current community goals and service delivery needs.

FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Road Operating/Gas Tax Fund	FY 22/23	\$100,000
Road Operating/Gas Tax Fund	FY 23/24	\$250,000
Road Operating/Gas Tax Fund	FY 24/25	\$100,000
	CIP TOTAL:	<hr/> \$450,000

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Tualatin-Sherwood Rd Utility Relocation

DEPARTMENT: Public Works

CATEGORY: Transportation

TOTAL COST: \$1,000,000

CONCEPT SCHEDULE: _____

DESIGN SCHEDULE: _____

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:

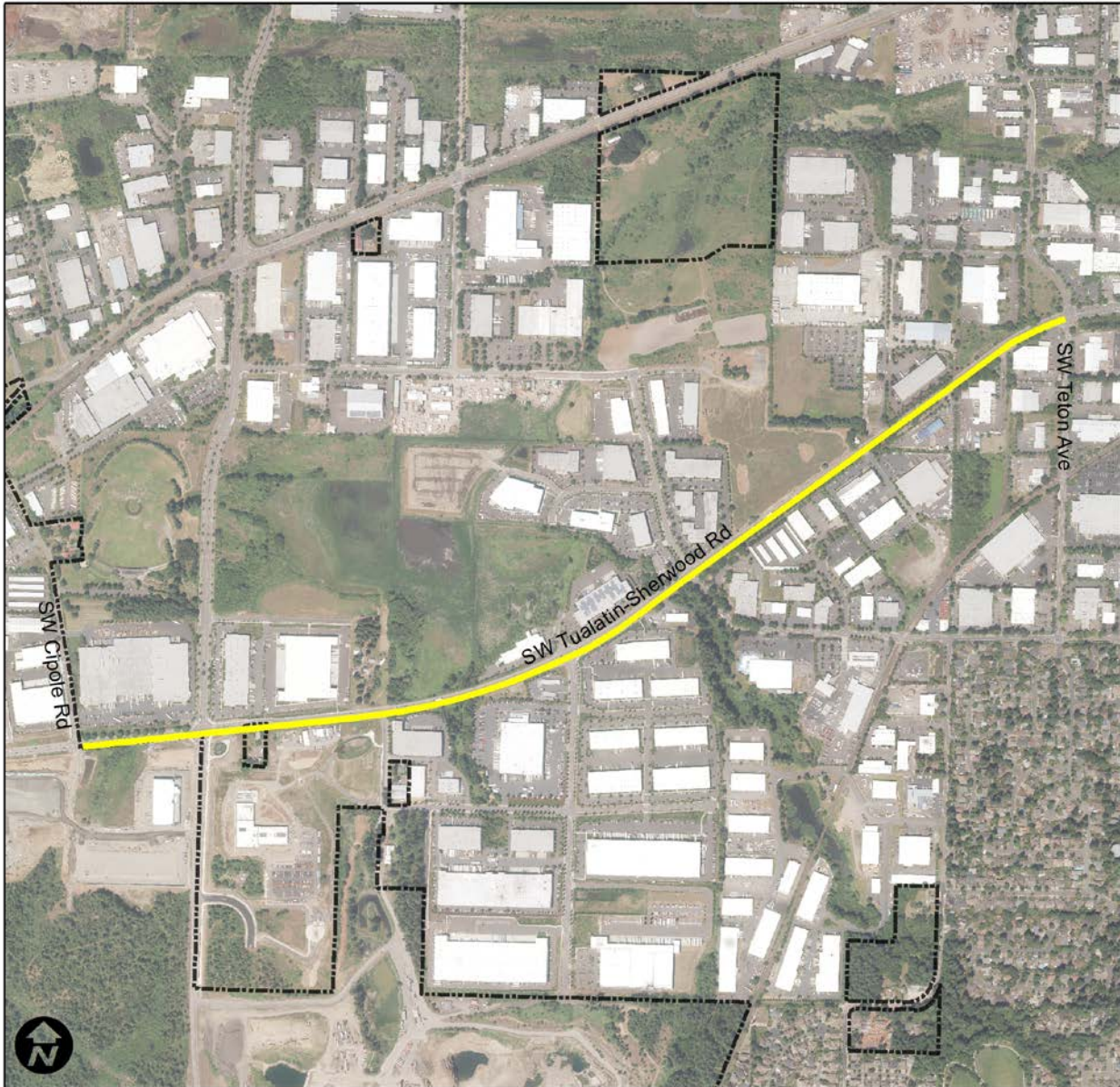
N/A

FUNDING SOURCES FOR THIS PROJECT:

Transportation Development Tax Fund
 Transportation Development Tax Fund

YEAR	AMOUNT
FY 23/24	\$500,000
FY 24/25	\$500,000
CIP TOTAL:	<u>\$1,000,000</u>

Tualatin-Sherwood Rd Utility Relocation



Tualatin-Sherwood Rd: Martinazzi Ave to Interstate 5

DEPARTMENT: Public Works
CATEGORY: Transportation
TOTAL COST: \$2,310,713

CONCEPT SCHEDULE: _____
DESIGN SCHEDULE: FY 19/20
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:

Traffic flow, safety, and pedestrian improvements along Tualatin-Sherwood Road between Martinazzi Avenue and Interstate 5.

PROJECT SCOPE:

Design and construct traffic flow, safety, and pedestrian improvements such as an additional eastbound lane, intersection geometry revisions to improve signal traffic efficiency, and improvements for people walking along and across the roads.

HISTORY:

This project was nominated through the Tualatin Moving Forward process.

FUNDING PARTNERSHIPS:

As Tualatin-Sherwood Road is a County Road, the County would be involved in the design and construction of this project and could be a funding partner.

FUNDING SOURCES FOR THIS PROJECT:

Transportation Development Tax Fund

YEAR	AMOUNT
FY 23/24	\$1,500,000
CIP TOTAL:	\$1,500,000

Tualatin-Sherwood Rd: Martinazzi Ave to Interstate 5



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 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
65th Ave/Nyberg Trunk Line	1,000,000				
Martinazzi Sanitary Sewer Upsizing	3,000,000	1,800,000			
Sewer Pipe Rehab Program	250,000		250,000		250,000
Sewer Total	4,250,000	1,800,000	250,000	0	250,000

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65th Ave/Nyberg Trunk Repair

DEPARTMENT: Public Works
CATEGORY: Utilities- Water
TOTAL COST: \$1,000,000

CONCEPT SCHEDULE: _____
DESIGN SCHEDULE: FY 19/20
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:

This is an 18-inch sanitary sewer trunk line that travels through the Nyberg Wetlands. This trunk line services the City from I-5 East. This line will also service the recently developed Sagert Farms Subdivision and upcoming development on Nyberg Lane.

PROJECT SCOPE:

Identify and construct needed repairs to this line.

HISTORY:

In 2011 the City experienced an SSO (sanitary sewer overflow) in the Nyberg wetlands due to the blockage of this 18 inch trunk line. Investigation revealed that a structural defect allowed a tree root to penetrate the line and collect FOG (fats-oil-and grease), resulting in the blockage. Since that time this line has been on a six-month Hot Spot Maintenance schedule.

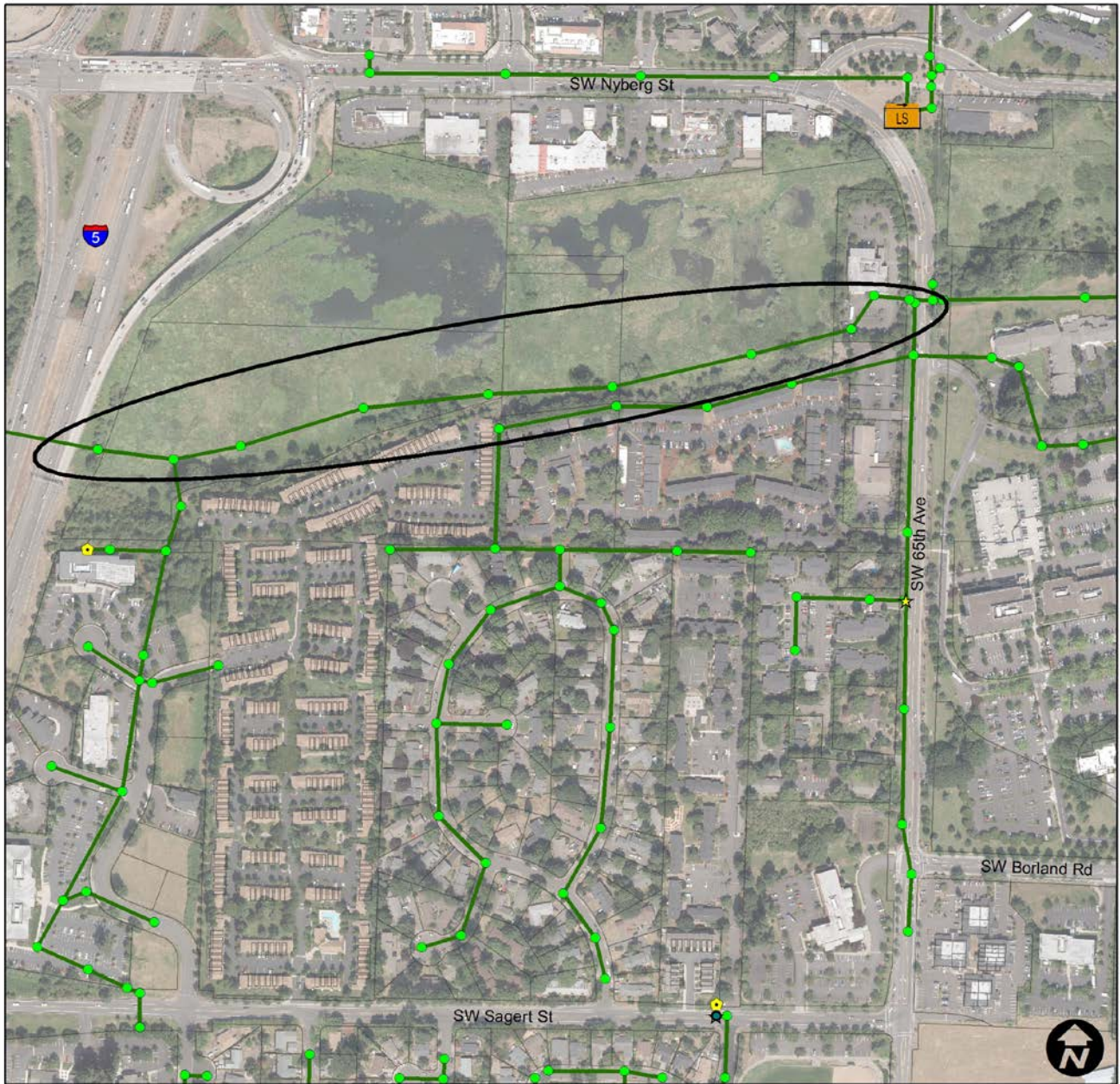
FUNDING PARTNERSHIPS:

Clean Water Services (CWS) will reimburse the full cost based on the size of this pipe being constructed, per intergovernmental agreement.

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Outside Funded- CWS	FY 23/24	\$1,000,000
	CIP TOTAL:	<u>\$1,000,000</u>

65th Ave/Nyberg Trunk Repair



Martinazzi Sanitary Sewer Upsizing

DEPARTMENT:	Public Works	CONCEPT SCHEDULE:	_____
CATEGORY:	Utilities- Sewer	DESIGN SCHEDULE:	_____
TOTAL COST:	\$7,750,000	CONSTRUCTION SCHEDULE:	_____ FY 24-25 _____

RANKING CRITERIA MET:	PROJECT TYPE:	NEW ONGOING COSTS?
<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 type="checkbox"/> Replacement	
<input checked="" type="checkbox"/> Master Plan: <u>Sewer Master Plan (SS-6)</u>	<input checked="" type="checkbox"/> New/Expansion	

DESCRIPTION:

The Martinazzi Trunk needs to undergo considerable improvements to handle the flows associated with City infill and the development of Basalt Creek. The north section, from SW Sagert Street to SW Chelan Street, is the most critical due to capacity limitations and potential overflow locations. This portion of the Martinazzi Trunk project needs to be completed before any significant development occurs in the eastern portions of the Basalt Creek Planning Area. Estimated remaining capacity in the sewer currently is less than 50 equivalent dwelling units (EDUs).

Altogether, around 5,700 feet of pipe will need to be upgraded from existing 10-inch or 12-inch pipes to 15-inch pipes. 1,690 feet of 10-inch pipe directly downstream of this project will also need to be upsized to 15 inches to adhere to design standards.

PROJECT SCOPE:

Hire a consultant to design the improvements, and a construction contractor to build the improvements.

HISTORY:

N/A

FUNDING PARTNERSHIPS:

Because this project is upgrading pipes from 12-inch to 15-inch diameters, Clean Water Services (CWS) will be responsible for a majority of the project funding.

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Sewer SDC Fund	FY 23/24	\$15,000
Outside Funded- CWS	FY 23/24	\$2,085,000
Sewer SDC Fund	FY 24/25	\$212,900
Outside Funded- CWS	FY 24/25	\$2,677,100
Sewer SDC Fund	FY 25/26	\$102,600
Outside Funded- CWS	FY 25/26	\$410,400
	CIP TOTAL:	\$5,503,000

Martinazzi Sanitary Sewer Upsizing



Sewer Pipe Rehabilitation Program

DEPARTMENT: Public Works **CONCEPT SCHEDULE:** _____
CATEGORY: Utilities- Sewer **DESIGN SCHEDULE:** _____
TOTAL COST: Ongoing **CONSTRUCTION SCHEDULE:** Ongoing

RANKING CRITERIA MET: **PROJECT TYPE:** **NEW ONGOING COSTS?**
 Council Goal Regulatory Requirement Maintenance Yes \$250,000 No
 Health & Safety Service Delivery Need Replacement
 Master Plan:) _____ 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:

	YEAR	AMOUNT
Sewer Fund	FY 23/24	\$250,000
Sewer Fund	FY 25/26	\$250,000
Sewer Fund	FY 27/28	\$250,000
	CIP TOTAL:	\$750,000

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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 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
95 th Ave Water Quality Facility			250,000		
Gertz Water Quality Facility			100,000		
Hedges Creek Storm Repair (CIP 20)	160,000				
Highland Terrace Water Quality Facility		300,000			
Lakeridge Water Quality Facility		100,000			
Nyberg Creek Stormwater Improvements 1 & 2	200,000	1,000,000	2,000,000	2,000,000	
Siuslaw Stormwater Quality Retrofit & 99th/Coquille	750,000				
Storm pipe replacement placeholder		100,000	100,000	100,000	100,000
Sweek Drive/Emery Zidell Pond B	200,000				
Storm Total	1,310,000	1,500,000	2,450,000	2,100,000	100,000

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95th Ave Water Quality Facility

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 95th 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 95th 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:

Stormwater Fund

YEAR	AMOUNT
FY 25/26	\$250,000
CIP TOTAL:	\$250,000

95th Ave Water Quality Facility



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 108th 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 110th 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:

	YEAR	AMOUNT
Stormwater Fund	FY 25/26	\$100,000
	CIP TOTAL:	<u>\$100,000</u>

Gertz Water Quality Facility



Hedges Creek Stream Repair

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:

Storm Drain Fund

YEAR	AMOUNT
FY 23/24	\$160,000
CIP TOTAL:	<hr/> \$160,000

Hedges Creek Stream Repair



Highland Terrace Water Quality Facility

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:

	YEAR	AMOUNT
Stormwater Fund	FY 24/25	\$300,000
	CIP TOTAL:	<u>\$300,000</u>

Highland Terrace Water Quality Facility



Lakeridge Terrace Water Quality Facility

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 110th 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

FY 24/25

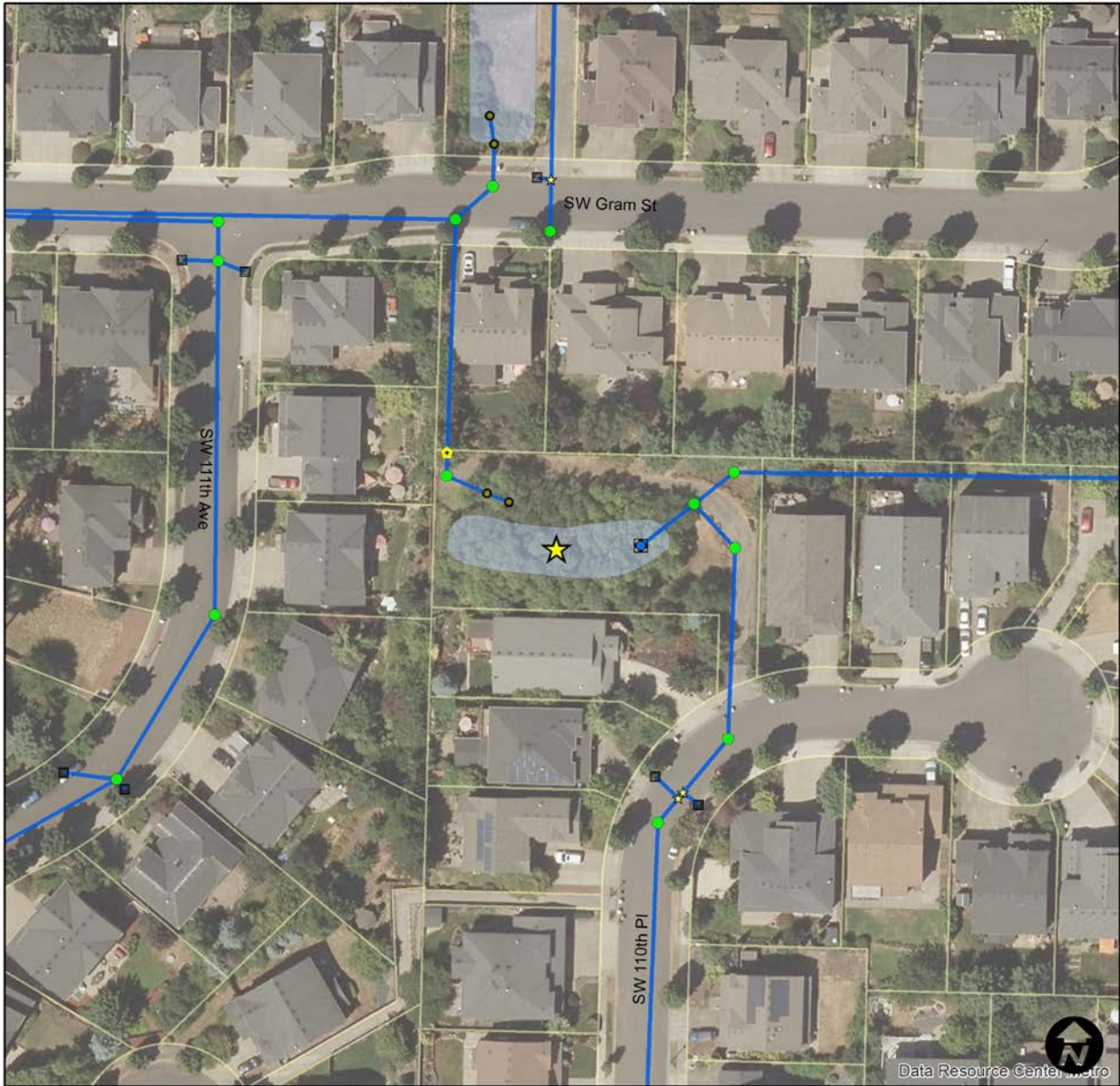
AMOUNT

\$100,000

CIP TOTAL:

\$100,000

Lakeridge Terrace Water Quality Facility



Nyberg Creek Stormwater Improvements - Phase 1 and 2

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:

100% SDC Eligible.

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Sewer SDC Fund	FY 23/24	\$200,000
Sewer SDC Fund	FY 24/25	\$1,000,000
Sewer SDC Fund	FY 25/26	\$2,000,000
Sewer SDC Fund	FY 26/27	\$2,000,000
	CIP TOTAL:	<hr/> \$5,200,000

Nyberg Creek Stormwater Improvements - Phase 1 and 2



Siuslaw Stormwater Quality Retrofit & 99th/Coquille

DEPARTMENT: Public Works
CATEGORY: Utilities- Storm
TOTAL COST: \$750,000

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:

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.

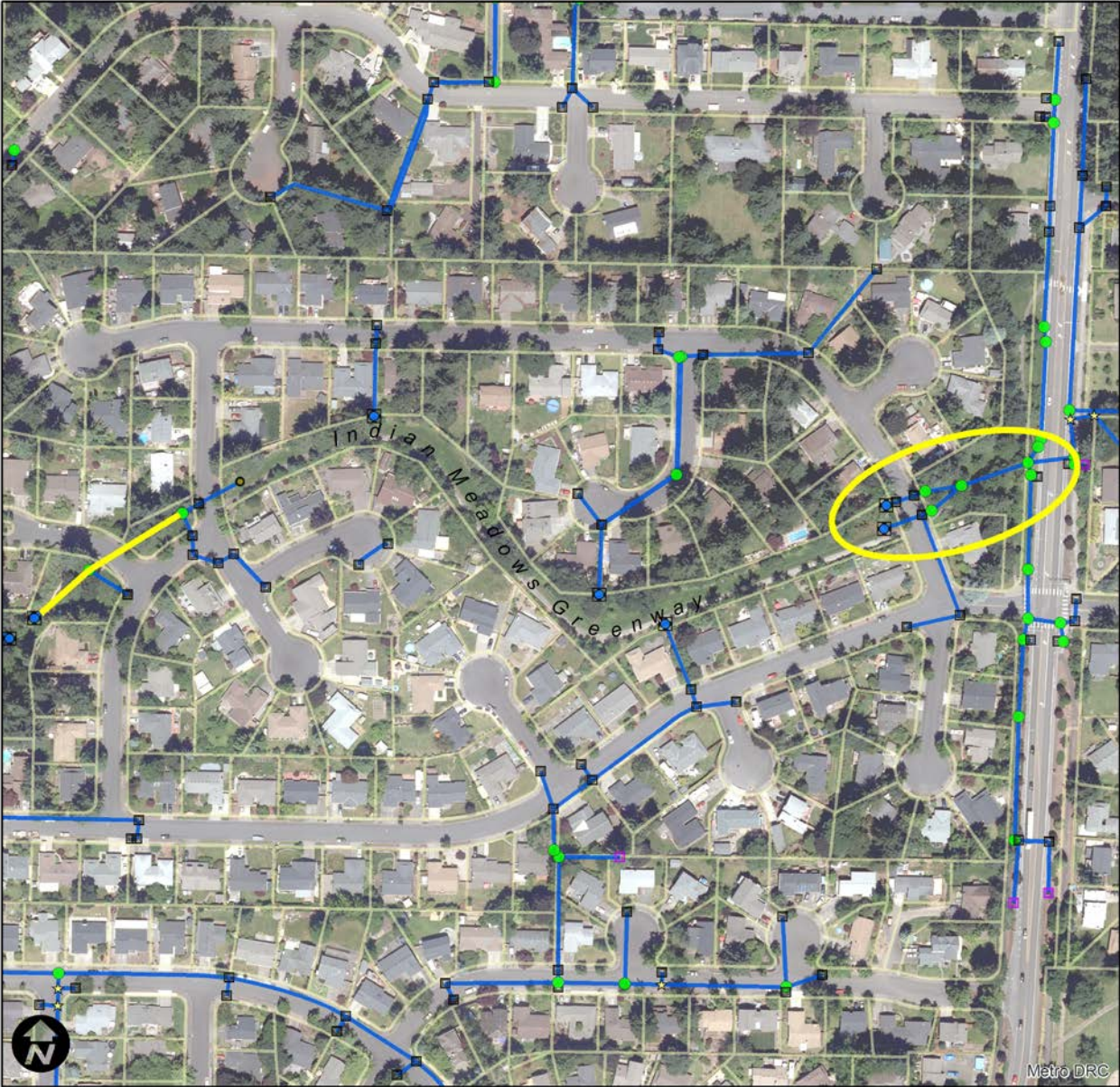
FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Storm Drain Fund	FY 23/24	\$750,000
	CIP TOTAL:	\$750,000

Siuslaw Stormwater Quality Retrofit & 99th/Coquille



Sweek Drive/Emery Zidell Pond B

DEPARTMENT: Public Works
CATEGORY: Utilities- Storm
TOTAL COST: \$200,000

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:

Stormwater Fund

YEAR	AMOUNT
FY 23/24	\$200,000
CIP TOTAL:	\$200,000

Sweek Drive/Emery Zidell Pond B



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.

Water	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
A-1 Reservoir Upgrades (#613)			925,000	1,175,000	
ASR Well Rehabilitation (#403)					300,000
B Level at ASR (#601)		3,125,000	3,125,000		
B Level Transmission Upsizing (#301A)	2,000,000				
Basalt Creek Pipeline from Boones to Grahams		55,000	1,250,000	1,250,000	
C Level Pump Station (B to C Pump Station - #603)		1,000,000	1,000,000		
C Level Pump Station Generator (#607)	200,000				
Leveton (A Level - #405)					549,000
Myslony Rd (#401)					466,000
SCADA System Improvements (#611)	1,265,560				
Seismic Upgrades at Reservoirs (#605)			225,000	225,000	
Water Total	3,465,560	4,180,000	6,525,000	2,650,000	849,000

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A-1 Reservoir Upgrades

DEPARTMENT: Public Works
CATEGORY: Utilities- Water
TOTAL COST: \$2,100,000

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.

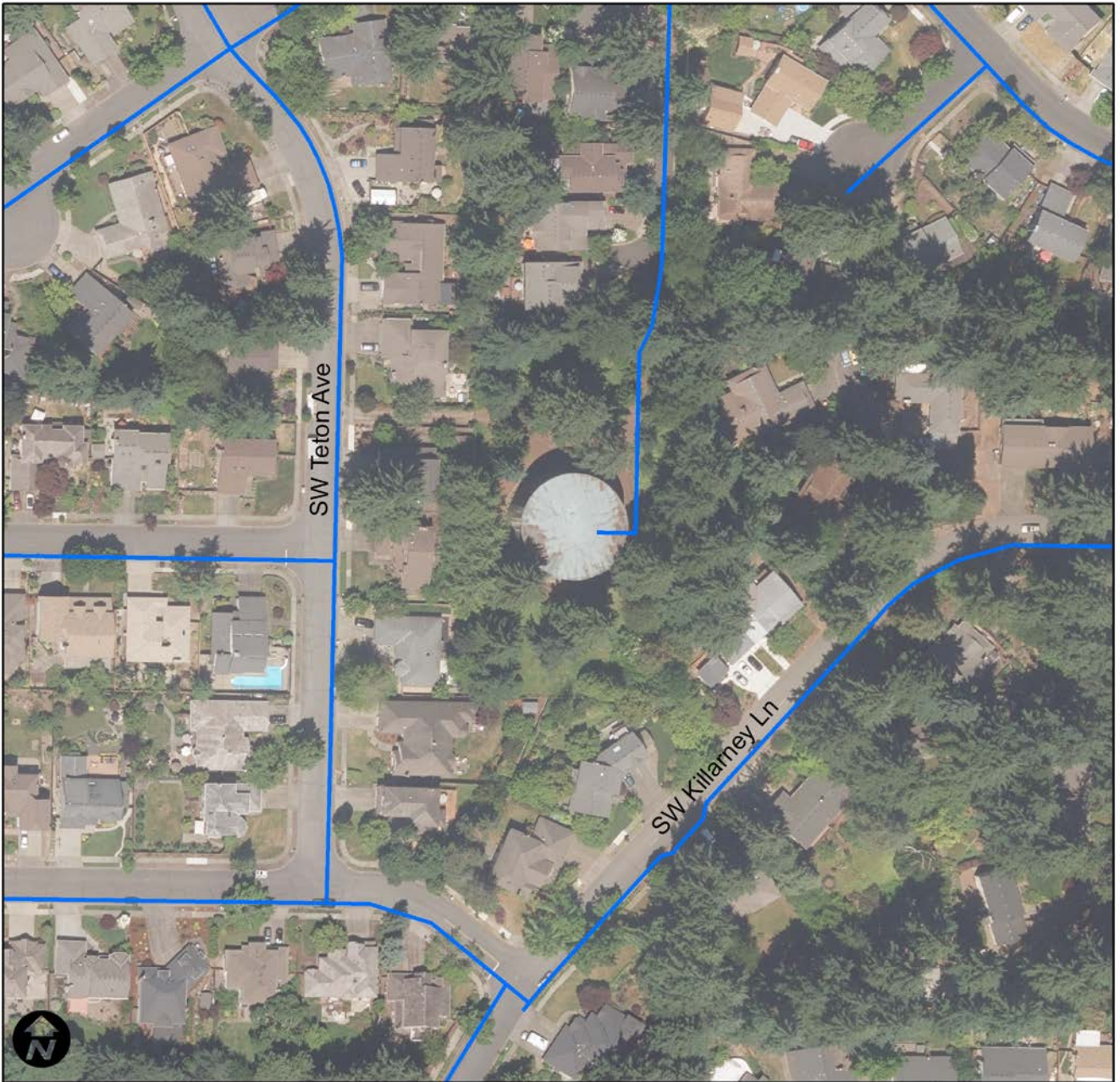
FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Water Fund	FY 2025/26	\$749,000
Water SDC Fund	FY 2025/26	\$166,000
Water Fund	FY 2026/27	\$963,000
Water SDC Fund	FY 2026/27	\$212,000
	CIP TOTAL:	<u>\$2,100,000</u>

A-1 Reservoir Upgrades



ASR Well Rehabilitation

DEPARTMENT: Public Works
CATEGORY: Utilities- Water
TOTAL COST: \$300,000

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.

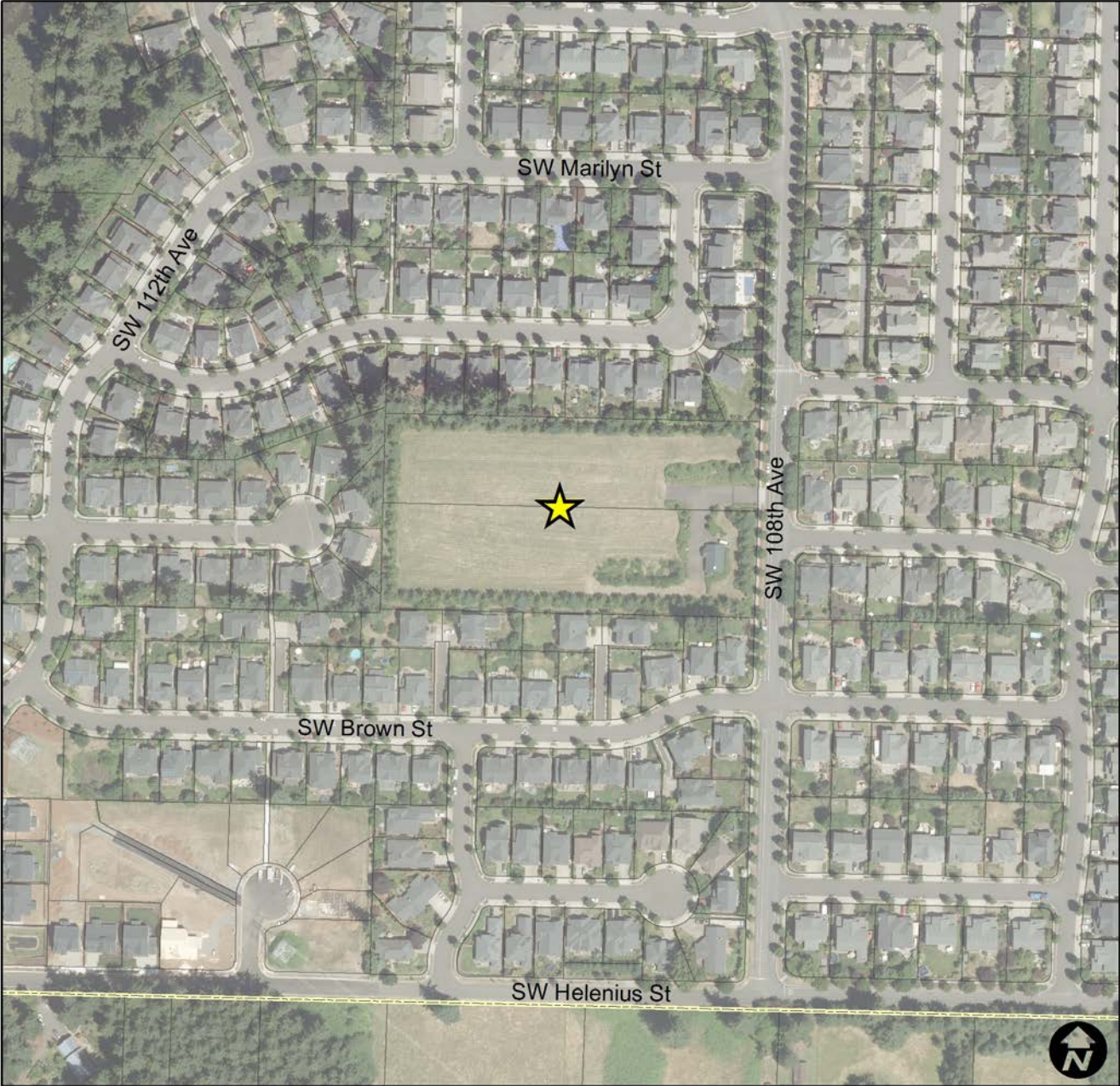
FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Water Fund	FY 2027/28	\$246,000
Water Fund	FY 2027/28	\$54,000
	CIP TOTAL:	<u>\$300,000</u>

ASR Well Rehabilitation



B Level at ASR

DEPARTMENT: Public Works
CATEGORY: Utilities- Water
TOTAL COST: \$6,250,000

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.

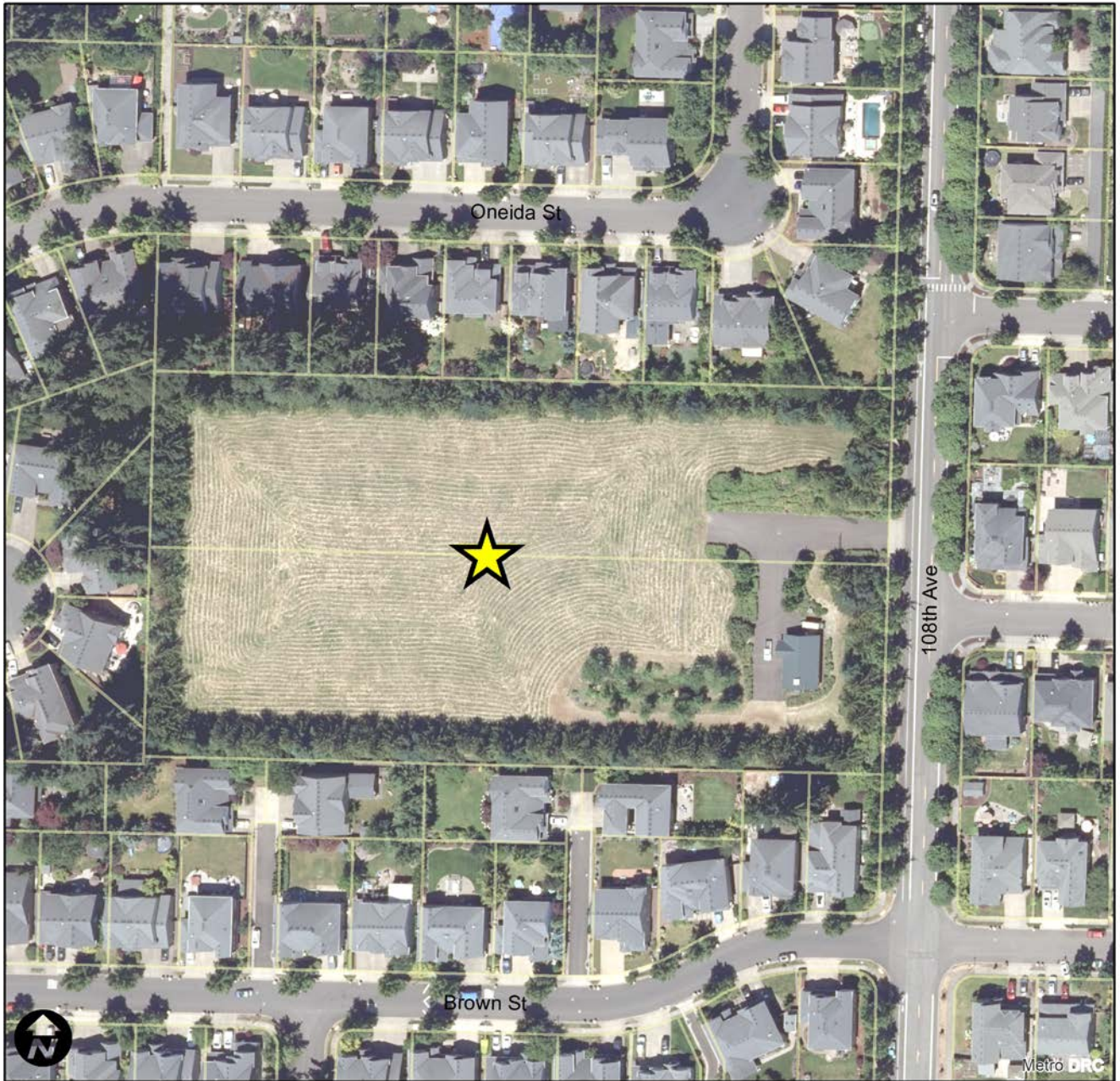
FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Water Fund	FY 2024/25	\$875,000
Water SDC Fund	FY 2024/25	\$2,250,000
Water Fund	FY 2025/26	\$875,000
Water SDC Fund	FY 2025/26	\$2,250,000
	CIP TOTAL:	<u>\$6,250,000</u>

B Level Reservoir



B Level Transmission Upsizing (#301A)

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 #301A

PROJECT TYPE:

- Maintenance
- Replacement
- New/Expansion

NEW ONGOING COSTS?

- Yes \$ _____
- No

DESCRIPTION:

Install a replacement 18-inch diameter seismically restrained pipe, from the Norwood Reservoir Site to Ibach Street. The existing 12 inch water main that was installed in 1972 no longer to meet the community’s growing demand for water. The new pipe will be larger to meet current peak summer demands as well as future water needs as Tualatin continues to grow. It will also be built to withstand an earthquake.

PROJECT SCOPE:

Replace existing 12 inch cast iron water main under Boones Ferry Rd between Ibach St and the B-Level Reservoirs off Norwood Road with an 18 inch seismically restrained ductile iron pipe. The new pipe will supply water to the B and C levels and will be sized to meet current and future demands

HISTORY:

Over the last 5 – 10 years, as development has occurred at the south end of the city, the City has observed reduced hydraulic capacity and ability to fill the Norwood (B and C) reservoirs. This improvement would increase transmission capacity from the Portland supply connection to the reservoirs.

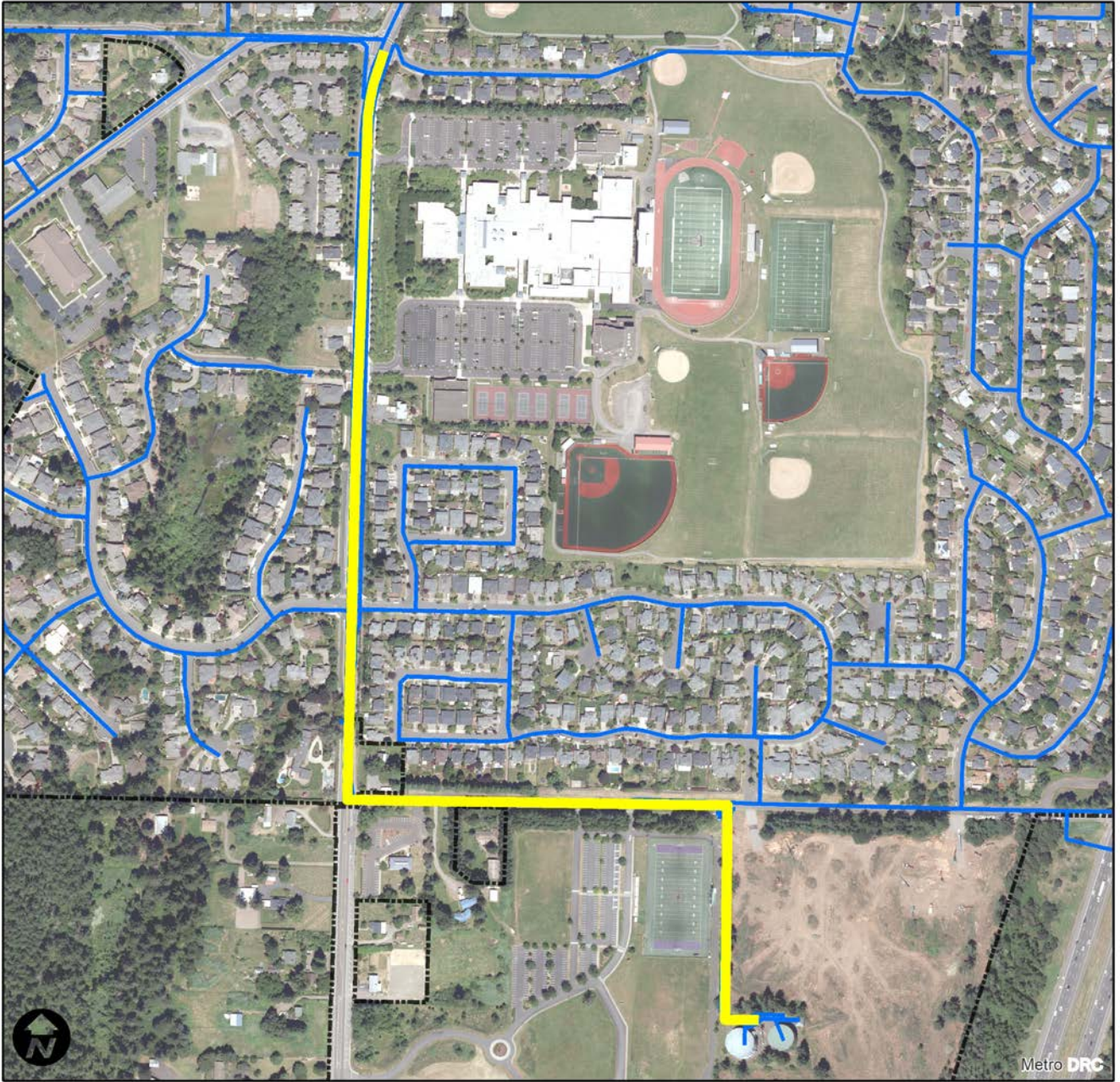
FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Water Fund	FY 2023/24	\$880,000
Water SDC Fund	FY 2023/24	\$1,120,000
	CIP TOTAL:	\$2,000,000

B Level Transmission Upsizing (#301A)



Basalt Creek Pipeline (Boones to Grahams)

DEPARTMENT: Public Works

CONCEPT SCHEDULE: _____

CATEGORY: Utilities- Water

DESIGN SCHEDULE: _____

TOTAL COST: \$2,555,000

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.

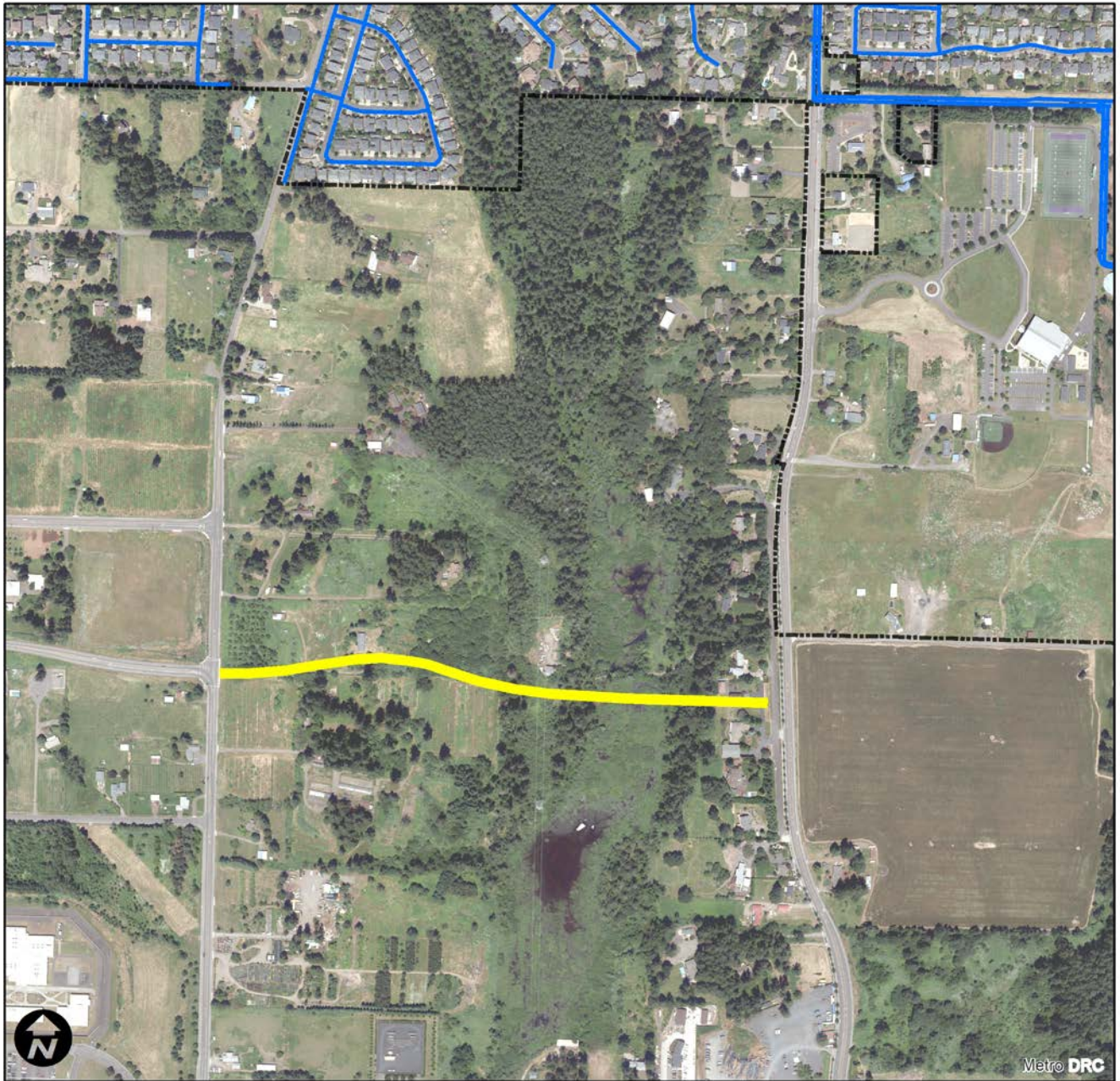
FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
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
	CIP TOTAL:	\$2,555,000

Basalt Creek Pipeline (Boones to Grahams)



B to C Level Pump Station

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

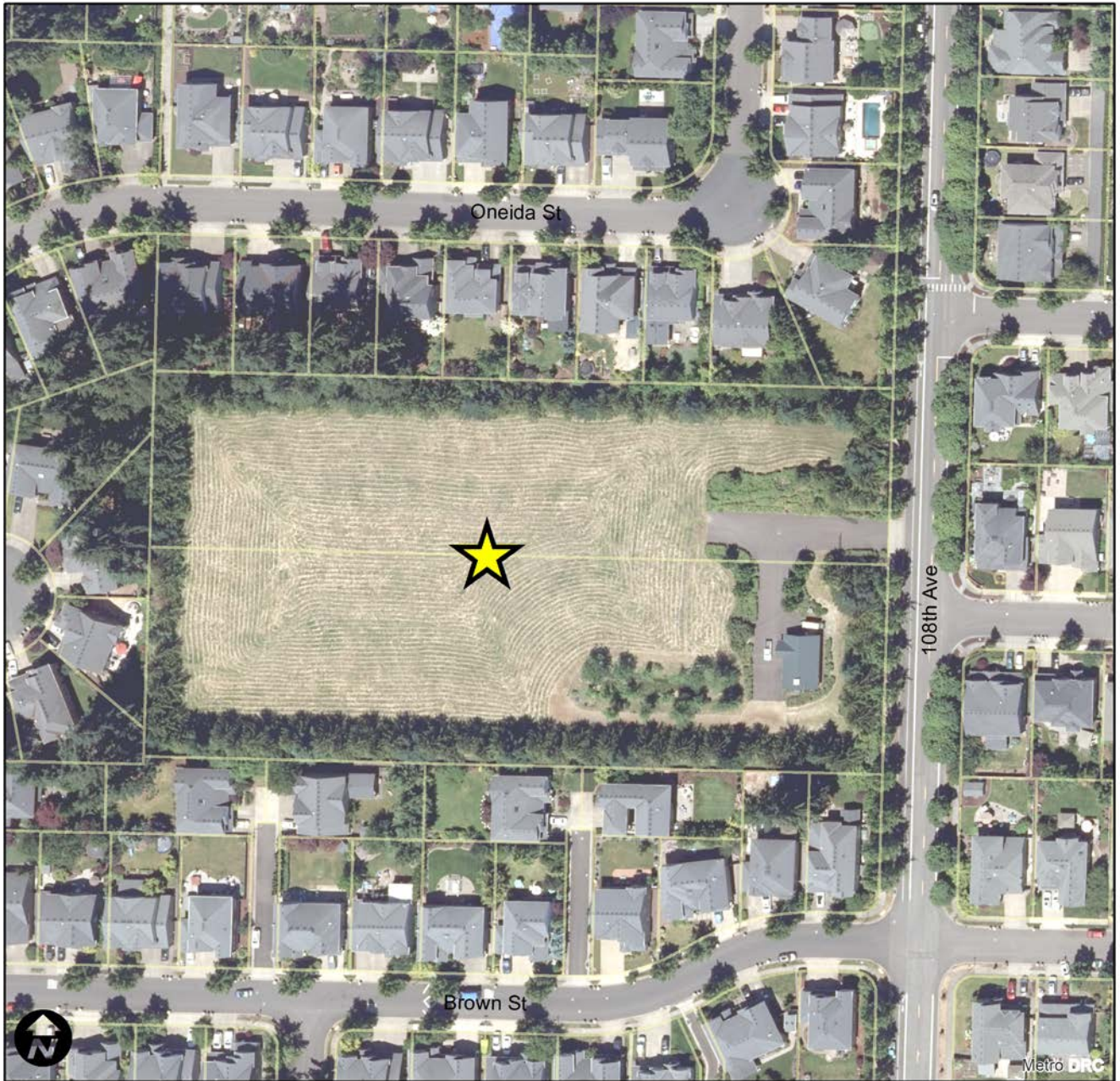
FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Water Fund	FY 2024/25	\$820,000
Water SDC Fund	FY 2024/25	\$180,000
Water Fund	FY 2025/26	\$820,000
Water SDC Fund	FY 2025/26	\$180,000
	CIP TOTAL:	\$2,000,000

B to C Level Pump Station



C Level Pump Station Generator

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.

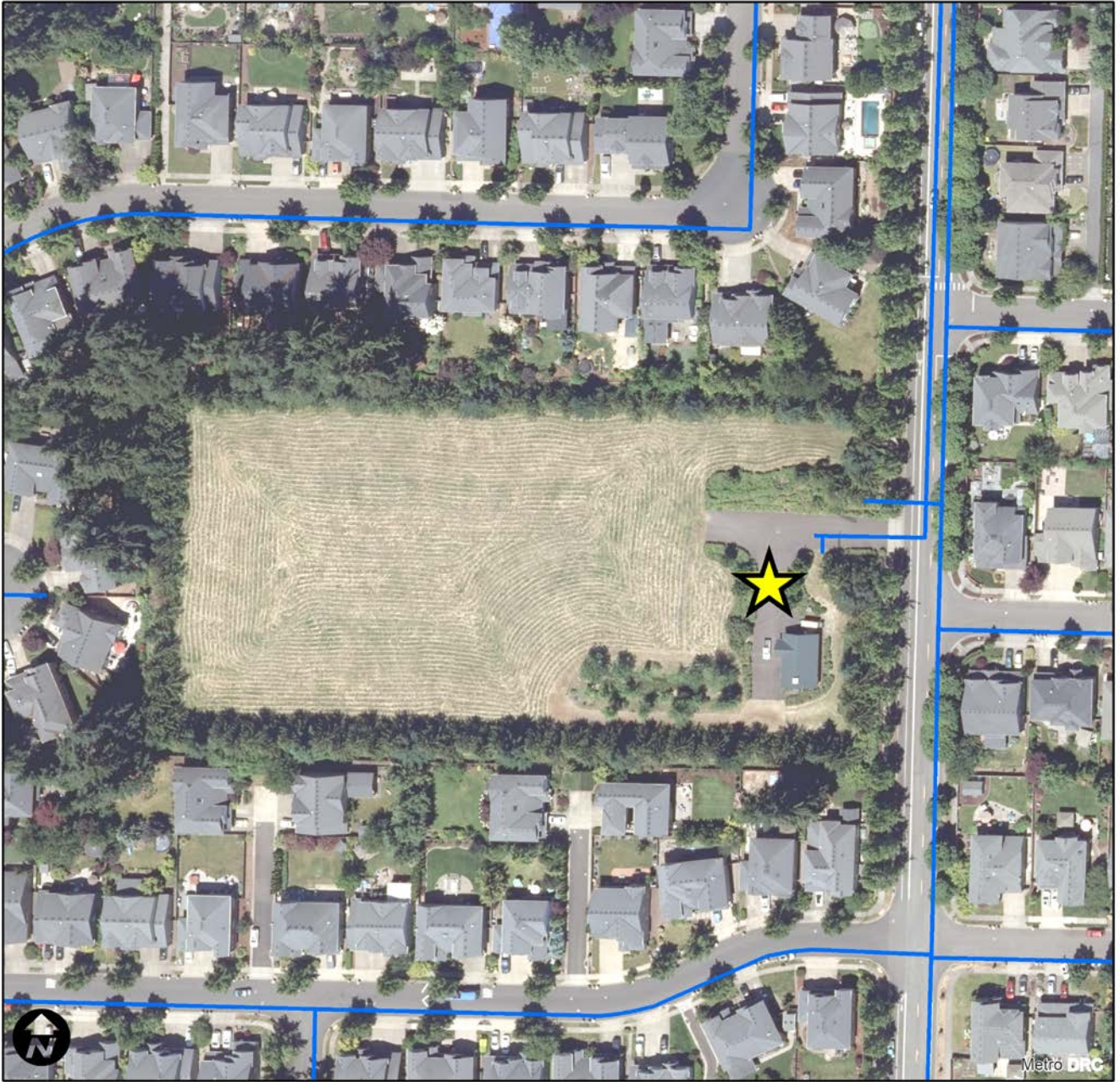
FUNDING PARTNERSHIPS:

N/A

FUNDING SOURCES FOR THIS PROJECT:

	YEAR	AMOUNT
Water Fund	FY 2023/24	\$56,000
Water SDC Fund	FY 2023/24	\$144,000
	CIP TOTAL:	<u>\$200,000</u>

C Level Pump Station Generator



Leveton (A Level)

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.

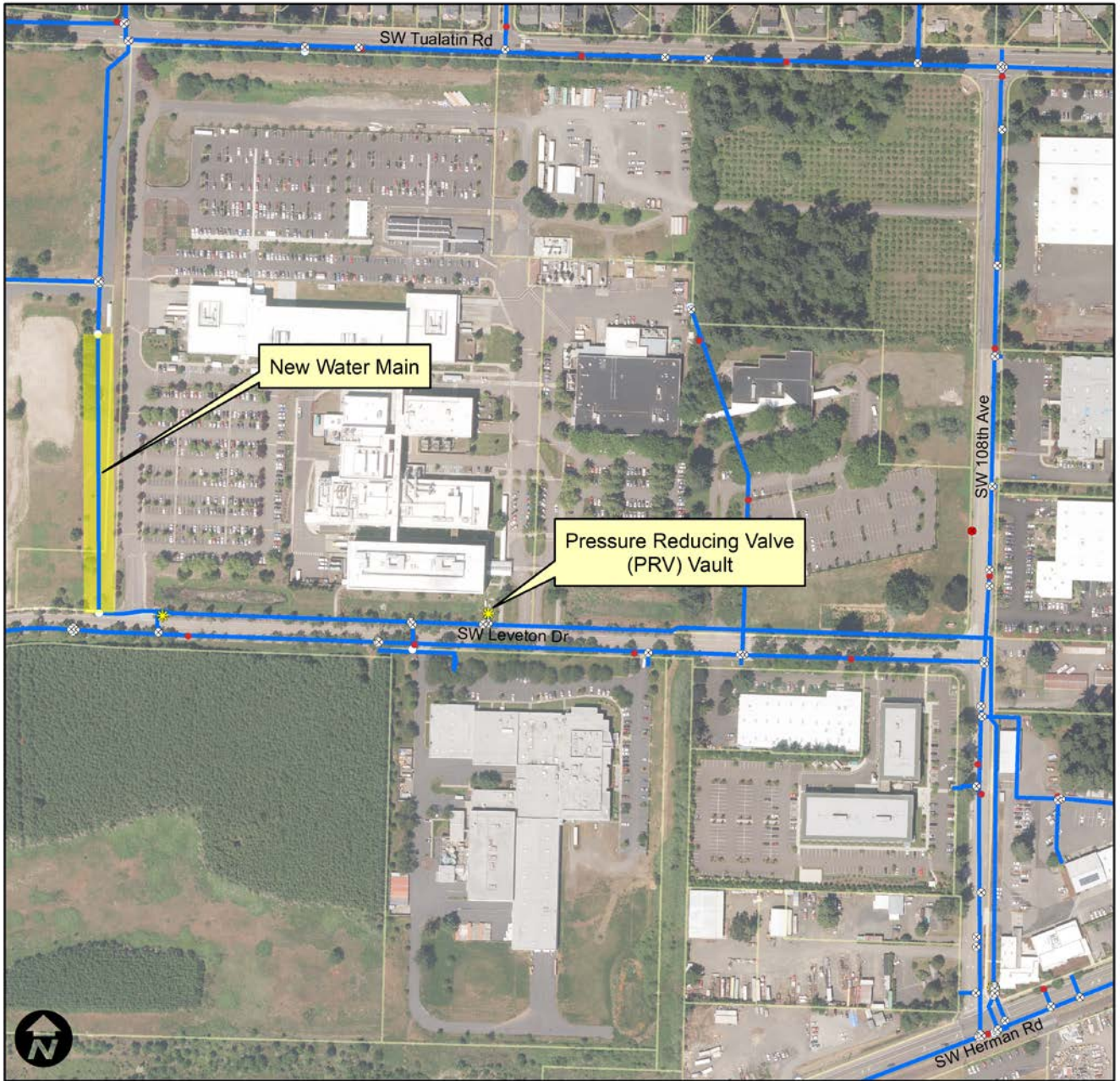
HISTORY:

This project is identified in the 2013 Water Master Plan and remained as a project to complete in the 2023 Master Plan.

FUNDING PARTNERSHIPS:**FUNDING SOURCES FOR THIS PROJECT:**

	YEAR	AMOUNT
Water Fund	FY 2027/28	\$450,180
Water SDC Fund	FY 2027/28	\$98,820
	CIP TOTAL:	<u>\$549,000</u>

Levelton (A Level)



SCADA System Improvements

DEPARTMENT: Public Works
CATEGORY: Utilities- Water
TOTAL COST: \$1,265,560

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

FUNDING SOURCES FOR THIS PROJECT:	YEAR	AMOUNT
Water Fund	FY 2023/24	\$1,037,759
Water SDC Fund	FY 2023/24	\$227,801
	CIP TOTAL:	\$1,265,560

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Seismic Valve Upgrades at C 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:

	YEAR	AMOUNT
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
	CIP TOTAL:	\$450,000

Seismic Upgrades at C Level Reservoirs



APPENDIX: UNFUNDED PROJECTS – LISTED BY CATEGORY

Unfunded CIP Projects by Category	Unfunded
Parks & Recreation	82,638,824
65th Avenue Multi Use Path	100,000
Boones Ferry Muli Use Path	100,000
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
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
Transportation	112,114,000
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
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

Unfunded CIP Projects by Category	Unfunded
Transportation, continued	
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
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

Utilities-Sewer	22,055,000
Basalt Creek Gravity Sewer	7,676,000
Basalt Creek Pump Stations and Force Mains	4,160,000
Cipole/Bluff Trunk	-
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
Teton Trunk	398,000
Tualatin Reservoir Trunk	3,354,000
Utilities-Storm	9,929,000
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
Juanita Pohl Water Quality Retrofit	156,000
Manhasset Storm System Improvements	1,581,000
Mohawk Apartments Stormwater Improvements	295,000
Nyberg Creek Stormwater Improvements	3,412,000
Nyberg Creek Water Quality Facility	2,037,000
Water Quality Facility Restoration – Piute Court	104,000
Water Quality Facility Restoration - Waterford	180,000

Utilities-Water	36,481,000
C Level Transmission - new I-5 crossing (Norwood or Greenwood)	3,000,000
Amu St Extension (A Level)	417,000
Iowa St (C Level)	444,000
C Level Transmission upsizing - SW 82nd Ave to C Level Reservoirs	400,000
B Level Transmission upsizing - Ibach to Sagert	5,091,000
Upgrade Martinazzi Pump Station	5,500,000
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
B Level Reservoir 2	2,000,000
Western B Level Extension	-
Planned Residential near I5	-
C Level Extension	-
C to B Level PRV in Basalt Creek	-
Grand Total	263,217,824



CONTACT US

Contact Your City of Tualatin Capital Improvement Plan Team:

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cfield@tualatin.gov

Contact Cody with specific questions about the plan, the CIP process, schedule or implementation.

•

Don Hudson, Assistant City Manager/Finance Director

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Contact Don with general questions about City finances, forecasts, budgets, taxes, and debt.

•

Ross Hoover, Parks & Recreation Director

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Contact Ross with questions about the City's parks and recreation and park SDC projects.

•

Rachel Sykes, Public Works Director

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

Contact Bates with questions about the City's equipment and technology projects.

City of Tualatin

18880 SW Martinazzi Ave • Tualatin, Oregon 97062

Phone: 503-692-2000 • www.tualatinoregon.gov



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Ross Hoover, Parks and Recreation Director
Rich Mueller, Parks Planning and Development Manager

DATE: May 8, 2023

SUBJECT:

Consideration of **Resolution No. 5689-23** Authorizing the City Manager to Execute a Deed Acquiring Property for Riverfront Parkland

RECOMMENDATION:

Staff recommends that the Council approve Resolution 5689-23 for the purchase of property at 18615 SW Boones Ferry Road (Tax Lots 2S124BC01301 and 2S124BC01400).

EXECUTIVE SUMMARY:

City Council adopted the Parks and Recreation Master Plan in 2019. This plan identified the need for parks, trails, recreation facilities, and river access. This planning processes involved extensive public outreach and community engagement. The Parks and Recreation Master Plan demonstrates the need to preserve natural areas and provide active recreation to serve community members. The property recommended for consideration is located immediately across from the center of the city's downtown core, and adjacent to Tualatin Community Park. This property is connected to the Tualatin River and Hedges Creek with space for active recreation and environmental preservation. City Council approved the Purchase and Sale Agreement with willing sellers on February 13, 2023. Staff performed extensive due diligence that included a water access assessment, a site development study, an environmental assessment, a bridge inspection, and a property encroachment survey. Staff presented the results, information and findings of this diligence to Council on April 24, 2023.

FINANCIAL IMPLICATIONS:

The property value for the Purchase and Sale Agreement was determined by a certified MAI property appraisal. The City and property owners have signed a Purchase and Sale Agreement agreeing to the appraised market value of \$1,400,000, plus closing costs listed in the agreement. Funds for the property acquisition are identified in the Parks Project Fund.

ATTACHMENTS:

Resolution No. 5689-23
Purchase and Sale Agreement

RESOLUTION NO. 5689-23

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE DEED ACQUIRING PROPERTY FOR RIVERFRONT PARKLAND

WHEREAS, the Tualatin River Water Trail is recognized as a National Recreation Trail by the National Park Service with Tualatin River Greenway Trail adjacent to the river for active transportation;

WHEREAS, the need for parks, recreation facilities and river access have been identified in the adopted Parks and Recreation Master Plan as a priority;

WHEREAS, the City has identified the need to acquire property for the expansion of Tualatin Community Park in order to accommodate residential and employment needs for parks and recreation;

WHEREAS, funds have been identified to purchase this property;

WHEREAS, the City has negotiated property transactions with willing sellers to acquire the James L. Clay and Andrea Leebron Clay property, 18615 SW Boones Ferry Road, Tax Lot IDs: 2S124BC01301 and 2S124BC01400.

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

Section 1. Pursuant to the Purchase and Sale Agreement for the James L. Clay and Andrea Leebron Clay property, Tax Lots 2S124BC01301 and 2S124BC01400, and as may otherwise be required by any law, rule or regulation, the City Council hereby authorizes the purchase of the property and further authorizes the City Manager to acquire and execute deed for an amount of \$1,400,000 (one million four hundred thousand dollars) plus closing costs.

Section 2. The City Manager or the Manager's designee is hereby authorized to execute any and all documents and take any further actions necessary to acquire property and property interests identified in Section 1, including executing all closing documents.

Section 3. This resolution is effective upon adoption.

INTRODUCED and ADOPTED by the City Council this 8th day of May, 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder

PURCHASE AND SALE AGREEMENT

DATED: January 19, 2023 (the "Effective Date")
(the last date signed by both parties below)

BETWEEN: James L. Clay and Andrea Leebron Clay ("Seller")

AND: City of Tualatin,
an Oregon Municipal Corporation ("Buyer")

RECITALS

A. Seller is owner of approximately 3.15 gross acres of certain real property together with all the improvements thereon and all rights appurtenant thereto (including but not limited to access rights, timber rights, water rights, grazing rights, development rights and mineral rights) located in City of Tualatin, Washington County, Oregon, commonly referred to as 18615 SW Boones Ferry Rd, Assessor's Tax Map and Lot 2S124BC01301 and 2S124BC01400, which property is more particularly described on the attached Exhibit A (the "Property").

B. Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer, for the price and on the terms and conditions described in this Purchase and Sale Agreement (this "Agreement").

C. At Closing (hereinafter defined), upon payment of the full Purchase Price to Seller by Buyer, Seller will convey full legal title to the Property to Buyer.

TERMS

1. **Purchase and Sale.** Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the Property upon the terms and conditions set forth below in this Agreement.

2. **Purchase Price.** The purchase price for the Property is ONE MILLION FOUR HUNDRED THOUSAND DOLLARS (\$1,400,000.00) payable as follows:

2.1 **Earnest Money Deposit.** Deposit to be delivered upon the full execution and delivery of this Agreement to the Title Company, as defined below. Buyer shall deposit \$10,000 in cash (the "Earnest Money") into escrow with Lawyers Title, 1455 SW Broadway, Suite 1400, Portland, OR 97201 (the "Title Company"). At Closing, the Earnest Money will be credited toward payment of the Purchase Price.

2.2 Balance of Purchase Price. Buyer shall deposit into escrow with the Title Company the balance of the Purchase Price on or before the Closing Date. At Closing, the Earnest Money and the balance of the Purchase Price shall be paid to Seller.

2.3 Earnest Money Interest. The Earnest Money shall be invested by the Title Company in a federally insured interest-bearing account with all interest accruing thereon paid to Buyer on demand or at Buyer's election credited to the Purchase Price at Closing.

3. **Closing Date.** Closing (the "Closing Date" or "Closing") shall occur no later than May 31, 2023 after Buyer provides notice, in writing, that the conditions precedent to closing (set forth in Sections 6.1 and 6.2 below) are either satisfied or waived by Buyer, as provided therein. The Buyer, in its sole discretion, may extend Closing an additional thirty (30) days to June 30, 2023 ("Closing Extension Date") by providing notice in writing to the Seller. Closing will occur at the office of the Title Company.

4. **Buyer's Title Review.**

4.1 Title Report; Unacceptable Exceptions. Within ten (10) days after the Effective Date, Buyer shall obtain from the Title Company a preliminary title report on the Property, along with legible copies of all plats and exceptions documents referenced in such report (the "Title Report"). Buyer will have fifteen (15) days following the later of (i) the Effective Date or (ii) Buyer's receipt of the Title Report to review the Title Report and give Seller written notice of the exceptions listed in the Title Report that are unacceptable to Buyer (the "Unacceptable Exceptions"). Mortgages, delinquent taxes, or other financial obligations secured by the Property are automatically deemed Unacceptable Exceptions. If Buyer notifies Seller of its objection to any Unacceptable Exceptions, Seller will thereafter have fifteen (15) days to provide Buyer written notice stating whether Seller will (at Seller's sole cost and expense) cause such exceptions to be removed from the Title Policy issued to Buyer at Closing. If Seller refuses to remove any of the Unacceptable Exceptions and Buyer is not then satisfied with the condition of title, Buyer may elect to terminate this Agreement, in which event the Earnest Money shall be returned to Buyer.

4.2 Failure to Deliver Clean Title at Closing. If Seller fails to eliminate any Unacceptable Exception by the Closing Date, then Buyer may, without limiting any of its otherwise available remedies, elect to either (a) accept title to the Property subject to such exceptions, (b) refuse to accept the Property and terminate this Agreement, in which case the Earnest Money shall be refunded to Buyer, or (c) extend the Closing Date to the Closing Extension Date to provide Seller with additional time to remove such exceptions. If Buyer elects option (c) and by the Closing Extension Date, at the such exceptions have not been removed, Buyer may then elect to proceed in accordance with either option (a) or (b) described above. To the extent that an Unacceptable Exception is a monetary lien or financial obligation secured by the Property including but not limited to any farm and forest tax deferrals, the Title Company is hereby directed to pay off such lien or obligation to the extent that it can be satisfied by application of all or a portion of the Purchase Price delivered into escrow by Buyer at Closing.

4.3 Permitted Exceptions. All exceptions other than the Unacceptable Exceptions objected to by Buyer shall be deemed acceptable to Buyer (the "Permitted Exceptions"); provided, however, that in no event will mortgages, delinquent taxes, or other financial obligations secured by the Property be deemed Permitted Exceptions. Should the Title Company inform Buyer of any new title exceptions not appearing on the initial Title Report, such new exceptions shall be deemed Unacceptable Exceptions, unless specifically accepted in writing by Buyer.

5. **Buyer's Due Diligence and Inspections.**

5.1 Seller's Delivery of Documents. Buyer shall have a ninety (90) day period after the Effective Date to review documents, make inspections, and otherwise satisfy itself that the condition of the Property is satisfactory to it ("Due Diligence Period"). During the Due Diligence Period, within ten (10) days of the Effective Date, Seller shall provide Buyer and its agents and consultants access to any records in Seller's possession and control that are pertinent and material to the Property ("Due Diligence Documents"). The Due Diligence Documents include (without limitation) copies of (a) all environmental data, studies, analyses, and reports relating to the Property, (b) any existing survey of the Property, (c) any existing leases, boundary agreements, road maintenance agreements, or other contracts relating to all or a portion of the Property, (d) all topographical, geotechnical, wetlands, soils, and groundwater reports, or any other professional reports relating to the Property, (e) any well logs or water right certificates or permits relating to the Property, and (f) copies of any government permits, land use approvals or conditions, or zoning restrictions affecting the Property. If Seller is aware of the existence of any material information and documentation pertaining to the Property that are not in Seller's possession or control, Seller shall notify Buyer of the existence of such information within fifteen (15) days after the Effective Date or two (2) business days after learning of the such information. Seller shall also allow Buyer a reasonable time to copy (at Buyer's expense) any Due Diligence Documents that the Buyer would like to keep a record of which Due Diligence Documents shall be returned to Seller upon being copied. Seller makes no representation or warranty regarding the accuracy, completeness, or efficacy of the Due Diligence Documents, should any such Due Diligence Documents exist.

5.2 Property and Environmental Inspections. Buyer and its agents, including but not limited to consultants, surveyors, engineers, home inspectors, appraisers, and other professionals hired by Buyer, at Buyer's sole cost and expense, shall have the right to access the Property upon one week notice (or less time as agreed upon by Seller) to perform surveys, analyses, studies, appraisals, conduct environmental studies (including but not limited to Phase 1 and Phase 2 Environmental Site Assessments), structural inspections, sewer and septic system sampling, asbestos and lead testing, bridge inspection/assessment, access inspections, water access engineering reviews, and any other due diligence Buyer deems necessary. Seller shall cooperate with Buyer in making such inspections. Any area disturbed by Buyer's inspections shall be restored by Buyer, at Buyer's sole costs and expense, to its pre-inspection condition. Buyer through Buyer's selected provider shall pay for an Environmental Site Assessment "Phase 1" at Buyer's sole cost and expense. If the "Phase 1" report indicates the recommendation for further site investigation, the costs of a "Phase 2" report shall therefore be borne by the Buyer at Buyer's sole cost and expense. In the event "Phase 3" remediation is necessary, the parties will mutually agree on the costs for "Phase 3" before the work is initiated. Buyer shall be named as the intended recipient and beneficiary of the "Phase 2" report and "Phase 3" work along with Seller.

If Buyer determines a Phase 2 and/or Phase 3 costs or conditions are unacceptable, Buyer may terminate this Agreement and the Earnest Money will be promptly returned to the Buyer.

6. **Conditions Precedent to Closing.**

6.1 Conditions Precedent to Buyer's Obligations. In addition to any other conditions contained in this Agreement, the conditions set forth in this Section 6 must be satisfied prior to Buyer's obligation to acquire the Property. Buyer may waive the conditions in this Section 6.1 by written notice since these conditions are intended solely for Buyer's benefit. In the event any condition is not satisfied or waived on or before the time period indicated below, Buyer will have the right terminate this Agreement, in which event the Earnest Money shall promptly be returned to Buyer.

6.1.1 City Council Approval. Prior to Closing, purchase of the Property must be approved by the Tualatin City Council.

6.1.2 Due Diligence and Inspection Results. Buyer must be satisfied, in its sole and absolute discretion, with its review of the Due Diligence Documents and the results of Buyer's inspections of the Property conducted under Section 5.2 above. If Buyer notifies Seller in writing prior to the end of the Due Diligence Period that Buyer is not satisfied with the Property due to the results of its due diligence and inspections under Section 5, the Due Diligence Period will be automatically extended for a period of thirty (30) days so that Seller and Buyer may address such results and the Closing Date will be extended to the Closing Extension Date. Unless either an agreement to resolve Buyer's concerns or an agreement to create an additional extension period is reached after the end of the extended Due Diligence Period, this Agreement will automatically terminate and the Earnest Money shall be refunded to Buyer.

6.1.3 Parks System Development Charges. Prior to Closing, Buyer must have received adequate funding from Tualatin Parks Bond sales in an amount needed for the Property purchase.

6.1.4 Title. At Closing, the Title Company must be committed to issue to Buyer the Title Policy described below in Section 9. After the Purchase Price has been paid as set forth under Section 7.2.1 below, the Seller shall convey fee simple title to the Property as set forth in Section 7.1.1 below.

6.1.5 Representations, Warranties, and Covenants of Seller. Seller's representations, warranties, and covenants set forth in this Agreement shall be true and correct as of the Closing Date.

6.1.6 No Material Changes. At Closing, there shall have been no material adverse changes related to or connected with the Property.

6.1.7 Seller's Deliveries. Seller shall have timely delivered each item to be delivered by Seller pursuant to this Agreement, including (without limitation) the documents and materials described below in Section 7.1.

6.1.8 Removal of Personal Property and Debris. At Closing Seller shall have removed or have caused to be removed from the Property, at Seller's sole cost and expense, any and all personal property and/or best efforts trash, rubbish, debris, illegally dumped materials or illegal fill materials. This provision shall survive Closing.

6.1.9 Termination of Leases. At Closing, the Seller shall have caused any and all leases applicable to the Property to be terminated. This provision shall survive Closing.

6.2 Conditions Precedent to Seller's Obligations. In addition to other conditions contained in this Agreement, the conditions set forth in this Section 6.2 must be satisfied prior to Seller's obligation to convey the Property. Closing and Seller's obligations with respect to the transactions contemplated by this Agreement are subject to Buyer's delivery to the Title Company on or before the Closing Date of (i) the balance of the Purchase Price and (ii) the documents and materials described below in Section 7.2.

6.3 Failure of Conditions. In the event any of the conditions set forth above in Sections 6.1 or 6.2 are not timely satisfied or waived for a reason other than the default of Buyer or Seller under this Agreement, then this Agreement, escrow, and the rights and obligations of Buyer and Seller hereunder shall terminate and the Earnest Money shall be returned to Buyer.

6.4 Cancellation Fees and Expenses. In the event the escrow terminates because of the nonsatisfaction of any condition, the Parties will equally split the cancellation charges required to be paid to the Title Company. In the event this escrow terminates because of Buyer's default, Buyer shall pay the cancellation charges required to be paid to the Title Company. In the event this escrow terminates because of Seller's default, Seller shall pay the cancellation charges required to be paid to the Title Company.

7. Deliveries to the Title Company.

7.1 By Seller. On or before the Closing Date, Seller shall deliver the following into escrow with the Title Company:

7.1.1 Deed. A Statutory Warranty Deed (the "Deed"), duly executed and acknowledged in recordable form by Seller, conveying the Property to Buyer free and clear of all liens and encumbrances except the Permitted Exceptions accepted by Buyer pursuant to Section 4.1 above. The Title Company's usual, preprinted exceptions (listed as General Exceptions 1-5 on the Title Report) shall not be listed as exceptions on the Deed.

7.1.2 Nonforeign Certificate. Seller represents and warrants that it is not a "foreign person" as defined in IRC §1445. Seller shall give Buyer a certification to this effect in the form required by that statute and related regulations.

7.1.3 Proof of Authority. Such proof of Seller's authority to enter into this Agreement and consummate the transaction contemplated hereunder, as may be reasonably required by the Title Company and/or Buyer.

7.1.4 Lien Affidavits. Any lien affidavits or mechanic's lien indemnifications as may be reasonably requested by the Title Company in order to issue the Title Policy.

7.1.5 Other Documents. Such other fully executed documents and funds as are required of Seller to close the sale in accordance with this Agreement, including (without limitation) escrow instructions.

7.2 By Buyer. On or before the Closing Date, Buyer shall deliver the following into escrow with the Title Company:

7.2.1 Balance of the Purchase Price. The balance of the Purchase Price, in accordance with Section 2.2 above.

7.2.2 Proof of Authority. Such proof of Buyer's authority to enter into this Agreement and consummate the transaction contemplated hereunder, as may be reasonably required by the Title Company and/or Seller.

7.2.3 Other Documents. Such other fully executed documents and funds as are required of Buyer to close the sale in accordance with this Agreement, including (without limitation) escrow instructions.

8. **Title Insurance**. At Closing, Seller shall cause the Title Company to issue to Buyer a standard ALTA owner's title insurance policy in the full amount of the Purchase Price, insuring fee simple title vested in Buyer or its nominees, subject only to the Permitted Exceptions as established under Section 4 of this Agreement (the "Title Policy").

9. **Closing Costs**. Buyer shall pay for the Title Policy, escrow fees and any real property transfer or excise taxes, all recording charges, and other charges related to the closing charged by the Title Company ("Closing Costs") in an amount not to exceed SEVENTY THOUSAND DOLLARS (\$70,000.00). Any of the \$70,000 not used for Closing Costs may be applied to the Seller's broker fee as set out in Section 17 below. Seller shall pay for Seller's share of prorations pursuant to Section 10 below. Buyer and Seller each shall pay for its own legal and professional fees incurred. All other costs and expenses are to be allocated between Buyer and Seller in accordance with the customary practice in the county where the Property is located.

10. **Prorations and Taxes**.

10.1 Prorations. Any and all state, county, and/or city taxes for the current year, rents, or other income or operating expenses pertaining to the Property will be prorated between Seller and Buyer as of the Closing Date.

10.2 Taxes and Assessments. All taxes, assessments, and encumbrances including but not limited to any farm/forest tax deferrals, that will be a lien against the Property at Closing, whether or not those charges would constitute a lien against the Property at settlement, shall be satisfied by Seller at Closing. If Seller shall fail to do so, Buyer may pay any such tax, assessment, encumbrance, or other charge and deduct an amount equal to any such payment from the Purchase Price.

11. **Seller's Representations and Warranties**. Seller hereby warrants and represents to Buyer the following matters and acknowledges that they are material inducements to Buyer to enter into this Agreement. Seller agrees to indemnify, defend, and hold Buyer harmless from all

expense, loss, liability, damages and claims, including (without limitation) attorneys' fees, arising out of the breach or falsity of any of Seller's representations, warranties, and covenants. Seller warrants and represents to Buyer that the following matters are true and correct, and will remain true and correct through Closing:

11.1 Authority. Seller has full power and authority to enter into this Agreement (and the persons signing this Agreement for Seller, if Seller is not an individual, have full power and authority to sign for Seller and to bind it to this Agreement) and to sell, transfer and convey all right, title, and interest in and to the Property in accordance with this Agreement. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority, or other party is required.

11.2 Unrestricted Access. To Seller's knowledge, the Property has unrestricted, insurable vehicular access to a public road.

11.3 Hazardous Substances. For purposes of this Agreement, the term "Hazardous Substances" has the meaning defined in and includes those substances set forth in ORS 465.200. Seller warrants and represents as follows:

(a) Seller has not brought onto, stored on, buried, used on, emitted or released from, or allowed to be brought onto, stored on, buried, used on, emitted, released from, or produced or disposed of, from, or on the Property, any Hazardous Substances in violation of any environmental laws of the federal or state government; provided.

(b) Seller acknowledges that underground storage tanks were previously widely used in the area. To Seller's knowledge, no underground storage tank(s) have leaked or are known to be leaking on the Property.

(c) To Seller's knowledge, the Property is materially in compliance with applicable state and federal environmental standards and requirements affecting it;

(d) Seller has not received any notices of violation or advisory action by regulatory agencies regarding environmental control matters or permit compliance with respect to the Property;

(e) Seller has not transferred, and to Seller's knowledge no other person has transferred, Hazardous Substances from the Property to another location that is not in compliance with applicable environmental laws, regulations, or permit requirements; and

(f) There are no proceedings, administrative actions, or judicial proceedings pending or, to Seller's knowledge, contemplated under any federal, state, or local laws regulating the discharge of hazardous or toxic materials or substances into the environment.

11.4 Encroachments. To Seller's knowledge (a) all structures and improvements, including any driveways and accessory structures, are wholly within the lot lines of the Property, (b) no existing building, structure, or improvement of any kind encroaches upon the Property from any adjacent property, and (c) there are no present or past discrepancies or disputes regarding the boundaries of the Property.

11.5 Rights and Contracts Affecting Property. Except for this Agreement, Seller has not entered into any other contracts for the sale of the Property, nor do there exist any rights of first refusal or options to purchase the Property. Except for those exceptions of record listed on the Title Report, Seller owns the Property in fee, free and clear of all liens, conditions, reservations, mortgages, leases, licenses, easements, prescriptive rights, permits, or other similar encumbrances. Seller has not sold, transferred, conveyed, or entered into any agreement regarding timber rights, mineral rights, water rights, "air rights," or any other development or other rights or restrictions relating to the Property, and to Seller's knowledge no such rights encumber the Property. There are no service contracts or other agreements pertaining to the Property that Seller will be required to assume at Closing.

11.6 Possession. Except as specifically set forth in this Agreement, there are no leases, licenses, or other agreements permitting, nor has Seller entered into any course of conduct that would permit, any person or entity to occupy or use any portion of the Property. Seller shall deliver immediate possession of the entire Property to Buyer at Closing.

11.7 Recitals. The statements and information set forth in the Recitals are true and correct.

11.8 No Legal Proceedings. There is no suit, action, arbitration, judgment, legal, administrative, or other proceeding, claim, lien, or inquiry pending or threatened against the Property or against Seller that could (a) affect Seller's right or title to the Property, (b) affect the value of the Property, or (c) subject an owner of the Property to liability.

11.9 Mechanic's and Other Liens. No work on the Property has been done or materials provided that would give rise to actual or impending mechanic's liens, private liens, or any other liens, against the Property.

11.10 Public Improvements or Governmental Notices. To Seller's knowledge, there are no intended public improvements which will result in the creation of any liens upon the Property, nor have any notices or other information been served upon Seller from any governmental agency notifying Seller of any violations of law, ordinance, rule or regulation which would affect the Property.

11.11 Breach of Agreements. The execution of this Agreement will not constitute a breach or default under any agreement to which Seller is bound or to which the Property is subject.

11.12 Bankruptcy Proceedings. No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, bankruptcy, reorganization, or other proceedings are pending or, to Seller's knowledge, threatened against Seller, nor are any such proceedings contemplated by Seller.

11.13 Changed Conditions. If Seller discovers any information or facts that would materially change the foregoing warranties and representations, Seller shall immediately give notice to Buyer of those facts and information. If any of the foregoing warranties and representations ceases to be true before Closing, Seller shall use its best

efforts to remedy the problem, at its sole expense, before Closing. If the problem is not remedied before Closing, Buyer may elect to either: (a) terminate this Agreement, in which case Buyer will have no obligation to purchase the Property and the Earnest Money shall be refunded to Buyer, or (b) extend the Closing Date for a period not to exceed thirty (30) days or until such problem has been remedied, whichever occurs first. Should Buyer extend the Closing Date and the problem is not remedied within the 30-day timeframe, Buyer may then elect to terminate this Agreement and receive a refund of its Earnest Money; provided, however, that such election will not constitute a waiver of Buyer's rights in regard to any loss or liability suffered as a result of a representation or warranty not being true, nor will it constitute a waiver of any other remedies provided in this Agreement or by law or equity.

12. **Condition of the Property Through Closing.** Seller further represents, warrants, and covenants that until this transaction is closed or escrow is terminated, whichever occurs first, Seller shall (a) maintain the Property in substantially the same condition as it was on the Effective Date, with no tree cutting, timber harvesting, or alteration of the Property in any way, (b) keep all existing insurance policies affecting the Property in full force and effect, (c) make all regular payments of interest and principal on any existing financing, if applicable, (d) comply with all government regulations, and (e) keep Buyer timely advised of any repair or improvement required to keep the Property in substantially the same condition as it was on the Effective Date.

13. **Buyer's Representations and Warranties.** In addition to any express agreements of Buyer contained herein, the following constitute representations and warranties of Buyer to Seller:

(a) Subject to the conditions stated herein, Buyer has the legal power, right, and authority to enter into this Agreement and the instruments referred to herein and to consummate the transactions contemplated herein;

(b) Subject to the conditions stated herein, all requisite action has been taken by Buyer in connection with entering into this Agreement and the instruments referred to herein and the consummation of the transactions contemplated herein; and

(c) Subject to the conditions stated herein, the persons executing this Agreement and the instruments referred to herein on behalf of Buyer have the legal power, right, and actual authority to bind Buyer to the terms and conditions of this Agreement.

14. **Legal and Equitable Enforcement of This Agreement.**

14.1 Default by Seller. In the event Closing and the consummation of the transaction herein contemplated do not occur by reason of any default by Seller, Buyer shall be entitled to all its out-of-pocket expenses incurred in connection with the transaction, including the Earnest Money, and will have the right to pursue any other remedy available to it at law or equity, including the specific performance of this Agreement.

14.2 Default by Buyer. In the event Closing and the consummation of the transaction herein contemplated do not occur by reason of any default by Buyer, Buyer and

Seller agree that it would be impractical and extremely difficult to estimate the damages that Seller may suffer. Therefore, Buyer and Seller agree that a reasonable estimate of the total net detriment that Seller would suffer in the event that Buyer defaults and fails to complete the purchase of the Property is and will be an amount equal to the Earnest Money. This amount shall be Seller's sole and exclusive remedy (whether at law or in equity), and the full, agreed, and liquidated damages for the breach of this Agreement by Buyer. The payment of said amount as liquidated damages is not intended as a forfeiture or penalty. All other claims to damage or other remedies are hereby expressly waived by Seller. Upon default by Buyer, this Agreement will terminate and except as set forth in this section, neither party will have any further rights or obligations hereunder or to one another.

15. **Risk of Loss, Condemnation.** Seller bears the risk of all loss or damage to the Property from all causes, through the Closing Date, except those that are caused directly by the Buyer or its agents, which shall be the responsibility of the Buyer to remedy in a mutually agreeable manner. If, before the Closing Date, all or any part of the Property is damaged, destroyed, condemned, or threatened with condemnation, Seller shall give Buyer written notice of such event. Buyer may terminate this Agreement by giving written notice to Seller within fifteen (15) days following receipt by Buyer of written notice from Seller of such casualty or condemnation and the Title Company shall return to Buyer the Earnest Money and any accrued interest thereon.

16. **Notices.** All notices required or permitted to be given must be in writing to the address set forth below or by email and will be deemed given upon (a) personal service or (b) deposit in the United States Mail, postage prepaid. All such notices shall be deemed received upon personal service, five (5) business days after deposit in the United States Mail, postage prepaid, or one (1) day after deposit with a nationally recognized overnight courier service. Notice by email shall be deemed given and received by the recipient upon submittal of the email and receiving an automated email delivery receipt.

To Seller: James L. and Andrea Leebron Clay
1202 11th Street, STE 202
Bellingham, WA 98225

To Buyer: City of Tualatin
Parks and Recreation Department
Attn: Ross Hoover, Parks & Recreation Director
18880 SW Martinazzi Avenue
Tualatin, OR 97062

The foregoing addresses may be changed by written notice, given in the same manner. Notice given in any manner other than the manners set forth above will be effective when received by the party for whom it is intended. Telephone numbers provided above are for information only and are not intended to serve as a substitute for written notice.

17. **Broker or Commission.** The Seller engaged the brokerage services of Randi Ausland of Metro West Realty. Buyer agrees that it will cover up to \$70,000 of Metro West Realty's commission, less Closing Costs as set forth under Section 9 above. In no event will Buyer cover

more than \$70,000 of combined Closing Costs and broker's commission. In the event any other person or entity asserts a claim for a broker's commission or finder's fee against one of the parties to this Agreement, then Seller shall indemnify, hold harmless, and defend Buyer from and against any such claim if based on any action, agreement, or representations made by Seller; and Buyer shall indemnify, hold harmless, and defend Seller from and against any such claim if based on any action, agreement, or representations made by Buyer.

18. **Further Actions of Buyer and Seller.** Buyer and Seller agree to execute all such instruments and documents and to take all actions pursuant to the provisions of this Agreement in order to consummate the purchase and sale contemplated and both parties shall use their best efforts to accomplish Closing in accordance with the provisions hereof.

19. **Miscellaneous.**

19.1 Partial Invalidity. If any term or provision of this Agreement or the application to any person or circumstance is, to any extent, found invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances, other than those to which it is held invalid or unenforceable, will not be affected thereby, and each such term and provision of this Agreement will be valid and be enforced in accordance with the law.

19.2 Waivers. No waiver of any breach of any covenant or provision contained herein will be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act will be deemed an extension of the time for performance of any other obligation or act.

19.3 Survival of Representations. The covenants, agreements, representations, and warranties made herein, including all provisions in the Recitals, specifically those obligations that explicitly state they will survive closing, will not merge into the Deed upon recordation in the official real property records.

19.4 Representation. This Agreement was prepared by Buyer and modifications were made at the request of Seller's legal counsel prior to execution of this Agreement by the parties. Accordingly, this Agreement shall be construed as if it had been prepared by both parties.

19.5 Entire Agreement. This Agreement (including any exhibits attached to it) is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter of this Agreement and supersedes all prior understandings with respect to it. This Agreement may not be modified or terminated, nor may any obligations under it be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein.

19.6 Time of Essence. Seller and Buyer hereby acknowledge and agree that time is strictly of the essence with respect to every term, condition, obligation, and provision contained in this Agreement. Unless otherwise specified herein, in computing any period of time described in this Agreement, whenever a date for an action required to be performed

falls on a Saturday, Sunday, or a state or federal holiday, then such date shall be extended to the following business day.

19.7 Recitals. The statements and information set forth in the Recitals are hereby incorporated as if fully set forth herein and shall be used for the purposes of interpreting this Agreement.

19.8 Governing Law. The parties acknowledge that this Agreement has been negotiated and entered into in the state of Oregon. The parties expressly agree that this Agreement is governed by and should be interpreted in accordance with the laws of the state of Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WHEREOF, the parties have executed this Agreement effective as of the last date of signature specified below.

BUYER:
City of Tualatin



By: Sherilyn Lombos
City Manager

Date: 2/13/23

SELLER:



By: James L. Clay

Date: 01/24/2023



By: Andrea Leebron Clay

Date: 01/24/2023

Exhibit A
Property Description

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): R533462 and R533444
For Tax Map ID(s): 2S124BC/01400 and 2S124BC/01301

That portion of the Northwest one-quarter of Section 24, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:

Beginning at a point on the center line of State Highway 217 (S.W. Boones Ferry Road), said point being North 0°01'08" West 593.17 feet and North 82°54'00" East 1120.85 feet from the West quarter corner of said Section 24; thence North 0°01'08" West 30.23 feet to a 5/8-inch iron rod set on the Northerly right of way of Highway 217 (S.W. Boones Ferry Road) and the true point of beginning; thence continuing North 0°01'08" West 230.43 feet to a 5/8-inch iron rod; thence South 82°55'22" West 3.07 feet to a 1-inch iron pipe; thence North 01°21'27" West 149.85 feet to a 3/4-inch iron pipe on the Southerly bank of the Tualatin River; thence continuing North 01°21'27" West 60.00 feet to a point in the Tualatin River; thence North 78°03'52" East 235.22 feet to an intersection with the Northerly extension of the Westerly line of that certain parcel of land shown on County Survey No. 4039, made for the Rose B. G. Thies Estate, November 30, 1950, by H. P. Barrows, County Surveyor; thence South 0°01'30" East 60.00 feet to a 1-inch iron pipe, as shown on said survey, on the Southerly bank of the Tualatin River; thence continuing South 0°01'30" East along said Westerly line 170.47 feet, to a 1-inch axle, as shown on said survey; thence continuing South 0°01'30" East 208.84 feet to a 5/8-inch iron rod set 45.00 feet from the center line of Highway 217, as described in that Deed to the State of Oregon, recorded in Book 613, Page 187, Deed Records of Washington County, Oregon; thence Southwesterly, along the Northerly right of way of Highway 217, as follows:

Southwesterly, along a spiral curve to the right (the long chord of which bears South 78°05'38" West 32.92 feet) 32.92 feet, to a 5/8-inch iron rod set 45.00 feet from the Centerline Station 18+25; thence South 68°32'14" West 74.88 feet to a 5/8-inch iron rod that is 30.00 feet from the centerline tangent as Centerline Station 19+00; thence South 82°54'00" West 85.89 feet to a 5/8-inch rod which is 30.00 feet from Centerline Station 19+86.58; thence continuing South 82°54'00" West 95.38 feet to the point of beginning.

EXCEPTING THEREFROM those portions thereof, if any, described in those certain documents recorded July 8, 1965, in Book 559, Page 467, and October 7, 1963, in Book 497, Page 351.

ALSO EXCEPTING that portion lying South of the Northerly line of that portion conveyed to the City of Tualatin for right of way purposes by Deed of Dedication recorded March 27, 2003 as Recorder's Fee No. 2003-046243, Washington County Records.

AND FURTHER EXCEPTING THEREFROM Ownership of the State of Oregon in and to that portion of the premises herein described lying below the line of ordinary high water of the Tualatin River.

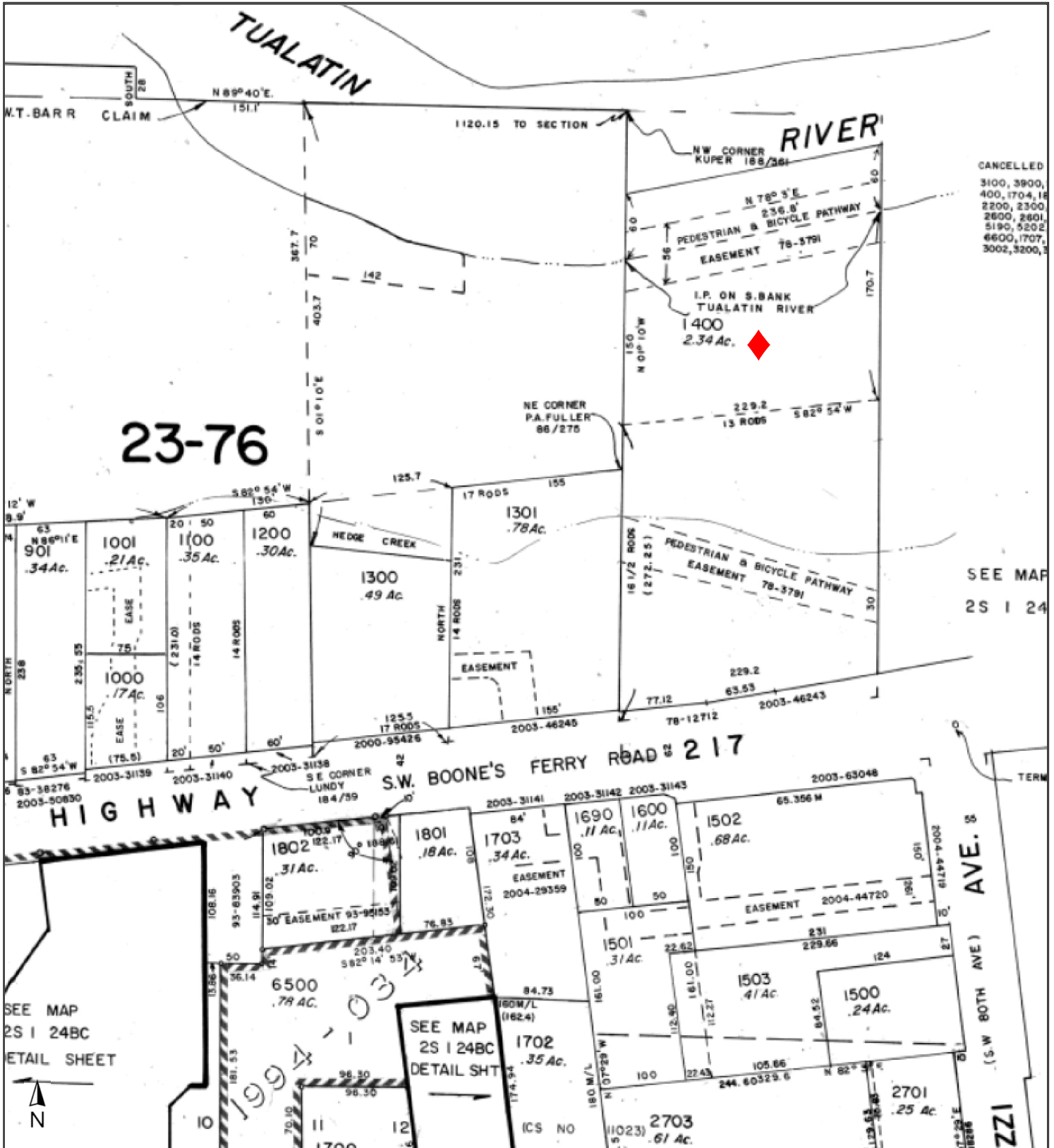
EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): R533444
For Tax Map ID(s): 2S124BC01301

A tract of land situated in the Northwest quarter of Section 24, Township 2 South, Range 1 West, Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of Boones Ferry Road that is 905.5 feet Easterly from the intersection of the Northerly line of said road and the East line of Tualatin Road, said point being also 965.5 feet Easterly from the West line of said Section 24 and running thence from said beginning point North, parallel with said section line 231.0 feet; thence Easterly, parallel with Boones Ferry Road, 155 feet, more or less, to the West line of that certain tract conveyed to M. H. Kuper, et ux, by deed recorded in Book 144, Page 598; thence South, along the West line of said Kuper Tract, 231.0 feet to the Northerly line of Boones Ferry Road; thence Westerly, along the Northerly line of Boones Ferry Road, 155.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying South of the Northerly line of that portion conveyed to the City of Tualatin for right of way purposes by Deed of Dedication recorded March 27, 2003, as Recorder's Fee No. 2003-046243, Washington County Records.



CANCELLED
 3100, 3900,
 400, 1704, 18
 2200, 2300,
 2800, 2801,
 5190, 5202,
 6600, 1707,
 3002, 3200, 3

SEE MAP
 2S 1 24

SEE MAP
 2S 1 24BC
 DETAIL SHEET

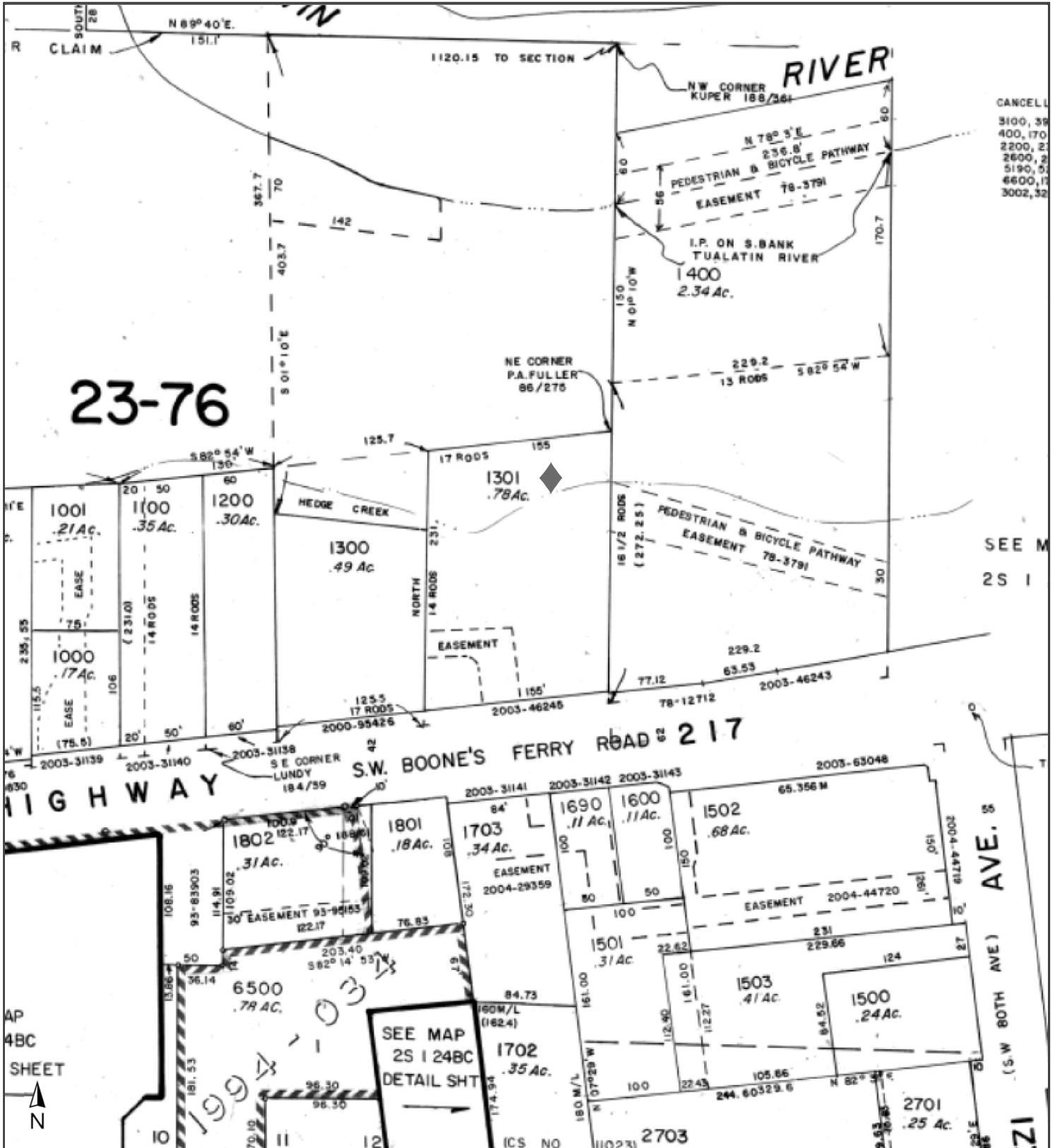
SEE MAP
 2S 1 24BC
 DETAIL SHT

ParcelID: R533462

Tax Account #: 2S124BC01400

18615 SW Boones Ferry Rd, Tualatin OR 97062

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



CANCELLED
 3100, 39
 400, 170
 2200, 21
 2600, 2
 5190, 51
 6600, 13
 3002, 32

SEE MAP
 25 I

ParcelID: R533444
Tax Account #: 2S124BC01301
18615 SW Boones Ferry Rd, Tualatin OR 97062

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



City of Tualatin

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: May 8, 2023

SUBJECT:

Consideration of **Resolution No. 5690-23** Awarding a Contract for Professional Auditing Services.

RECOMMENDATION:

Staff recommends that Council approve the resolution authorizing the City Manager to execute a personal services agreement with SingerLewak, LLP to perform Professional Auditing Services for fiscal years ending 2023-2027.

EXECUTIVE SUMMARY:

Oregon Revised Statutes (ORS) Chapter 297 require local governments to file annual financial reports to the Oregon Secretary of State's Audit Division. The annual financial report is required to be audited by independent auditors registered with the Oregon Board of Accountancy. The independent auditor must conduct the audit to an extent satisfactory to the Secretary of State, prepare the independent auditor's report, and express an opinion on the financial statements in accordance with applicable statutes.

The City requested competitive sealed proposals from certified public accounting firms to audit the City's financial statements, commencing with the fiscal year ending June 30, 2023, and extending through the four subsequent fiscal years. The solicitation was advertised in the Daily Journal of Commerce on February 15, 2023. The City received two proposals before the March 17, 2023 submission deadline. SingerLewak, LLP submitted the highest scoring responsible bid, with a cost of \$313,345.

Upon completion of each audit, SingerLewak, LLP shall issue an Independent Auditor's Report for the City and the Tualatin Development Commission, Management Letters, and other comments and disclosures as required by regulations.

FINANCIAL IMPLICATIONS:

Funds for this project are available in the General Fund and the Tualatin Development Commission Administration Fund.

ATTACHMENTS:

Resolution No. 5690-23

RESOLUTION NO. 5690-23

A RESOLUTION AWARDDING A CONTRACT FOR
PROFESSIONAL AUDITING SERVICES

WHEREAS, the City of Tualatin and the Tualatin Development Commission are required to have an annual financial statement audit within six months of each fiscal year end; and

WHEREAS, a formal solicitation was issued in compliance with the City's public contracting rules to contract for professional auditing services and two responsive proposals were received; and

WHEREAS, a selection panel consisting of three city staff members evaluated the proposals and identified SingerLewak, LLP as qualified and fully able to perform the services and recommended the firm for award of contract.

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

Section 1. SingerLewak, LLP is hereby awarded a contract for Professional Auditing Services;

Section 2. The City Manager, or the City Manager's designee, is authorized to execute a five-year contract with SingerLewak, LLP in the amount of \$313,345;

Section 3. The City Manager, or the City Manager's designee, is authorized to execute Change Orders totaling up to 10% of the original contract amount; and

Section 4. This resolution is effective upon adoption.

Adopted by the City Council this 8th day of May, 2023.

ATTEST:

CITY OF TUALATIN, OREGON

BY _____
City Recorder

BY _____
Mayor



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Mike McCarthy, City Engineer
DATE: May 8, 2023

SUBJECT:

Consideration of **Resolution No. 5693-23** Increasing the Construction Contract Authorization Amount for the Boones Ferry Corridor Sidewalk and Bike Lane Improvements Phase 1 project, part of the Tualatin Moving Forward Program.

RECOMMENDATION:

Staff recommends that Council approve the resolution authorizing the City Manager to execute change orders to a contract with D&D Concrete & Utilities, Inc. for the Boones Ferry Corridor Sidewalk and Bike Lane Improvements Phase 1 project for up to 25% of the original contract amount of \$2,514,806.

EXECUTIVE SUMMARY:

The original contract is constructing and reconstructing sidewalks, pathways, ADA curb ramps, pathway lighting, traffic signal modifications, a new crosswalk with flashing lights, new or improved bike lanes, and other improvements to help people walking, rolling, or cycling along Boones Ferry Road from Sagert St to Ibach St.

In order to reduce project cost, and instead of full roadway paving, the original project design includes narrow areas of paving along the existing roadway to provide new bike lanes, and a surface 'fog seal' in areas where Boones Ferry Road would be restriped to provide better bike lanes and improve traffic flow.

As the construction cost bids for this project came in lower than expected, and as this project is nearing completion without other significant change orders, the cost of this project is coming in less than its initial budget. The current pavement condition of Boones Ferry Road makes this a good time for a pavement overlay. We propose to use some of the remaining project funds to repave all of Boones Ferry Road through the southern part of the project area from south of Avery Street to Ibach Street to provide a much better finished project.

While the additional cost of this work is more than the 10% allowance for Change Orders previously authorized by Resolution 5638-22, staff believes leveraging this existing contract can most efficiently accomplish these needed improvements.

OUTCOMES OF DECISION:

Adopting the resolution and authorizing contract execution would allow construction of this work to proceed as part of this existing contract.

FINANCIAL IMPLICATIONS:

Funds for this project are available in the Transportation Project Fund.

ATTACHMENTS:

Resolution No. 5693-23 Increasing Construction Contract Authorization Amount

RESOLUTION NO. 5693-23

A RESOLUTION INCREASING THE CONSTRUCTION CONTRACT AUTHORIZATION AMOUNT FOR THE BOONES FERRY CORRIDOR SIDEWALK AND BIKE LANE IMPROVEMENTS PHASE 1 PROJECT, PART OF THE TUALATIN MOVING FORWARD PROGRAM

WHEREAS, on August 8, 2022 Council authorized the City Manager to execute a contract with D&D Concrete & Utilities Inc. in the amount of \$2,514,806 for construction of the Boones Ferry Corridor Sidewalk and Bike Lanes Improvements Phase 1 Project, part of the Tualatin Moving Forward Program, and to execute Change Orders totaling up to 10% of the original contract amount;

WHEREAS, Funding is available for the City of Tualatin to expand this contract to include additional paving work on Boones Ferry Road;

WHEREAS, expanding this existing contract allows these improvements to be made more efficiently than as a stand-alone project;

WHEREAS, there are funds budgeted for this work in the Transportation Project Fund.

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

Section 1. The City Manager, or the City Manager's designee, is authorized to execute Change Orders totaling up to 25% of the original contract amount authorized on August 8, 2023.

Section 2. This resolution is effective upon adoption.

Adopted by the City Council this 8th day of May, 2023.

ATTEST:

CITY OF TUALATIN, OREGON

BY _____
City Recorder

BY _____
Mayor



City of Tualatin

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: May 8, 2023

SUBJECT:

Consideration of Resolution No. 5694-23, Creating the Parks Project Fund and Appropriating General Obligation Bond Proceeds in the Fiscal Year 2022/2023 Budget

RECOMMENDATION:

Staff recommends adopting Resolution No. 5694-23

EXECUTIVE SUMMARY:

In November 2022, Tualatin voters approved a \$25 million Parks Bond measure. On April 12, 2023, the City sold \$15 million of the bond authorization. The bonds sold at a premium, therefore netting \$17,176,872 for the project fund. Oregon Revised Statutes Chapter 294.338(4) allows for the City Council to adopt a resolution to establish a capital projects fund for bond proceeds resulting from the sale of general obligation bonds approved by voters during the current fiscal year. This resolution may also appropriate the proceeds, without the need for a supplemental budget.

The attached resolution creates the Parks Project Fund, and appropriates funds for expenditures anticipated to be spent before June 30, 2023.

OUTCOMES OF DECISION:

Allows the City to begin expending parks bond funds from the sale of general obligation bonds. Failure to pass the resolution will cause the City to delay expenditures where possible into fiscal year 2023/2024 and find an alternative funding source for expenditures made before June 30, 2023.

FINANCIAL IMPLICATIONS:

Funds are available from the April 12th sale of \$15 million of general obligation bonds, at a premium, for total proceeds, before bond issuance costs, of \$17,346,615

ATTACHMENTS:

-Resolution No. 5694-23

RESOLUTION NO. 5694-23

A RESOLUTION CREATING THE PARKS PROJECT FUND AND APPROPRIATING GENERAL OBLIGATION BOND PROCEEDS IN THE FISCAL YEAR 2022/2023 BUDGET.

WHEREAS, Tualatin voters approved a \$25 million Parks Bond measure in November 2022;

WHEREAS, on April 12, 2023, the City of Tualatin sold \$15 million of the bond authorization, at a premium, for \$17,346,615;

WHEREAS, under ORS 294.338(4), the City Council may adopt a resolution establishing a capital projects fund for bond proceeds resulting from the sale of general obligation bonds approved by voters during the current fiscal year; and

WHEREAS, the resolution may also appropriate the proceeds, without the need for a supplemental budget.

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

Section 1. The Parks Project Fund shall be created in the Fiscal Year 2022/2023 Budget.

Section 2. Proceeds from the sale of the general obligation parks bonds shall be appropriated in the Fiscal Year 2022/2023 budget as follows:

Parks Bond Fund Revenues:	\$17,436,780
Parks Bond Fund – Capital Outlay	\$ 1,750,000
Parks Bond Fund – Debt Service:	\$ 169,750
Parks Bond Fund – Contingency:	\$15,517,030

Section 3. This resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 8th day of May, 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder



TVPFIR[®]

STATE OF THE DISTRICT

2023

TVF&R's Mission

Creating Safer Communities

- ✓ Prevention
- ✓ Preparedness
- ✓ Effective Emergency Response





Recruitment Academies Promotions

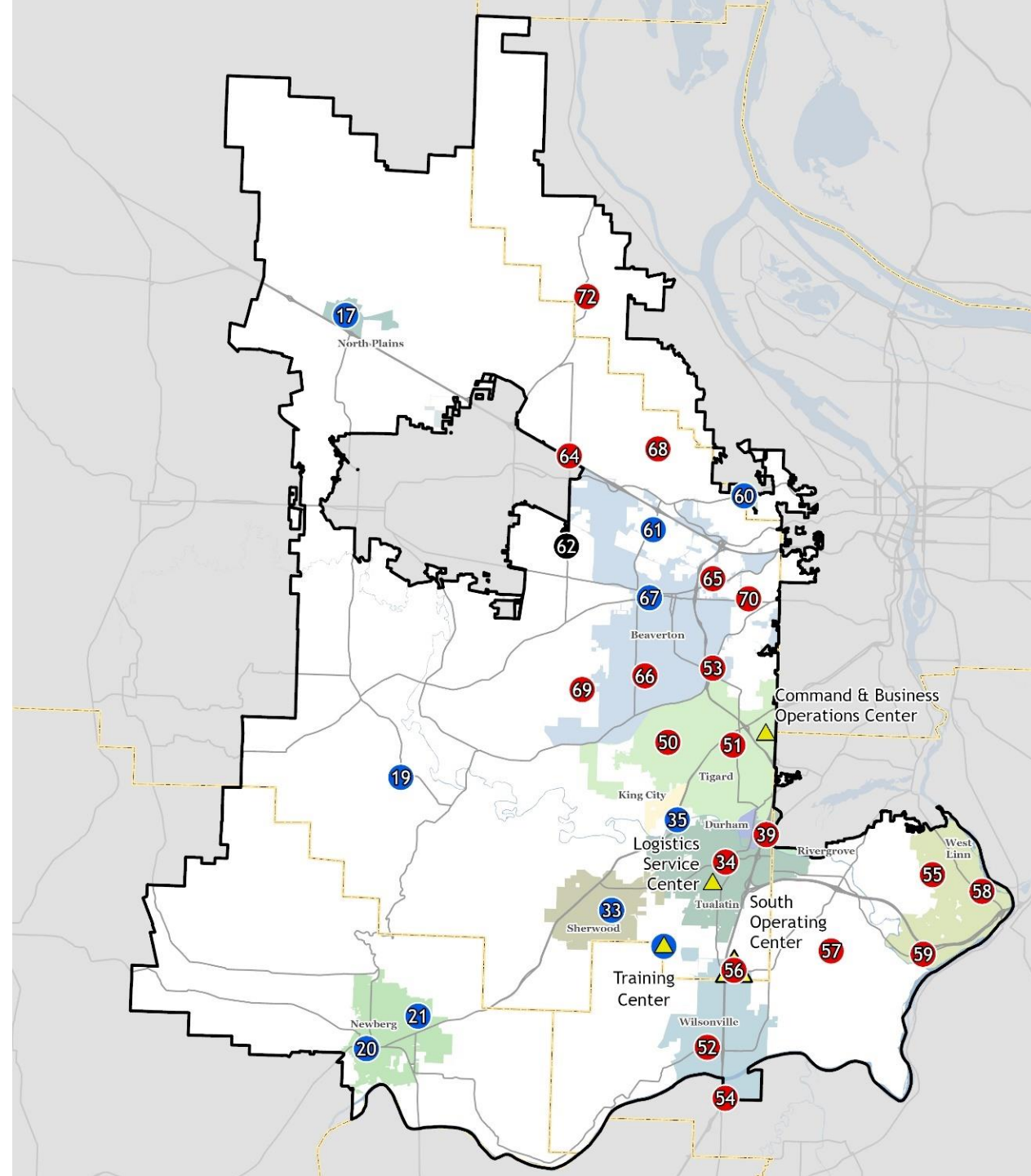
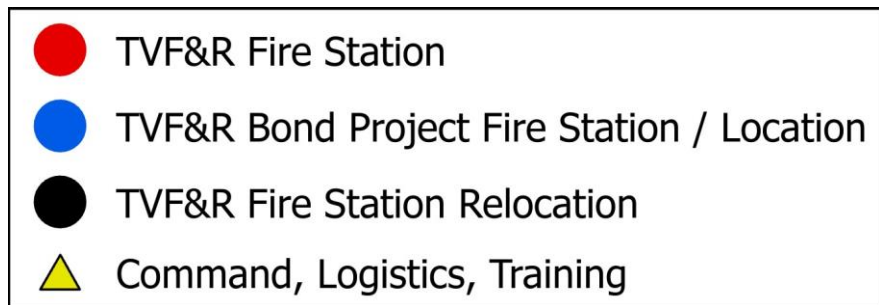


**Oh hey, you're
already here.**

***simulated emergency response**

Bond Update

- 1 Relocate an Existing Fire Station
- 2 Fund Fire Station Improvements
- 3 Upgrade Training Center
- 4 Replace Response Vehicles
- 5 Purchase Land for Future Stations



Tualatin

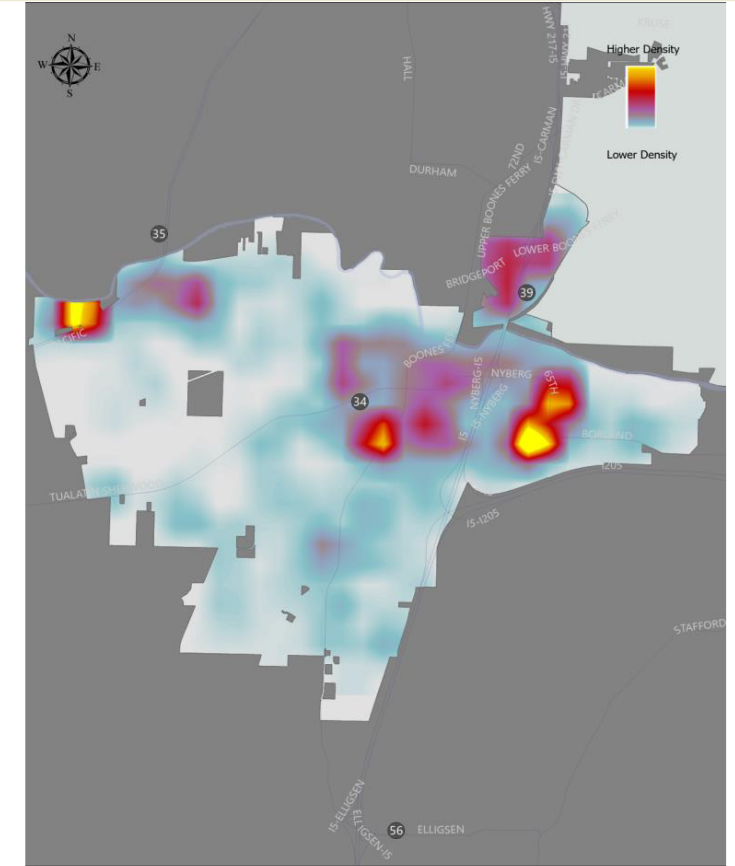


Year to Date Incident Snapshot through 4Q | 01/01/2022 - 12/31/2022

City of Tualatin

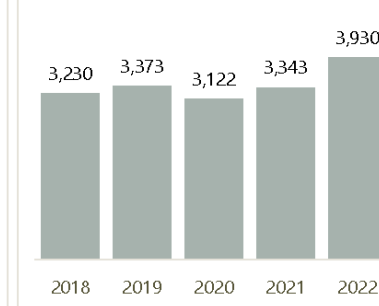
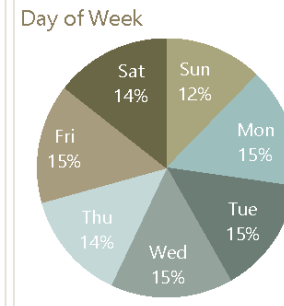
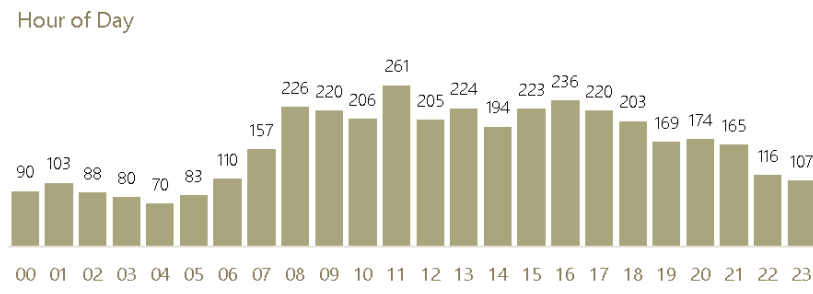
Total Incidents **3,930**

EMS	FIRE	HAZARD	SERVICE	GOOD INTENT	FALSE ALARM	NATURAL CONDITION	OTHER
Dispatched As							
3,192 81.2%	446 11.3%	19 0.5%	272 6.9%	0 0.0%	0 0.0%	0 0.0%	1 0.0%
Situation Found							
2,929 74.5%	76 1.9%	84 2.1%	121 3.1%	413 10.5%	303 7.7%	0 0.0%	4 0.1%
Incident Sub-Categories							
Structure Fires	Cooking Fires	Vehicle Fires	Vegetation Fires	Other Fires	Critical Patients*	MVC with Injury	MVC Unknown Injury
8	7	15	25	21	745	159	68
Structure Fire Types				*Critical Patients: cardiac arrest, chest pain, stroke, seizure, breathing problem, drowning, respiratory distress, respiratory arrest, or trauma system entry.			
Residential 5	Commercial 3	*MVC*=motor vehicle crash.					



Total Incidents: 3,930

2022



Top Station Responses	
Station 34	52%
Station 35	21%
Station 39	16%
Station 56	5%

Depending on incident severity, units from multiple stations may respond to a single incident.

Data Filters: no test, information, interfacility transports, or mobile health care incidents.

Incident data gathered geospatially based on city boundary.

Icons made by Freepik from www.flatiron.com



**Total Training
Hours:
101,995**

**Non-EMS/Fire
Training
Hours:
80,135**

**EMS Training
Hours:
21,860**

2022



**Tualatin Valley
Fire & Rescue**

PARAMEDIC UNIT

Service with Compassion

M35



www.tvfr.com





Risk Reduction & Education

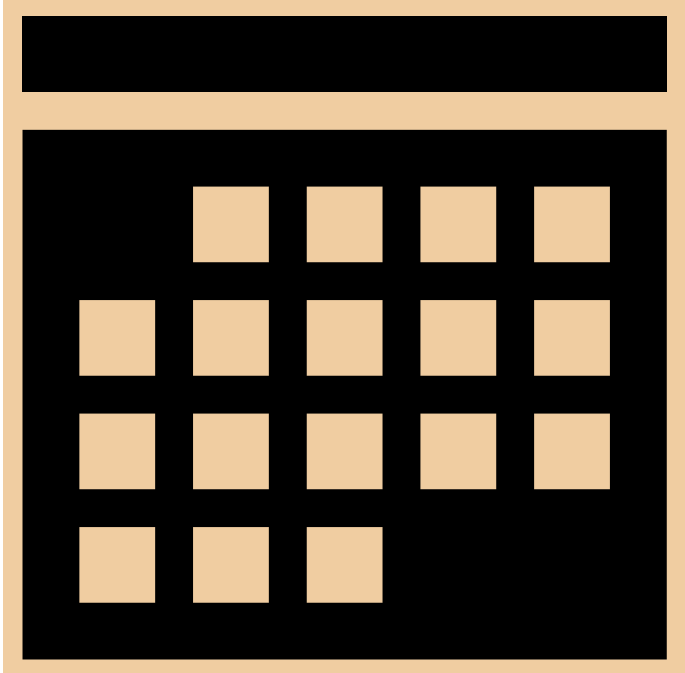
2022

588 events

28,343 contacts



May 2024 Levy Replacement



TVF&R Levy Expires
June 2025



Research & Planning
In Progress



Questions?



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Maddie Cheek, Management Analyst II
Nic Westendorf, Deputy Public Works Director

DATE: May 8, 2023

SUBJECT:
Engagement Plan to Gather Feedback on Draft Climate Action Plan

EXECUTIVE SUMMARY:

The draft community Climate Action Plan (CAP) is nearly complete and ready to be shared with the public to gather feedback! The project team will hold meetings with representatives from each City department, conduct targeted, business-specific engagement, and will gather feedback from community members via an online open house.

DEPARTMENT MEETINGS

The project team will meet with representatives from each department to walk through the proposed actions, discuss relevant impacts to each department's work, make sure we didn't miss anything, fine tune language, and address any questions or concerns staff may have to foster staff buy-in and identify potential pitfalls that may arise during plan implementation. These meetings will take place throughout May and June.

BUSINESS ENGAGEMENT

The project team will conduct business-specific outreach from late May to mid-June to provide an opportunity for businesses to provide feedback about the Climate Action Plan prior to its adoption. A bilingual survey, available electronically and on paper, will be developed to collect feedback from businesses. The goal of the survey is to provide space for businesses to share their comments and concerns, identify how to best communicate with the business community regarding future climate action updates, hear about climate action work already being done by businesses in Tualatin, gather feedback on potential climate action incentives, and invite businesses to participate in the forthcoming community-wide online open house.

The project team and steering committee identified the following ways to encourage businesses to participate in the survey:

- Conduct door-to-door business outreach. Target audiences for door-to-door outreach could include the ten largest employers in Tualatin, Latino-owned businesses, small businesses, and/or businesses that provide climate action-related services (e.g. solar companies).
- Attend a Latino Business Network meeting

- Co-host a networking event with the Chamber of Commerce on June 9
- Reach out to the Business CIO
- Ask partner agencies, such as PGE and Northwest Natural, to share the survey with their networks

COMMUNITY-WIDE ENGAGEMENT

The online open house, a web-based, interactive survey platform, will be open for three weeks in July 2023. The purpose of the online open house is to share the strategies and actions included in the draft CAP and provide an opportunity for community members to share their comments, concerns, and level of support for the strategies and actions included in the draft CAP.

The project team and steering committee identified the following ways to promote the online open house:

-
- Mail a postcard with a QR code linking to the online open house to every address in Tualatin
 - Post flyers with a QR code linking to the online open house around town
 - Place four large, A-frame signs with a QR code linking to the online open house in parks
 - Send out an email blast to the community members on the project listserv
 - Share the link for the online open house in the City newsletter
 - Share the link for the online open house on social media
 - Feature the online open house in a banner on the City's website homepage
 - Place an advertisement in Tualatin Life
 - Attend neighborhood meetings
 - Ask partners and interested community groups, such as the Tigard-Tualatin School District and Tualatin High School's Climate Action Club, to share the online open house with their networks
 - Conduct interpersonal engagement with Latino community members

The project team will share links to the business survey and online open house with Council members when these materials are ready to share. Please share these with your networks as you see fit to help the project team reach the widest possible audience.

ATTACHMENTS:

-PowerPoint slides



Draft Climate Action Plan review: Community engagement plan

Tualatin City Council Meeting

May 8, 2023

Overview

Planned engagement

- City staff
- Businesses
- Community-wide

Next steps

Planned engagement: Department meetings

Purpose: Meet with representatives from each department to:

- Walk through the proposed actions
- Discuss relevant impacts to each department's work
- Fine tune language
- Address questions and concerns
- Make sure we didn't miss anything

Timeline: May and June



Planned engagement: Business survey

Purpose:

- Gather comments and concerns
- Identify communications channels
- Share about climate actions businesses are already taking
- Provide feedback on potential incentives
- Opt-in to complete the online open house

Timeline:

Late May to mid-June

Options to encourage businesses to participate in the survey:



Chamber of Commerce networking event (June 9)



Latino Business Network meeting



Ask partners to share with their networks



Door-to-door outreach

Planned engagement: Online open house

Purpose:

- Share the draft CAP
- Gather comments and concerns
- Understand level of community support

Timeline:

Open for 3 weeks in July 2023

Options to encourage community members to participate in the online open house:



Postcards



Flyers



A-frame signs



Ad in Tualatin Life



E-blasts



City newsletter



Website updates



Social media



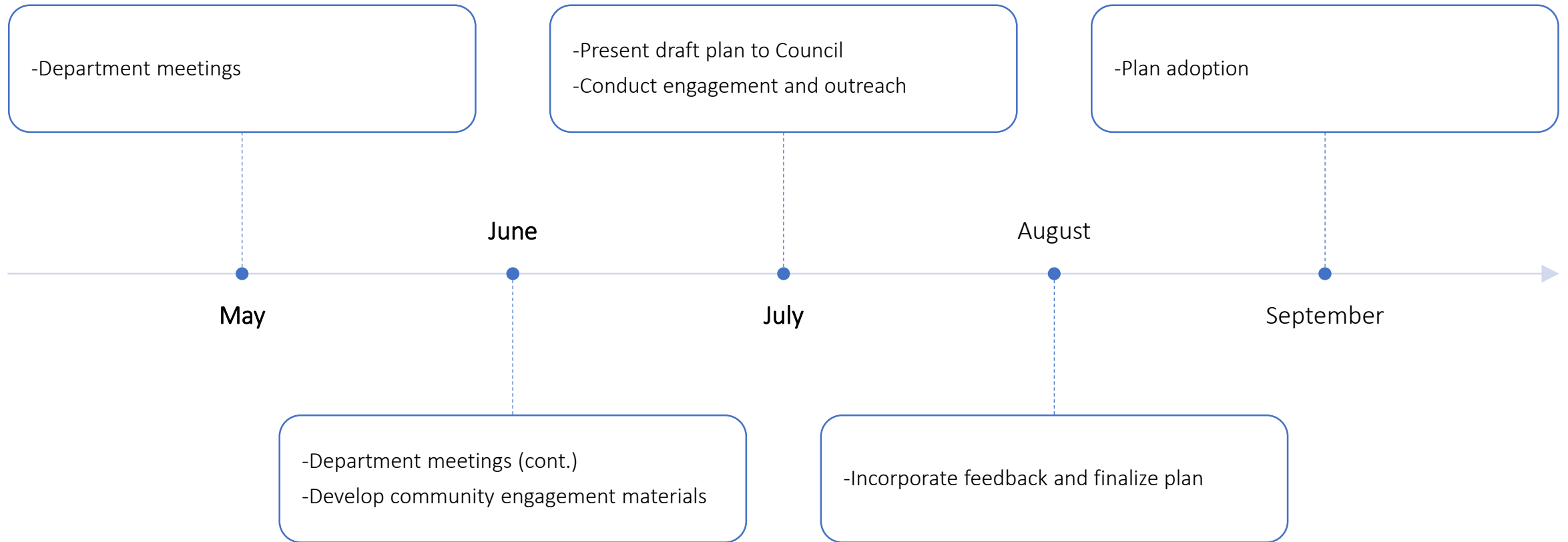
Community events



Interpersonal engagement

Next steps

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City of Tualatin

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
Lisa Thorpe, Management Analyst II

DATE: May 8, 2023

SUBJECT:

Consideration of **Ordinance No. 1474-23** establishing a Core Area Parking District (CAPD) Tax Rate for Fiscal Year 2023/24.

RECOMMENDATION:

Staff recommends that the City Council approve **Ordinance No. 1474-23** establishing the Core Area Parking District (CAPD) tax rate of \$195.66 for Fiscal Year 2023/2024.

EXECUTIVE SUMMARY:

The Core Area Parking District Board recommended a 7% tax rate increase, effective July 1, 2023, at their April 18, 2023 board meeting. The new rate will be \$195.66 for Fiscal Year 2023/24. 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 allow for payment of operations and capital in the Core Area parking lots, as well as continue to maintain appropriate reserve balances for upcoming capital projects needs.

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 an increase or decrease in the tax rate for the fiscal year 2023/24.
- Parking lot ADA improvements will be delayed until funding requirements are met.

FINANCIAL IMPLICATIONS:

Tax revenue supports the operation and maintenance of the Core Area Parking District.

ATTACHMENTS:

- Ordinance 1474-23

ORDINANCE NO. 1474-23
AN ORDINANCE ADOPTING THE CORE AREA PARKING DISTRICT TAX
RATE AND CREDIT FOR FISCAL YEAR 2023/2024

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 increased with an annual tax rate of \$195.66 for Fiscal Year 2023/2024; 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 2023/24 is hereby established as \$195.66.

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 8th day of May, 2023.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder