



TUALATIN CITY COUNCIL MEETING

MONDAY, MAY 23, 2022

JUANITA POHL CENTER
8513 SW TUALATIN ROAD
TUALATIN, OR 97062

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

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 23. These statements will be included in the official meeting record, but not read during the meeting.

For those who would prefer to make verbal comment, there are two ways to do so: either by calling in using the number below 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>

Work Session

- 1. 5:30 p.m. (60 min) – Basalt Creek Planning Area Manufacturing Park Zoning Code Update.** Manufacturing Park (MP) is a manufacturing-oriented zoning district that was applied in the Basalt Creek Planning Area in 2019. Its purpose is to allow the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. The Basalt Creek area lacks large parcels that would accommodate this type of development and market trends have shown a decline in this type of development. As such, the project objective is to update and modernize allowed land uses and development standards in the MP zone, to better support the economic development goals of the Southwest and Basalt Creek Development urban renewal area. Staff will update the Council on this project including the tasks and timelines.
- 2. 6:30 p.m. (30 min) – Council Meeting Agenda Review, Communications & Roundtable.** Council will review the agenda for the May 23rd City Council meeting and brief the Council on issues of mutual interest.

7:00 P.M. CITY COUNCIL MEETING

Call to Order

Pledge of Allegiance

Announcements

1. Public Health Announcement
2. New Employee Introduction- Assistant Planner Madeleine Nelson
3. Recognition of Retiring Police Chief Bill Steele

Public Comment

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

Consent Agenda

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

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of May 9, 2022
2. Consideration of Approval of a New Liquor License Application for Samurais Sushi and Thai
3. Consideration of **Resolution No. 5613-22** Authorizing Commercial Organics Collection Rate Adjustments
4. Consideration of **Resolution No. 5615-22** Authorizing the City Manager to Execute an Intergovernmental Agreement with Washington County for the Provision of a Digital Forensics Investigator and Access to the Washington County Digital Forensics Laboratory
5. Consideration of **Resolution No. 5616-22** Awarding the Contract for Construction of the 95th Avenue, Avery Street, and 93rd Avenue Project, Part of the Tualatin Moving Forward Program
6. Consideration of **Resolution No. 5618-22** Awarding the Bid for the Construction of the 2022 Pavement Maintenance Program
7. Consideration of **Resolution No. 5619-22** Awarding the Bid for the 2022 Slurry Seal Program

Special Reports

1. Update from Oregon State Senator Rob Wagner
- [2.](#) Summer 2022 Programs and Events Preview

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.



City of Tualatin

TUALATIN DEVELOPMENT COMMISSION Staff Report

TO: Honorable Chairman and Members of the Commission

THROUGH: Sherilyn Lombos, City Manager

FROM: Steve Koper, Assistant Community Development Director
Erin Engman, Senior Planner

DATE: May 23, 2022

SUBJECT:

Basalt Creek Planning Area Manufacturing Park (MP) Zoning Code Update

EXECUTIVE SUMMARY:

Manufacturing Park (MP) is a manufacturing-oriented zoning district that was applied in the Basalt Creek Planning Area in 2019. The MP zone is also applied in the former Leveton Urban Renewal Area. Its purpose is to allow the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities. The Basalt Creek area lacks large parcels that would accommodate this type of development and market trends have shown a decline in this type of development. As such, the project objective is to update and modernize allowed land uses and development standards in the MP zone, to better support the economic development goals of the Southwest and Basalt Creek Development urban renewal area.

This project includes a number of tasks beginning with a code audit and culminating with a code update. The code audit will review the MP zone against current economic data, land development trends, and practices as well as recommendations from the City's adopted Basalt Creek Concept Plan, Economic Opportunities Analysis, and Southwest and Basalt Creek Development Area plan. A series of public engagement opportunities will afford members of the Council, Planning Commission, public, and stakeholder groups the ability to provide feedback on recommended changes that will ultimately result in an adoption-ready code that supports employment dense development while remaining flexible for market opportunities. A detailed project summary is included (Exhibit 1). A preliminary economic analysis is also included (Attachment B).

BACKGROUND:

In 2018, the City adopted the Basalt Creek Concept Plan which proposed zoning for the Basalt Creek Planning Area. In 2019, the City adopted the Basalt Creek Concept Plan which established the proposed zoning. The Basalt Creek Planning Area consists of roughly 92.95 buildable acres zoned Manufacturing Park (MP) which is expected to accommodate 1,897 new jobs. The MP zone is located adjacent to future residential lands and transitions to the border with Wilsonville. Currently, this area is unincorporated and lacks adequate City infrastructure. In late 2019, the City adopted an Economic Opportunities Analysis (EOA), which found a deficit of 74 acres of industrial land. The EOA further recommended changes to zoning that encourage higher job density and more efficient use of employment land, by specifically prohibiting new development that requires substantial amounts of land but results in little employment, such as warehouse and distribution uses. In 2021, the City adopted the Southwest and Basalt Creek

Development Area, a new urban renewal area, the intent of which was to address the lack of infrastructure in the Basalt Creek Planning Area and to support future high-wage job growth.

PROJECT SCHEDULE:

The City entered into a professional services contract with Harper Houf Peterson Righellis (HHPR) in February 2022 to assist with the preparation of the code update. Below is the tentative project schedule, which is also included in the packet materials (Attachment B).

May	June	July	August	September	October
City Council Work Session #1					
	Public Open House				
	Draft Code				
		Planning Commission Work Session			
				City Council Work Session #2	
		Transportation Analysis			
				Revise Code Language	

ATTACHMENTS:

-Presentation

-Project Summary:

Attachment A: Economic Analysis Preliminary Findings

Attachment B: Project Schedule Summary

Basalt Creek MP Zone Update

Project Summary, Initial Findings, Next Steps

Tualatin City Council • May 23, 2022



This Evening's Discussion

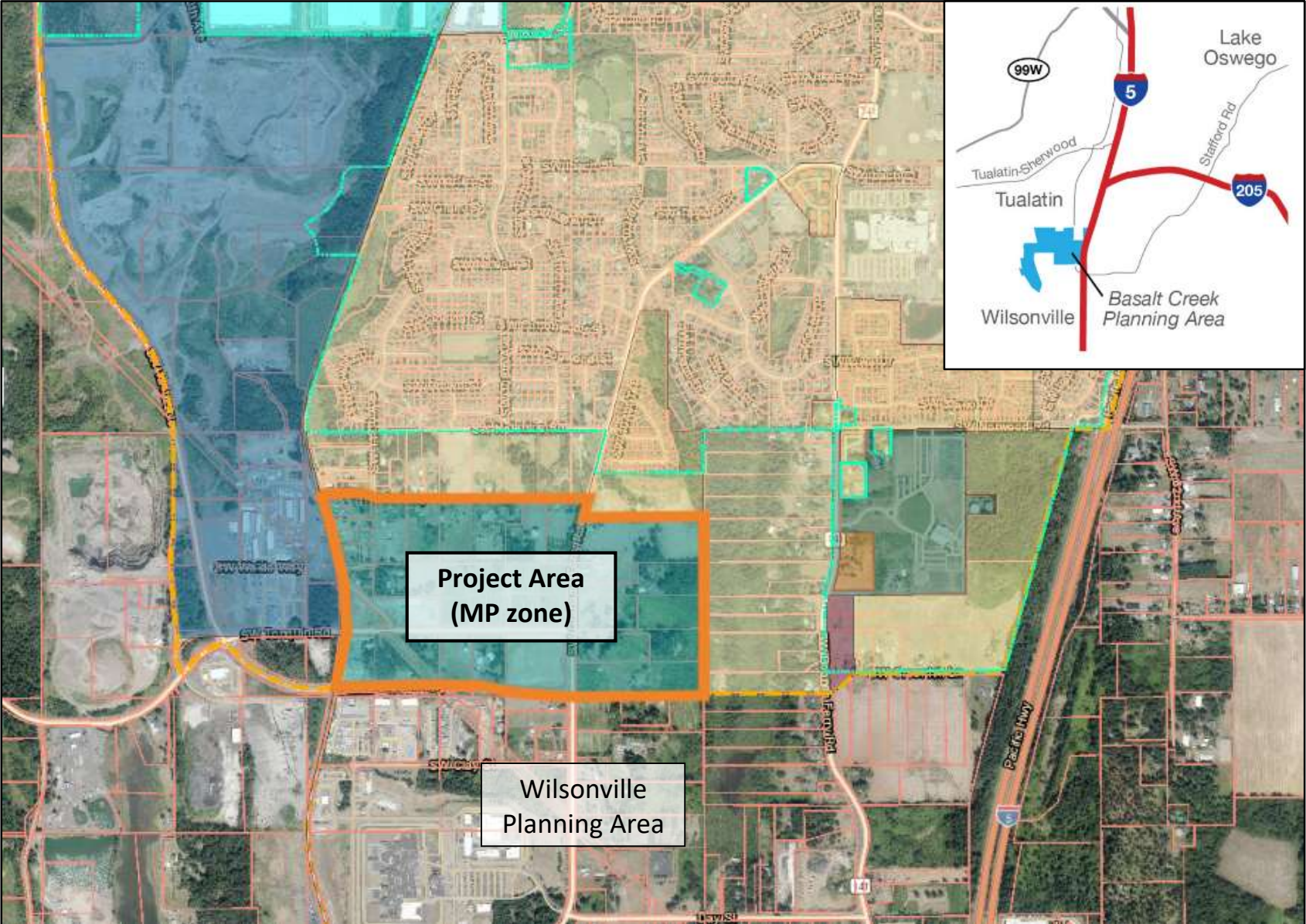
- **Project Background and Purpose**
- **Planning Process**
- **Preliminary Findings of Economic Analysis**
- **Next Steps**

The background of the slide is a photograph of a desk. In the foreground, there are several stacks of papers and documents, some of which are open. To the right, there is a white ceramic cup. In the background, a potted plant is visible, and the overall scene is softly lit, suggesting an office or study environment.

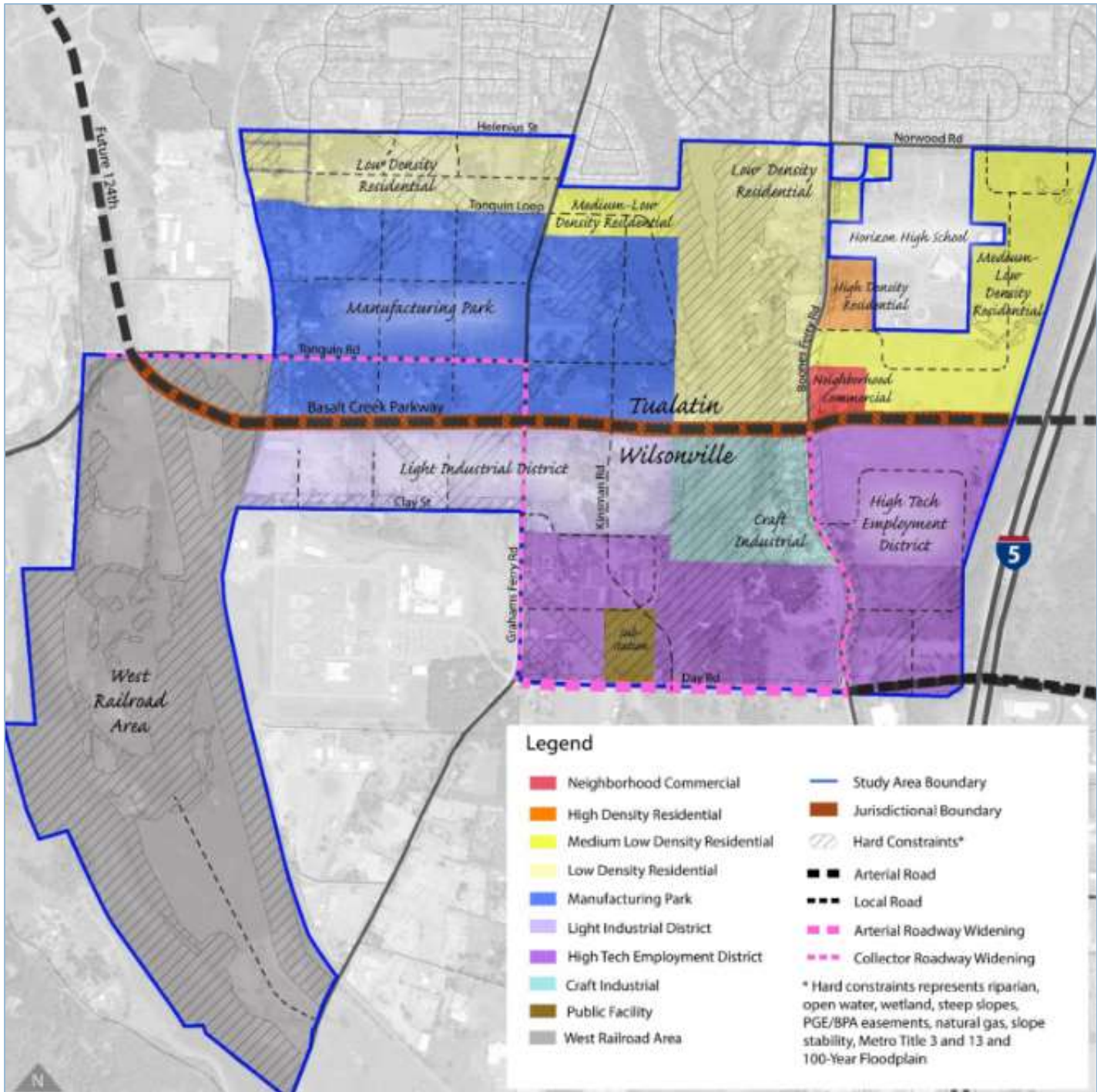
Background and Purpose

How Planning and Policy
Priorities Apply to the MP Zone

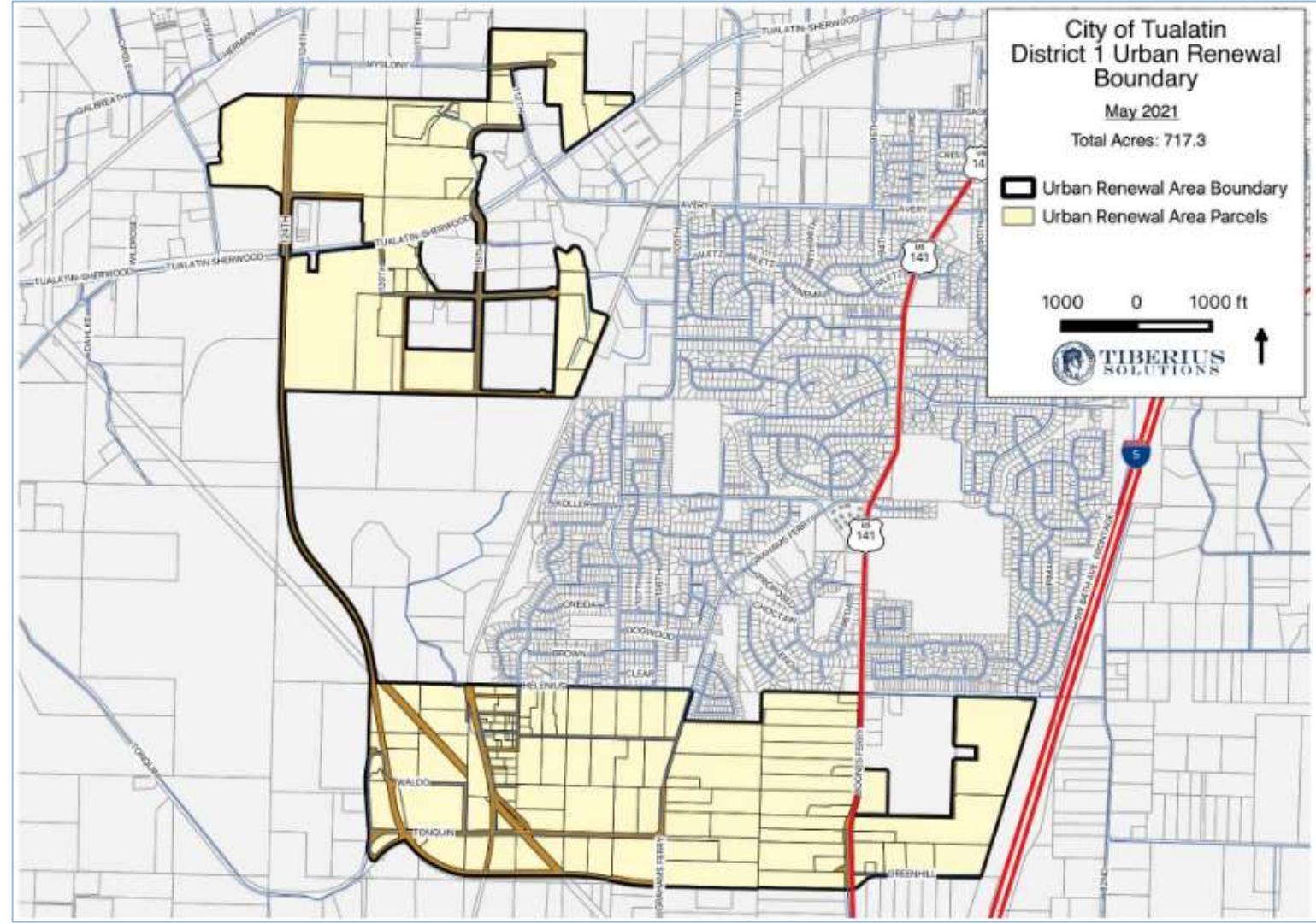
Project Focus



Basalt Creek Concept Plan (2018)



Southwest and Basalt Creek Development Area Plan (2021)



Priorities from Previous Plans

High
employment
density

Funding for
infrastructure
improvements

Minimizing
conflict
between uses

MP Zone



- Intended for large-scale manufacturing and research facilities
- Limited light-industrial uses
- Landscaping and setback requirements to create “park or campus like grounds”
- Restricts environmental impacts associated with industrial uses
- Distribution and warehousing not permitted

A close-up photograph of a calendar page with several pushpins. The calendar is open to a page showing dates from the 14th to the 22nd. A black pushpin is prominently placed on the 21st. Other pushpins in various colors (black, silver, grey) are scattered across the page. The background is slightly blurred, showing a wooden surface.

Planning Process

Project Approach, Community
Engagement, Schedule

Project Components

Code audit of existing MP zone

HHPR



Economic analysis

Leland Consulting Group



Transportation Planning Rule Analysis

DKS Associates



Draft code amendments

Project Team



Making the most of being remote



Direct outreach to affected stakeholders



Engagement for broader community – multimedia project information and feedback hub

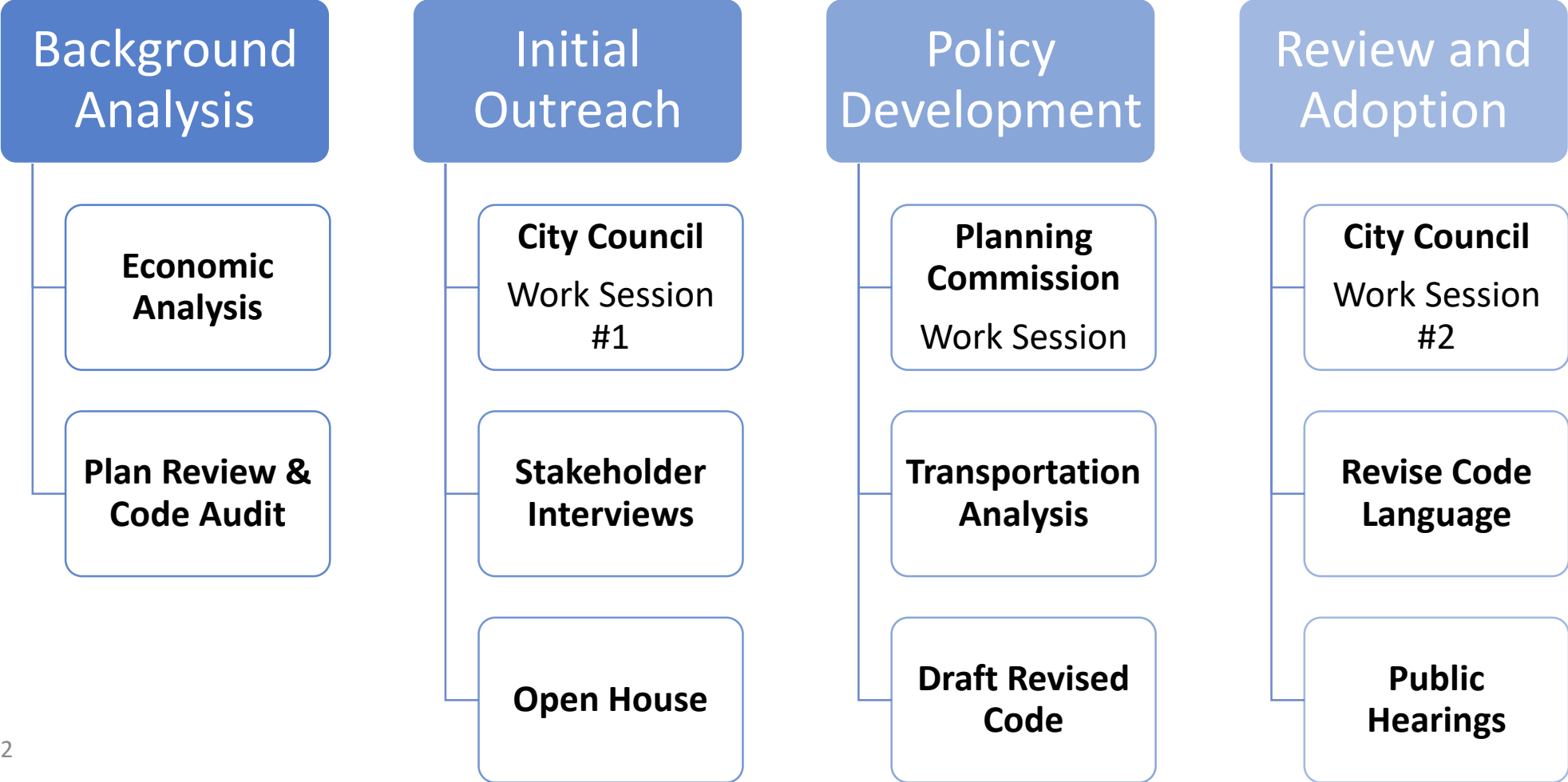


Recognizing underrepresented communities in engaging project participants and in considering potential policy outcomes

Engagement Strategy

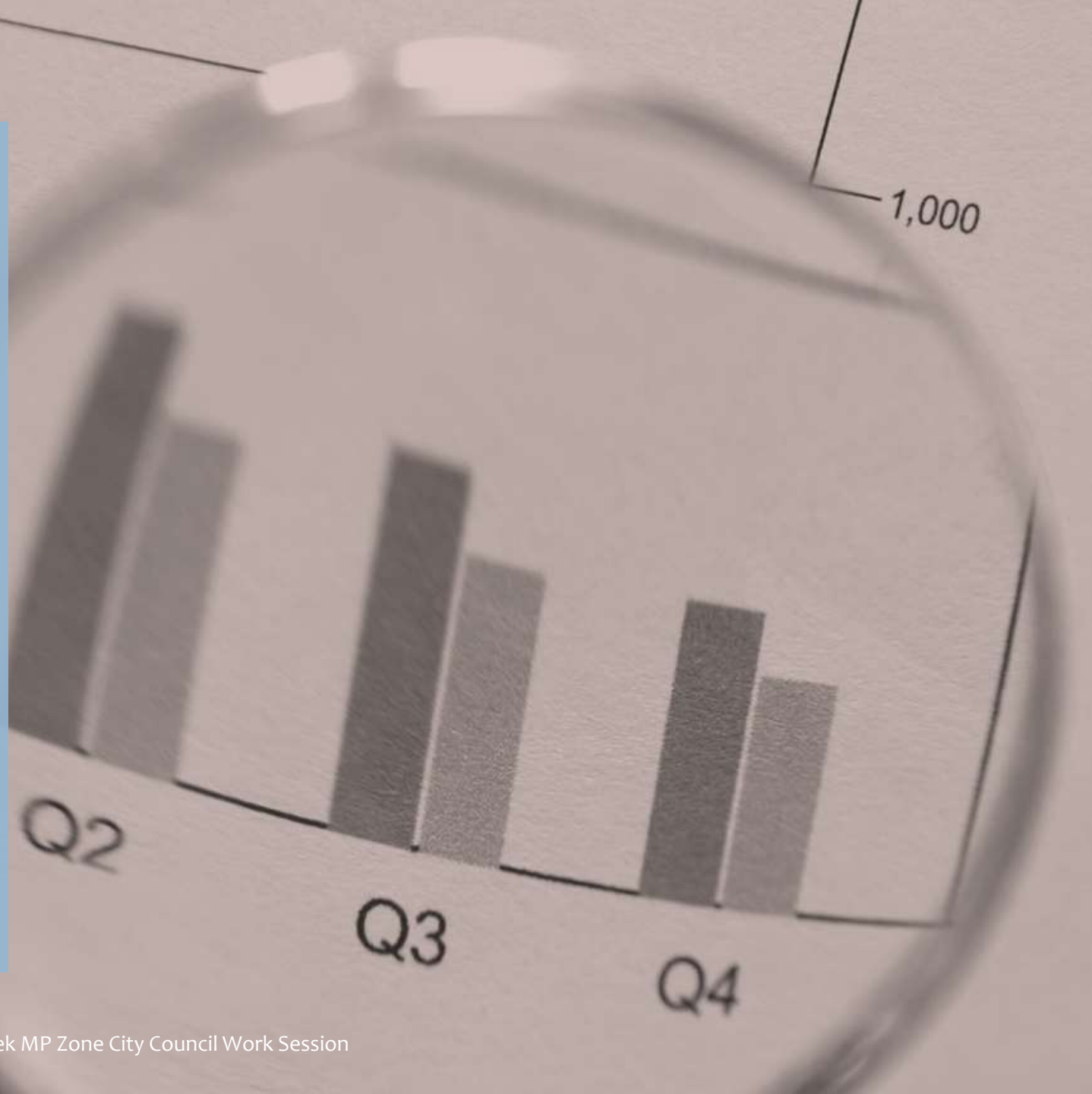
Project Schedule

City of Tualatin – MP Zone Update



Economic Analysis

Preliminary Findings



Industrial Market Overview

Historic levels of demand for industrial warehouse, distribution, and logistics for ecommerce

Average industrial vacancy of 3.7%, pricing per square foot has more than doubled over the past decade

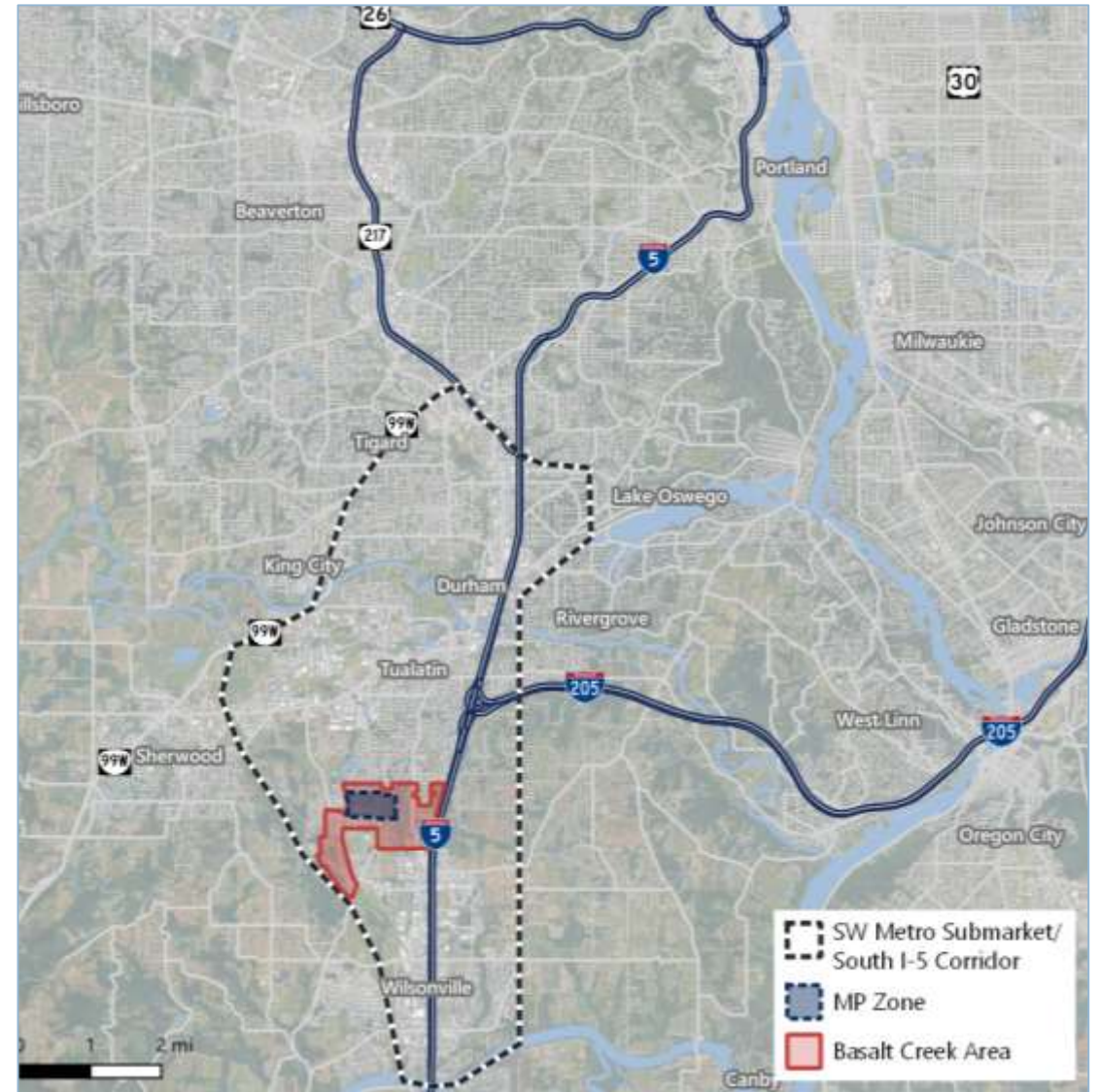
Constrained land supply has reduced amount of industrial land developed and pushed activity toward more difficult parcels, and secondary markets (Salem, Woodburn, Newberg, etc.)

SW Metro Submarket

One of the most diverse industrial submarkets in Oregon

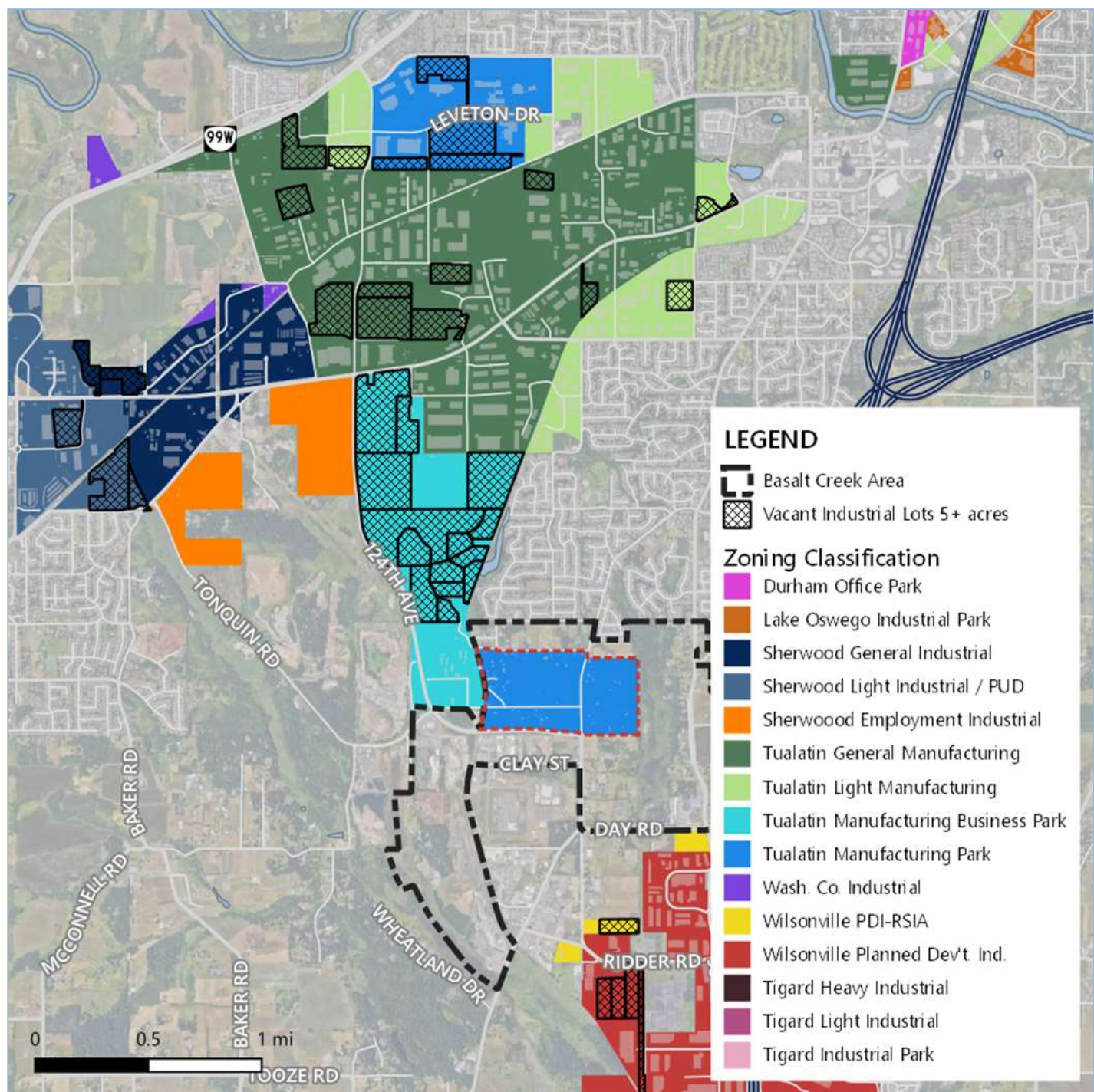
Historically accounts for approximately ¼ of the Metro area's industrial construction

Tualatin has emerged as a major industrial node, and diversified from reliance on light manufacturing



Buildable Lands

May 23, 2022

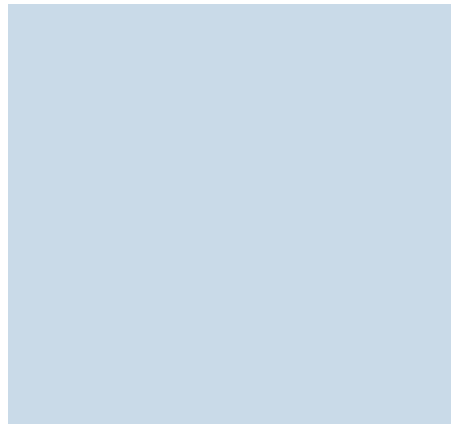


Case Study: Tonquin Employment Area

Also brought into Urban Growth Boundary in 2004

Increase in uses allowed in Employment Industrial (EI) zone was balanced by limitations on building size

After zoning changes and new infrastructure, 535,000 square feet of industrial buildings now under construction



Findings from Interviews

- Reflect the economic diversity of the SW submarket
- Recognize rapid changes in industrial development
- Land supply is constrained
- Costs increasing 5 x
- Developers mitigate risk by building property that appeals to the widest variety of tenants
- Demand for multi-tenant industrial buildings accommodating suppliers, wholesalers, services, contractors, etc.

MEMORANDUM

Tualatin Basalt Creek MP Zoning Code Update



Date: May 11, 2022
To: Steve Koper, City of Tualatin
From: Chris Green, HHPR
Subject: Basalt Creek Planning Area Manufacturing Park Zoning Code Update
Project Summary, Initial Findings, Next Steps
Attachments: A. Economic Analysis Preliminary Findings
B. Project Schedule Summary

A project team consisting of Harper Houf Peterson Righellis (HHPR), Leland Consulting Group, and DKS Associates is working with the City of Tualatin on a planning process to update the Manufacturing Park (MP) zoning within the Basalt Creek Planning Area to support land use and economic development plans adopted for industrial development within the district. An updated MP zone is intended to balance employment growth and market opportunities, facilitating the level of development and revenue growth needed to support infrastructure projects in the Southwest and Basalt Creek Development Area.

This project will build from previous planning efforts, recognizing the time and effort that went into creating them, and the community feedback that they represent. Components of the planning process will include:

- An economic analysis prepared by Leland Consulting Group summarizing industrial growth and trends, the characteristics of the Southwest Metro industrial submarket, and an overview of opportunities for short and long-term industrial growth in the BCPA.
*Note: Initial findings of the economic analysis are summarized in this memo and described in further detail in **Attachment A: “Economic Analysis Preliminary Findings.”***
- Engagement with property owners and other directly affected stakeholders, industry experts, and the community at large.
- An audit of the existing MP zone highlighting strengths, weaknesses, and opportunities, particularly in comparison to zones used for similar purposes in nearby jurisdictions.
- A Transportation Planning Rule Analysis, performed by DKS Associates, to consider the impacts to the transportation system of proposed new uses in the MP zone.
- Draft amendments to the MP zone to reflecting the results of technical analysis, feedback received, and overall project goals.

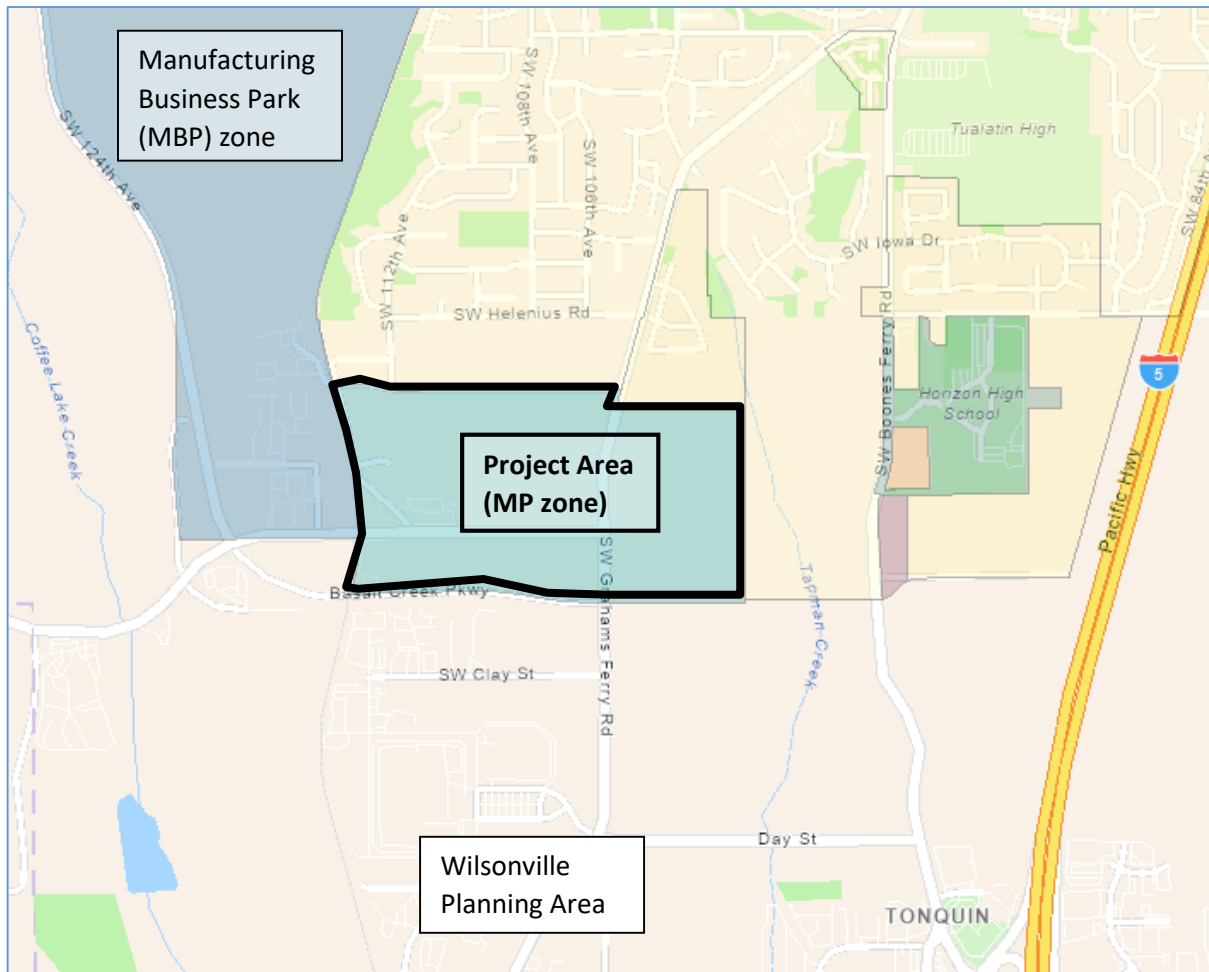
This memorandum outlines the project team’s proposed approach to the project and initial findings following the initial stages of economic and zoning code analyses, and coordination with City staff.



Background

About the Basalt Creek Planning Area

Basalt Creek Planning Area (BCPA) is part of a 330-acre area brought into the Portland Metropolitan Urban Growth Boundary in 2004 between the cities of Tualatin and Wilsonville. In August 2018, Tualatin City Council adopted the Basalt Creek Concept Plan after several years of joint planning with the City of Wilsonville to adopt policies for the future of the combined area. In 2019, the City of Tualatin adopted a package of Comprehensive Plan amendments consistent with the Concept Plan for the 194.23-acre portion of the BCPA that is within the City of Tualatin UGB. Of this area, approximately 92.95 acres are zoned MP, more than any other designation.



Priorities from Previous Plans

Previous plans and policies have set ambitious goals for employment density and overall industrial development within the Basalt Creek area. Highlights of priorities described in previous plans for the Basalt Creek area include:



- **High employment density:** The *Concept Plan* projects approximately 20.3 employees per acre in the MP zone, a ratio nearly comparable to office space. The *Metro Urban Growth Management Functional Plan* designates the BCPA as a Regionally Significant Industrial Area, limiting the types and scale of non-industrial uses in order to protect industrial employment near the region’s most significant transportation facilities for the movement of freight.
- **Funding for Infrastructure Improvements:** Previous plans identify a lack of water, sewer, and especially transportation infrastructure as key barriers to development within the Southwest Tualatin subarea, and the Basalt Creek district in particular. As described in further detail in the discussion of the Southwest and Basalt Creek Development Area below, the tax increment financing mechanism of the urban renewal area depends on increased assessed value from industrial development to fund these improvements.
- **Minimizing conflict between uses:** In describing the Basalt Creek area, Section 7.010 of the City of Tualatin Comprehensive Plan notes, “One of the most efficient methods of minimizing industrial impacts on commercial and residential uses is to restrict the types and locations of uses that are allowed in the City’s industrial districts.” Despite the prevalence of the MP zone in the BCPA, nearly the same area of the district (90.91 acres) is designated for commercial and residential uses, and an updated MP zone will need to ensure compatibility between uses at the edge of the industrial district.

Southwest and Basalt Creek Development Area (URA)

In 2021, the City of Tualatin adopted a 717-acre Urban Renewal Area that includes the Basalt Creek Planning Area. The Development Area Plan adopted with the URA sets goals for developing transportation and utility infrastructure within the URA to facilitate development of employment lands. The tax increment financing mechanism used by the URA depends on increased tax revenues from new development to fund infrastructure projects, over a thirty-year period. The feasibility study adopted as part of establishing the URA estimates TIF revenue could range from \$28.5 million to \$55.5 million during this period, depending on the future growth of assessed value. Without development activity in the early years of the district, the URA may find itself challenged to fund the projects, in turn further hindering development and employment growth in the area and setting a vicious cycle into motion.

About the Manufacturing Park (MP) zone

As described in Chapter 62 of the Tualatin Development Code, the purpose of the MP zone is to “provide an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing and related uses and research facilities.” The MP zone includes restrictions on noise, smoke, and other potential impacts of industrial uses, with landscaping and design requirements to ensure “park or campus like grounds.” Consistent with Metro Urban Growth Functional Management Plan requirements for Regionally Significant Industrial Areas, the MP zone limits commercial uses and maintains large lot configurations. Despite its purpose as a light industrial manufacturing district, the zone only allows four specific types of light manufacturing uses, focused on printing, apparel manufacturing, research and development labs, and specialized instrument manufacturing.



Project Approach

Planning Process

An overview of the proposed project schedule is included as **Attachment B**.

Community outreach for the project has been planned with the understanding that most or all engagement opportunities will take place either remotely, or in a hybrid format with in-person and remote options. The project team is using focused interviews to gather feedback from stakeholders in the MP zone, real estate professionals, and government agencies. To ensure that a variety of interests and perspectives from the community are incorporated, the project team will share multimedia project information and solicit community feedback via an online hub, as well as hosting an online or hybrid format open house in June 2022.

Based on the information gathered from background research and community engagement, the project team will prepare options for the direction of the code update, and draft proposed language for revisions to the MP zone. Work sessions at Planning Commission at City Council will help guide the final draft language developed by the project team.

Potential Directions for Code Changes

As part of the initial stages of the project, HHPR planners have reviewed existing documents related to the Basalt Creek Planning Area, including the land use and economic development plans mentioned previously, zoning codes of comparable districts in other cities in the Portland region, and projects to update manufacturing zones in similar circumstances. This initial review suggests the following approaches may be worth considering in revising the MP zone standards:

- Allowing uses that incorporate distribution or commercial elements into more traditional manufacturing or industrial/employment development to allow more flexibility for co-locating these activities within a small firm or industry cluster
- Additional allowed manufacturing or light industrial uses, with existing performance measures (limiting noise, glare, smoke, etc.) to protect against impacts to adjacent properties
- Site design flexibility to make more efficient use of existing land
- Focusing design standards on buffering on properties closer to commercial and residential uses
- Limiting individual building footprint sizes to preclude very large distribution/storage uses



Basalt Creek MP Zone Update

Council Packet Memo DRAFT

Date May 9, 2022
To Chris Green, HHPR
From Sam Brookham, Leland Consulting Group

Economic Analysis Preliminary Findings

Summary of Methods

LCG is preparing an Economic Analysis memo that analyzes economic data and industry trends in the Portland metro region and the southwest I-5 corridor submarket. This information is being used to develop recommendations for the City to implement to enhance development prospects and create jobs in the area zoned Manufacturing Park in Basalt Creek. Methods include an assessment of the real estate market dynamics (construction and absorption trends, vacancy rates, rental rates, land values, building costs, etc.), a high-level evaluation of buildable industrial land in the SW Metro submarket, and case study research.

Additionally, LCG is conducting interviews with local and regional stakeholders as a core element of this methodology. These stakeholders include local agency partners, such as neighboring city staff, county staff, and economic development agency staff, and key players in the industrial development community, such as landowners, prominent developers in the submarket, and brokers. These interviews are intended to provide candid information regarding barriers to future development and opportunities for industrial and employment growth.

LCG shared baseline materials and asked the following questions of each stakeholder:

- What is your experience with the Basalt Creek area and the Manufacturing Park zoning?
- What are some of the regional industry trends that impact development prospects in Basalt Creek?
- Are there specific opportunities or industry trends that could be capitalized on in Basalt Creek? How will these change in the next 5, 10, 20 years?
- What do you perceive as some of the barriers to development? What can the City do to address these?
- What are some important zoning considerations for attracting development and growing jobs in Basalt Creek?
- Are there other ways the City could further support industry growth in Basalt Creek?

The answers to these questions inform the information provided below.

Industrial Market Overview

The Portland metro area is an attractive market for new and expanding industrial businesses, including manufacturing, warehousing, and logistics. The Portland Metro area, like much of the United States, has experienced historic levels of demand for industrial warehouse, distribution, and logistics space driven by ecommerce demand. Additionally, most industrial users have remained open throughout the pandemic as there is no virtual substitute for physical product creation and fulfillment.

Recent leasing activity, rent and price growth, and historically low vacancy rates indicate near-term demand for new development. Highlights are listed below.

- New leasing over the past year totaled 9.4m square feet, about 50% more than the 6.7m square feet of new leasing activity recorded in 2020.
- The average industrial vacancy in the metro region now stands at 3.7%, significantly lower than the historical average of 6.6% and lower than the 10-year annual average of 4.7%.
- Pricing has more than doubled over the past decade and continues to rise. Portland's industrial assets have increased from a historical high of around \$65 per square foot in 2010 to \$169 per square foot today.
- Cap rates have compressed below 6.0%, signaling that developers are willing to take more risks to deliver industrial products to market.
- Annual rent growth over the past three years has exceeded 8.0%, significantly higher than the 10-year average of 5.2%.

However, competition and strong demand are exacerbated by the already-constrained land supply in the market, which is, in turn, increasing land pricing, building pricing, and lease rates. Despite strong demand fundamentals, only 1.4m square feet of industrial space was developed in the last year, compared to an annual 10-year average of 2.5m square feet—a sign of the lack of available land to develop. This industrial land constraint has caused a push toward parcels that require more time and money due to issues such as zoning constraints, utility service issues, and topography challenges. It has also seen secondary markets like Salem, Woodburn, and Newberg, which have historically experienced minimal land sale activity, especially for speculative industrial land projects, experience a boost in activity.

SW Metro Submarket

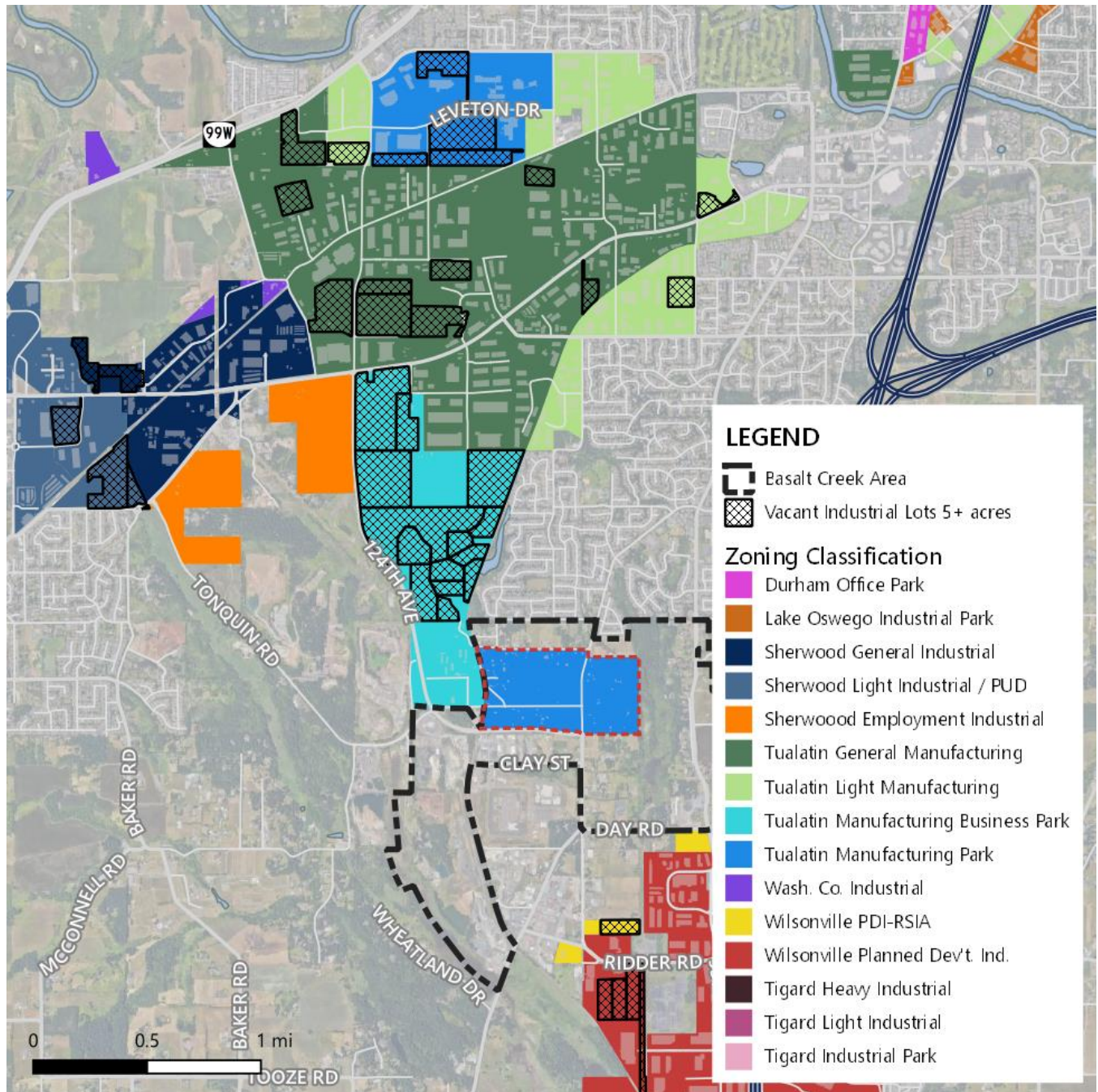
Tualatin is part of the Southwest Metro submarket—sometimes called the South I-5 Corridor by brokers and others in the development community—is considered one of the most diverse industrial submarkets in the state of Oregon. It has historically accounted for approximately one-quarter of the metro's industrial construction and absorption and is a particularly attractive submarket for speculative industrial development. Historically a light industrial manufacturing submarket, Tualatin has now become one of the major industrial nodes within the metro with a wide range of industrial developments and tenants.

Buildable Land

Tualatin boasts regionally significant industrial land in a highly constrained market. Stakeholders consistently highlight the increasing difficulties in finding sites in the Portland area, especially large, contiguous, developable sites. As high-quality industrial sites become increasingly scarce in the Portland region, industrially-zoned land costs and rental rates for existing industrial space have surged.

The following map demonstrates the importance of Tualatin's industrial land in the South I-5 Corridor. Of the almost 1,400 industrial-zoned parcels shown on this map, just 45 are vacant and larger than five acres (3%). Of those 45, 29 are in the City of Tualatin. This translates to 640 vacant acres (472 in Tualatin) of more than 3,900 (14%).

Buildable Industrial Lands, South I-5 Corridor



Source: LCG

The City of Tualatin may continue to capture a significant share of industrial-focused employment growth over the next 20 years. Potential development types include multitenant and build-to-suit industrial buildings with a focus on tech, manufacturing, and warehousing. Many of the proposed uses in the Tonquin Employment Area (profiled below) would be likely development types in the Basalt Creek area. These developments tend to house relatively job-dense tenants from a broad spectrum of the market.

Case Study: Tonquin Employment Area

Given its proximity to Basalt Creek, the timing of development, and site conditions, Sherwood's Tonquin Employment Area (TEA) is a good comparable for Tualatin's Basalt Creek Manufacturing Park Zone. The TEA was brought into the Urban Growth Boundary by Metro in 2004 and the City of Sherwood completed a concept plan for the area in 2010.

The City of Sherwood initially targeted offices and industries supporting high-tech manufacturing and traded sector jobs in the TEA. The area remained largely unincorporated and undeveloped for many years (like Basalt Creek), and properties within the Tonquin Employment Area will be annexed into the City of Sherwood upon request by the property owners. Upon annexation, the properties will be zoned Employment Industrial (EI).

Stakeholders interviewed for this project highlighted the challenges of developing in the TEA following the concept plan and UGB activity, citing a narrowly defined set of allowed uses in the zoning code, site constraints, and relatively restrictive development standards as reasons for the lack of initial development in the area.

Stakeholders also cited amendments to the EI zone that involved broadening the number of allowed uses as instrumental in facilitating the recent wave of new investment activity in the TEA. The City of Sherwood broadened the uses while also adding additional restrictions (including size limitations) that balanced their goals with the opportunities in the market.

Several industrial buildings totaling 535,000 square feet are now in various phases of planning and development at the T-S Corporate Park—the first project since the creation of the concept plan in 2010. Other projects are in the early stages of planning in the TEA, per the City, including plans for multi-tenant industrial buildings totaling 900,000 square feet on 60 acres and project interest on 30 acres that was recently annexed and an adjacent 20 acres. Between these prospects and additional interest in new development in the TEA, there is reason to believe that most of the 200 acres of usable land in the TEA will be accounted for sooner than was originally anticipated in the 2018 EOA.

Findings from interviews

LCG has so far conducted five interviews with brokers and developers with various levels of interest in the Basalt Creek area. A summary of the key takeaways from those conversations is listed below.

- Basalt Creek should reflect the economic diversity of the South I-5 Corridor market. The industrial market is dynamic and moves quickly, so flexibility in the zoning code is critical to mitigate risk and attract investment over the long term. For example, most of the new tenants in the T-S Corporate Park are manufacturing-based companies but the zoning code also allowed warehousing and distribution space that allowed developers to build more speculative developers that could cater to the broadest spectrum of the market as possible.
- Land supply is critically constrained. Land value has increased five times over since 2018 as a result and it is becoming increasingly difficult to develop in the Portland metro. Many industrial users now moving out of the Portland metro to Ridgefield, Salem, etc.
- The Manufacturing Park Zone is narrowly defined and needs to be more inclusive. The existing code is misaligned with the market and the current demand drivers for industrial development.
- Developers assume the risk of development and need to be able to build property that appeals to the widest variety of tenants. Use restrictions exclude vast chunks of the market and can add years to the timing of development by heightening the risk of development and discouraging investment.
- Developers could start the development process now if there was a concrete plan for infrastructure provisions and annexation.
- There is strong demand for multi-tenant industrial buildings that tend to be smaller (around 120,000 square feet and below) and accommodate Suppliers, wholesalers, services, contractors, etc.

- Model codes include Tualatin's MG zone and Portland's IG1 and IG2 codes. Sherwood's EI and Beaverton's BP zones are also notable. In Portland's IG zones there is no design review, the code is easy to understand and implement, and the uses are easily described that help a developer understand what can and cannot be done.
- Codes to avoid include Wilsonville's PDI zone, which is seen as an extreme example of use restrictions and design overlays. One stakeholder highlighted the example of DWFritz, which approached Wilsonville around 2019 for a potential 80,000 square foot development but instead chose the Tonquin area because of the restrictions. DWFritz now employs 120 people.

Project Schedule

City of Tualatin – MP Zone Update



Background Analysis

Economic Analysis

Plan Review & Code Audit

Initial Outreach

City Council Work Session #1

Stakeholder Interviews

Open House

Policy Development

Planning Commission Work Session

Transportation Analysis

Draft Revised Code

Review and Adoption

City Council Work Session #2

Revise Code Language

Public Hearings

Proclamation

Recognizing Bill Steele on the Occasion of His Retirement

WHEREAS, Bill Steele began his employment with the City of Tualatin as the Chief of Police on July 6, 2016, coming to Tualatin from the Washington County Sheriff's Office where he served since 1996, rising to the rank of Chief Deputy; and

WHEREAS, Bill's 26-year career in law enforcement has been characterized by a commitment to faithful service, no matter how difficult or complex; Bill has witnessed dramatic changes not only in the communities he has served, but also in the role and scope of law enforcement's responsibilities; through it all he has remained steady and steadfast in his commitment to a safe community and excellence in service; and

WHEREAS, Bill has cultivated and prioritized strong relationships, from supporting the Tualatin Community Police Foundation, to leading multiple Community Police Academies, and engaging with the community through efforts such as Shop-With-A-Cop, Turkeys-Not-Tickets, Coffee-With-A-Cop, and National Night Out; and

WHEREAS, throughout his career Bill has fostered a professional Police Department as demonstrated by meeting national and state accreditation standards; in 2020 the Tualatin Police Department was recognized as a Top Workplace in Oregon, furthering demonstrating the value Bill has placed on creating and maintaining a high-performing culture; and

WHEREAS, Bill's leadership has helped navigate the Police Department through the most challenging of times; he has remained available and responsive; he has focused on doing his best, doing the right thing, and treating others with kindness and respect.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that Bill Steele is thanked, commended, and applauded for his service and significant contributions to the City of Tualatin.

INTRODUCED AND ADOPTED this 23rd day of May, 2022.

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: May 23, 2022

SUBJECT:
Consideration of Approval of the Work Session and Regular Meeting Minutes of May 9, 2022

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

ATTACHMENTS:

- City Council Work Session Meeting Minutes of May 9, 2022
- City Council Regular Meeting Minutes of May 9, 2022



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR MAY 09, 2022

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Absent: Councilor Bridget Brooks

Work Session

Mayor Bubenik called the meeting to order at 5:32 p.m.

1. PGE's Fleet Partner Program.

Management Analyst Maddie Cheek provided information on the PGE Fleet Partner Program. She stated the program is a limited-time program that provides financial incentives to organizations that want to transition their fleet from conventional vehicles to electric vehicles. Analyst Cheek shared program requirements including the city paying make-ready infrastructure costs not covered by PGE totaling \$76,800, purchasing and installing 10 level 2 charging ports by 2032 (\$36,000), keeping chargers operational and sharing charging data with PGE, and signing an easement for PGE owned infrastructure. She stated making the switch would mean the city would need to transition 19 identified gas-powered vehicles to electric vehicles. Analyst Cheek shared costs to making the transition including replacement costs, fuel costs, and maintenance costs. She stated benefits to the program including PGE covering 50% of the make-ready infrastructure costs, reduction in the city's greenhouse gas emissions, demonstration of commitment to climate action, and contributing to better air and water quality by reducing pollution from gas-powered vehicles. Analyst Cheek stated other considerations include compliance with Oregon SB 1044, meeting goals in Tualatin's Climate Action Plan, and the ability to take advantage of rebates and incentives that are currently available for electric vehicles.

Council President Grimes asked when vehicles have to be switched over to electric vehicles. Analyst Cheek stated the program gives you 10 years to meet all the requirements.

Council President Grimes asked where the chargers would be placed and what happens when there is a loss of power. Analyst Cheek stated the ten charging spaces would all be at the City Services site. Manager Clay Reynolds stated the chargers would tie into the city's existing generators.

Council President Grimes asked if PGE does the install of the chargers. Analyst Cheek stated PGE completes the work and the city pays the difference.

Councilor Pratt asked who owns the chargers. Analyst Cheek stated PGE owns the stations. Councilor Pratt stated she looks forward to taking advantage of these incentives.

Council consensus was reached to pursue the PGE Fleet Partner Program. City Manager Lombos stated staff will be back with a contract in the future.

2. School Resource Officer Program Update.

Police Captain Brian Struckmeier and School Resource Officer (SRO) Brian Miller presented an update on the Tualatin Police SRO Program. Captain Struckmeier provide a brief history of Tualatin's SRO position stating there are currently two SRO's assigned to Tualatin High School. SRO Miller stated they attend staff in-service trainings, host meet and greets, counsel students on consequences of actions, and share information in government classes. Captain Struckmeier stated they also work with the Tualatin Police Foundation to identify families who can benefit from their programs. He stated this year they have taken 75 police reports, made 24 arrest referrals, and taken additional calls that would have otherwise been handled by a Patrol Officer. SRO Miller stated challenges in the program include identifying and meeting with affinity groups, clearly defined goal of the stakeholder group, and repeated explanation and education on their function and role. Captain Struckmeier stated the SRO contract is up for renewal and the school board will meet on May 23rd to reconsider the contract. He noted the current contract will remain unchanged with the exception of a slight increase for wages.

Councilor Reyes asked how the SRO get students involved in community service activities. SRO Miller stated they offer the summer GREAT program where they help facilitate service projects. He stated the two SRO's stay very busy in daily activities so there is not time to facilitate these kinds of activities more frequently.

Councilor Pratt stated she has received feedback that many students do not understand the role of the SRO. SRO Miller stated they created a video that was played in all the classrooms to explain their role.

Councilor Pratt asked what happened to the task force that was created to review the SRO position. SRO Miller stated the task force completed their work and they are now holding community partner meetings.

Councilor Sacco stated she is on the SRO Task Force and they are still meeting. She stated being a part of the task force has taught her so much about the position and what they do. Councilor Sacco thanked them for all the work they do.

Councilor Hillier stated she also participates in the SRO Task Force. She stated the SRO's have been very responsive in working towards protective factors for youth.

Mayor Bubenik stated the Tigard-Tualatin Student Union shared many kids were out of school during the pandemic so they didn't have interactions with the SRO positions so they are still learning their role.

3. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Pratt stated she attended the Council Committee on Advisory Appointments meeting, the C4 meeting, participated in the Drug Take Back event, and the splash pad opening event.

Councilor Hillier stated she participated in the Drug Take Back event, the Tigard-Tualatin School District Financial Planning meetings, and the Tualatin Science and Technology Scholarship Committee meeting.

Councilor Sacco stated she toured the City's water facilities.

Councilor Reyes stated she attended the Council Committee on Advisory Appointments meeting.

Council President Grimes reminded everyone COVID is still present in the community and encouraged people to wear masks and stay home if they don't feel well.

Mayor Bubenik stated he attended the Westside Economic Alliance Board meeting, the Grange 25th Anniversary event, the Veteran's Interview Panel at the Historical Society, the Neighbors Nourishing Communities planting event, the splash pad opening, and the Aging Task Force meeting. He stated the local preferred alternatives for the interstate bridge were released, noting they are looking for approval throughout the region.

Adjournment

Mayor Bubenik adjourned the meeting at 6:23 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR MAY 09, 2022

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Absent: Councilor Bridget Brooks

Call to Order

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

Pledge of Allegiance

Announcements

1. Public Health Announcement

Mayor Bubenik stated the Oregon Health Authority has reported and increase in COVID cases. He stated it continues to be transmitted and encouraged everyone to get vaccinated.

2. Proclamation Declaring the Week of May 15-21, 2022 as National Police Week in the City of Tualatin

Councilor Reyes read the proclamation declaring the week of May 15-21, 2022 as National Police Week in the City of Tualatin.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Council President Grimes, Seconded by Councilor Pratt.

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

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of April 25, 2022

Special Reports

1. Republic Services Annual Report (2021- 2022)

Management Analyst Lindsay Marshall, Republic Services Municipal Relationship Manager KJ Lewis, Republic Services Municipal Contract Administrator Travis Comfort, and Republic Services General Manager Jason Jordan presented Republic Services annual report. Manager Lewis shared the number of containers by size and haul rate for the City. She stated they

received 49 complaints over the past year mostly related to missed pickups, noting they were resolved rapidly by staff. Manager Lewis stated they provide year round training to their drivers to help keep the community safe. Manager Comfort shared their statement of income and their profit compared to acceptable profitability range. He stated their expected expenses last year were in line and they have budgeted for the anticipated increase in fees from Metro. Manager Comfort shared the bundled commercial organics rate structure. He stated they will be working with staff on the possibilities of a residential organics program. Manager Comfort stated they are working with staff to roll out the standard signage that has been mandated by Metro. Manager Lewis shared their battery and bulk recycling mail-in program and stated if it is Council's desire they can work with staff to roll this out to residents. She introduced the Recycle+ Program stating this can be made available to residents at a low monthly rate. Manager Jordan introduced their new Operations Manager Matt Ketchem.

Councilor Pratt asked if Republic could bring back pricing on the additional compost, mail-in recycling, and Recycle+ program. Manager Comfort stated if the Council is interested in the programs they can bring more information back.

Councilor Pratt asked what debris go to Corvallis. Manager Lewis stated yard debris and food scraps get taken to just outside of Corvallis.

Councilor Pratt asked where you can find out what needs to be recycled and what can't be. Manager Comfort stated that information is available on Metro's website and they are waiting for the physical materials to be delivered to them to place on the containers.

Councilor Reyes asked about the Recycle+ program and if consumers can already request this service. She also asked if this information will be available in Spanish. Manager Comfort stated the new cart stickers will be bilingual. Manager Lewis stated if there is interest from the Council they can work with education and outreach on recycling in the community.

Mayor Bubenik asked about the recycling depot. Manager Comfort stated their Wilsonville location is open Monday-Friday, 8am-5pm.

Mayor Bubenik asked who is subject to the bundled organics program. Manager Lewis stated it is large and medium businesses that are impacted currently. She stated the county is doing all the outreach and monitoring of the program.

Mayor Bubenik stated he is interested in seeing proposals on the Recycle+ program.

Analyst Marshall asked for direction on the commercial organics program.

Councilor Pratt asked if commercial partners are aware of this program coming. Analyst Marshall stated the County has been doing outreach on this program and businesses will have a full year to put it in place.

Councilor Reyes asked if apartment complexes are part of the commercial organics program. Analyst Marshall stated they are not.

Council consensus was reached to direct staff to bring back information on the commercial organics program and rates.

General Business

1. Consideration of **Resolution No. 5611-22** Authorizing the City Manager to Sign an Intergovernmental Agreement for Library Services Between the City of Tualatin and Washington County

Library Director Jerianne Thompson presented an Intergovernmental Agreement (IGA) with Washington County for Library Services. She stated Tualatin is a member of the Washington County Cooperative Library Services (WCCLS) that allows access to the county wide collection. Director Thompson stated funding for this program comes from the County via a levy and their general operating fund. She stated governance is cooperative amongst the county, nine cities, and three nonprofit associations. Director Thompson stated they have worked together to draft the new IGA which includes the new public library network, services, and funding. She stated the IGA outlines the roles and responsibilities for WCCLS including providing the integrated library system software, the daily courier, and their new role supporting compliance with Title VI. Director Thompson stated the Tualatin Library role will be to provide access to materials, resources, and services and create a local item record to reflect the library collection. She shared Tualatin Library funding noting 74% of funding coming from WCCLS with \$7,696,000 coming to Tualatin over the next four years. Director Thompson stated the new IGA is being considered by each entity and will go before the WCCLS Board of Commissioners at their June 7th meeting. She stated staff recommends approval of the IGA.

Motion to adopt Resolution No. 5611-22 authorizing the City Manager to sign an Intergovernmental Agreement for Library Services between the City of Tualatin and Washington County made by Council President Grimes, Seconded by Councilor Pratt.

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

MOTION PASSED

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

Councilor Reyes presented the recommendation of 15 people to the Equity Planning Group.

Motion to accept the recommendations made by Council President Grimes, Seconded by Councilor Sacco.

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

MOTION PASSED

Council Communications

None.

Adjournment

Mayor Bubenik adjourned the meeting at 7:54 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: Nicole Morris, Deputy City Recorder
DATE: 5/23/2022

SUBJECT:

Consideration of Approval of a New Liquor License Application for Samurais Sushi and Thai

RECOMMENDATION:

Staff respectfully recommends the Council approve endorsement of the liquor license application for Samurais Sushi and Thai.

EXECUTIVE SUMMARY:

Samurais Sushi and Thai has submitted a liquor license application under the category of limited on-premises. This would permit them to sell factory-sealed malt beverages, wine, and cider at retail to individuals in Oregon for consumption on premises. The business is located at 19352 SW Boones Ferry Road. The application is in accordance with provisions of Ordinance No. 680-85 which establishes procedures for liquor license applicants. Applicants are required to fill out a City application form, from which a review by the Police Department is conducted, according to standards and criteria established in Section 6 of the ordinance. The Police Department has reviewed the new liquor license application and recommended approval. According to the provisions of Section 5 of Ordinance No. 680-85 a member of the Council or the public may request a public hearing on any of the liquor license requests. If such a public hearing request is made, a hearing will be scheduled and held on the license. It is important that any request for such a hearing include reasons for said hearing.

FINANCIAL IMPLICATIONS:

A fee has been paid by the applicant.

ATTACHMENTS:

- Application
- Vicinity Map



CITY OF TUALATIN

LIQUOR LICENSE APPLICATION

Return Completed form to:
City of Tualatin
Attn: Finance
18880 SW Martinazzi Ave
Tualatin, OR 97062

Date _____

IMPORTANT: This is a three-page form. **You are required to complete all sections of the form.**
If a question does not apply, please indicate N/A. Please include full names (last, first middle) and full dates of birth (month/day/year). Incomplete forms shall receive an unfavorable recommendation.
Thank you for your assistance and cooperation.

SECTION 1: TYPE OF APPLICATION

- Original (New) Application - \$100.00 Application Fee.
- Change in Previous Application - \$75.00 Application Fee.
- Renewal of Previous License - \$35.00 Application Fee. Applicant must possess current business license. License # _____
- Temporary License - \$35.00 Application Fee.

SECTION 2: DESCRIPTION OF BUSINESS

Name of business (dba): SAMURAI SUSHI & THAI

Business address 19352 SW Boones Ferry City Tualatin State OR Zip Code 97062

Mailing address 291 Muirfield ^{Road} Ave SE City Salem State OR Zip Code 97306

Telephone # 971 254 7253 Fax # _____

Email sekya1@gmail.com

Name(s) of business manager(s) First Andrew Middle _____ Last Sekya

(attach additional pages if necessary)

Type of business Restaurant

Type of food served Sushi & Thai

Type of entertainment (dancing, live music, exotic dancers, etc.) N/A

Days and hours of operation Monday - Sunday, 11am - 8pm

Food service hours: Breakfast _____ Lunch Dinner

Restaurant seating capacity 15 Outside or patio seating capacity 8

How late will you have outside seating? 8 pm How late will you sell alcohol? 8 pm

How many full-time employees do you have? 3 Part-time employees? 0

SECTION 3: DESCRIPTION OF LIQUOR LICENSE

Name of Individual, Partnership, Corporation, LLC, or Other applicants Samuraisushi LLC

Type of liquor license (refer to OLCC form) Limited ON-Premises sales

Form of entity holding license (check one and answer all related applicable questions):

INDIVIDUAL: If this box is checked, provide full name, date of birth, and residence address.
Full name _____ Date of birth _____
Residence address _____

PARTNERSHIP: If this box is checked, provide full name, date of birth and residence address for each partner. If more than two partners exist, use additional pages. If partners are not individuals, also provide for each partner a description of the partner's legal form and the information required by the section corresponding to the partner's form.
Full name _____ Date of birth _____
Residence address _____
Full name _____ Date of birth _____
Residence address _____

CORPORATION: If this box is checked, complete (a) through (c).
(a) Name and business address of registered agent.
Full name Samuraisushi LLC
Business address 291 Muirfield Ave SE, Salem, OR - 97306

(b) Does any shareholder own more than 50% of the outstanding shares of the corporation? If yes, provide the shareholder's full name, date of birth, and residence address.
Full name _____ Date of birth _____
Residence address _____

(c) Are there more than 35 shareholders of this corporation? Yes No. If 35 or fewer shareholders, identify the corporation's president, treasurer, and secretary by full name, date of birth, and residence address.
Full name of president: _____ Date of birth: _____
Residence address: _____
Full name of treasurer: _____ Date of birth: _____
Residence address: _____
Full name of secretary: _____ Date of birth: _____
Residence address: _____

LIMITED LIABILITY COMPANY: If this box is checked, provide full name, date of birth, and residence address of each member. If there are more than two members, use additional pages to complete this question. If members are not individuals, also provide for each member a description of the member's legal form and the information required by the section corresponding to the member's form.
Full name: _____ Date of birth: _____
Residence address: _____

Full name: Andrew Sekya

OTHER: If this box is checked, use a separate page to describe the entity, and identify with reasonable particularity every entity with an interest in the liquor license.

SECTION 4: APPLICANT SIGNATURE

A false answer or omission of any requested information on any page of this form shall result in an unfavorable recommendation.

[Redacted Signature]

04/21/2022
Date

Signature of Applicant

For City Use Only

Sources Checked:

- DMV by [Signature]
- LEADS by [Signature]
- TuPD Records by [Signature]
- Public Records by [Signature]

Number of alcohol-related incidents during past year for location.

Number of Tualatin arrest/suspect contacts for _____

It is recommended that this application be:

Granted

Denied

Cause of unfavorable recommendation: _____

[Signature]

5-11-22

Signature

Date

Bill Steele
Chief of Police
Tualatin Police Department



Attachment A
Vicinity Map



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Lindsay Marshall, Management Analyst II

DATE: May 23, 2022

SUBJECT:

Consideration of **Resolution No. 5613-22**, Authorizing Commercial Organics Collection Rate Adjustments

RECOMMENDATION:

Staff recommends Council approve the resolution.

EXECUTIVE SUMMARY:

In the spring of 2019, the City of Tualatin adopted Ordinance No. 1420-19, pertaining to Metro’s business food waste disposal requirement for the greater Portland area. This ordinance outlined requirements of business food waste producers and owners, affecting approximately 70-100 food waste generating businesses in the City of Tualatin.

Rate adjustments for commercial organics collection were to be considered before the implementation of the Business Food Scraps program in March of 2020, however the program was delayed for two years due to COVID-19. Businesses currently participating in organics collection see two charges on their bills, one for standard service and one for organics. The rate adjustment will combine these into one charge. Newly participating businesses will see the combined (or “bundled”) charge.

Covered Businesses must comply with the food waste requirements as determined by the quantity of food waste they generate per week, on average. Implementation will begin with Business Group 1 and progress to the other groups according to the dates noted below. Covered Businesses that demonstrate they generate less than 250 pounds per week of food waste are not subject to this requirement.

Business Group 1	Business Group 2	Business Group 3
March 31, 2022-March 31, 2023	March 31, 2023-Sept. 30, 2024	Sept. 30, 2024-Sept. 30, 2025
≥0.5 ton (1,000 pounds) per week food waste generated	≥0.25 ton (500 pounds) per week food waste generated	≥0.125 ton (250 pounds) per week food waste generated

Covered businesses include cafeterias and buffets, caterers, colleges and universities, correctional facilities, drinking places, elementary and secondary schools, food product manufacturing, food

service contractors, full-service restaurants, grocery retail, grocery wholesaler, hospitals, hotels, limited-service restaurants, nursing and residential care, specialty food markets, and warehouse clubs.

Washington County Solid Waste and Recycling is the primary contact for the Business Food Scraps program and has lead outreach and communications about requirements and associated changes since initial adoption in the Spring of 2019. A current list of Tualatin businesses, as provided by Washington County in February 2022, is attached for reference.

OUTCOMES OF DECISION:

The proposed rate adjustment for commercial organics collection would go into effect on July 1, 2022 and apply to only those food waste generating businesses. Business which do not generate food waste will continue to pay rates approved by City Council in the last rate adjustment, outlined in Resolution 5546-21.

ALTERNATIVES TO RECOMMENDATION:

Council may approve the requested rate adjustment for commercial organics, negotiate a different rate adjustment, or not approve the request.

FINANCIAL IMPLICATIONS:

Adoption of the resolution will not fiscally affect the City budget, but will affect food waste generating businesses within the City boundary, if those businesses fall within the qualifying groups outlined by Metro. As the City of Tualatin has an exclusive franchise with Republic Services, all covered businesses will need to work with Republic to adjust their solid waste and recycling services to include organics collection by the established deadlines, to which the outlined rates would apply.

Effective July 1, 2022, the rates and changes set forth in Schedule A which is attached and incorporated into the resolution, would be established and authorized for collection of commercial organics within the corporate limits of the City of Tualatin.

ATTACHMENTS:

- Resolution No. 5613-22 Authorizing Commercial Organics Collection Rate Adjustments
- Current list of covered businesses in the City of Tualatin

Account Name	Billing Street	Business Group
Ardent Mills	21151 SW 115th Ave	Group 1 1000 lbs/week
Buffalo Wild Wings	8505 SW Tualatin Sherwood Road	Group 1 1000 lbs/week
Claim Jumper Restaurant	18000 SW Lower Boones Ferry Rd	Group 1 1000 lbs/week
Cracker Barrel Old Country Str	7415 Sw Nyberg St	Group 1 1000 lbs/week
Famous Dave'S	7121 SW Nyberg St	Group 1 1000 lbs/week
Five Guys Burgers & Fries	7005 SW Nyberg St	Group 1 1000 lbs/week
Fred Meyer	19200 SW Martinazzi Ave	Group 1 1000 lbs/week
Hayden'S Lakefront Grill	8187 SW Tualatin Sherwood Rd	Group 1 1000 lbs/week
Industry Restaurant	20185 SW 112th Ave	Group 1 1000 lbs/week
Izumi Japanese Steakhouse	8125 SW Nyberg St.	Group 1 1000 lbs/week
La Isla Bonita Mexican Restaurant	7670 SW Nyberg St.	Group 1 1000 lbs/week
Lee's Kitchen	8147 Sw Nyberg St	Group 1 1000 lbs/week
Legacy Meridian Park Hospital	19300 SW 65th Ave	Group 1 1000 lbs/week
Marquis Community Center	19805 SW Boones Ferry Rd.	Group 1 1000 lbs/week
Mashita Teriyaki #3	18810 SW Boones Ferry Rd.	Group 1 1000 lbs/week
McDonald's	19200 SW Boones Ferry Rd	Group 1 1000 lbs/week
New Seasons Market	7703 SW Nyberg St	Group 1 1000 lbs/week
Outback Steakhouse	8665 SW Tualatin Sherwood Rd	Group 1 1000 lbs/week
Pacific Foods	19480 SW 97th Ave	Group 1 1000 lbs/week
Panera Bread	7149 SW Nyberg Road	Group 1 1000 lbs/week
Ray'S Produce, Inc	19435 SW 90th court	Group 1 1000 lbs/week
Red Robin	7425 SW Nyberg St	Group 1 1000 lbs/week
Roxy's Island Grill	8290 SW Nyberg St.	Group 1 1000 lbs/week
Shari's	19365 SW Martinazzi Ave	Group 1 1000 lbs/week
The Gluten Free Baking Company	9474 SW Tualatin-Sherwood Road	Group 1 1000 lbs/week
Tualatin Station Bar & Grill	18770 SW Boones Ferry Rd.	Group 1 1000 lbs/week
Wendy's	7663 SW NYBERG Rd	Group 1 1000 lbs/week
Bellagios Pizza	8835 SW Tualatin Sherwood Rd	Group 2 500 lbs/week
Bushwackers	8200 SW Tonka St	Group 2 500 lbs/week
Carls Jr	8703 SW Tualatin-Sherwood Road	Group 2 500 lbs/week
Chipotle	7003 SW Nyberg Rd	Group 2 500 lbs/week
Country Inn	18786 SW Boones Ferry Road	Group 2 500 lbs/week
Dave's Hot Chicken	7715 SW Nyberg St., Ste. D	Group 2 500 lbs/week
Deangelos Catering Inc	19000 SW MOBILE PL	Group 2 500 lbs/week
El Sol De Mexico	7028 SW Nyberg Road	Group 2 500 lbs/week
Firehouse Subs	7665 SW Nyberg St	Group 2 500 lbs/week
G Man Brewery	18799 SW Martinazzi Ave	Group 2 500 lbs/week
Jack In The Box	7700 SW NYBERG ST	Group 2 500 lbs/week
Jamba Juice	7137 SW Nyberg St	Group 2 500 lbs/week
Lucky Foods	11847 SW Itel St	Group 2 500 lbs/week
Mama's Teriyaki	19210 Sw Martinazzi Ave	Group 2 500 lbs/week

McDonald's	6800 Sw Nyberg St	Group 2 500 lbs/week
Pacific Nutritional Foods Inc	9960 SW Potano St	Group 2 500 lbs/week
Papa Murphy's	19407 SW Boones Ferry Rd	Group 2 500 lbs/week
Pizza Hut	8335 Southwest Tonka Street	Group 2 500 lbs/week
Schwan'S Home Service, Inc	20350 SW Avery Court	Group 2 500 lbs/week
Starbucks	19321 SW Martinazzi Ave	Group 2 500 lbs/week
Starbucks	8639 SW Tualatin-Sherwood Road	Group 2 500 lbs/week
Taco Bell	17873 Sw Mcewan Rd	Group 2 500 lbs/week
Taco Bell - Tualatin	19305 SW MARTINAZZI AVE	Group 2 500 lbs/week
Bridgeport Elementary School	5505 SW Borland Rd	Group 3 250 lbs/week
Cedar Crest Alzheimer'S Special Care	18325 SW Pacific Hwy	Group 3 250 lbs/week
Cold Stone Creamery	7656 SW NYBERG ST	Group 3 250 lbs/week
Community Christian School	7400 SW Sagert St	Group 3 250 lbs/week
Edward Byrom Elem School	21800 SW 91st Ave	Group 3 250 lbs/week
Farmington Square	17950 SW 115TH AVE	Group 3 250 lbs/week
Hazelbrook Middle School	11300 SW Hazelbrook Rd	Group 3 250 lbs/week
Horizon Christian Learning Ctr	23370 Sw Boones Ferry Rd	Group 3 250 lbs/week
Jersey Mike's Subs	7698 SW Nyberg St	Group 3 250 lbs/week
Mitch Sherwood Charter School	19550 SW 90th Court	Group 3 250 lbs/week
Peet's Coffee & Tea	7471 SW Bridgeport Rd	Group 3 250 lbs/week
Pieology-Pizzeria	7695 SW Nyberg St	Group 3 250 lbs/week
River Valley Landing	19200 SW 65th Ave	Group 3 250 lbs/week
Starbucks	7131 SW Nyberg St	Group 3 250 lbs/week
Stars Cabaret	17939 SW MCEWAN Rd	Group 3 250 lbs/week
Subway	19419 Sw Martinazzi Ave	Group 3 250 lbs/week
Three Mermaids Public House	18041 SW Lower Boones Ferry Rd	Group 3 250 lbs/week
Trazza	19870 SW 112th Ave	Group 3 250 lbs/week
Tualatin Elementary School	20405 SW 95th Ave	Group 3 250 lbs/week
Tualatin High School	22300 SW Boones Ferry Rd	Group 3 250 lbs/week
Room&Board	20850 SW 115th Ave	Group 4 Voluntary
Creatures Of Habit Espresso	19185 SW 90TH AVE	Group 4 Voluntary
Big Eddy Tap House	7642 SW Nyberg St	Group 4 Voluntary
Hartmann & Forbes Studio	20198 SW 112th Ave	Group 4 Voluntary
Donut Land	19350 SW Boones Ferry Rd	Group 4 Voluntary
Comfort Inn & Suites	7640 SW WARM SPRINGS ST	Group 4 Voluntary
Dutch Bros	8675 SW Old Tualatin-Sherwood Road	Group 4 Voluntary
Mashita Teriyaki No 3	18870 SW BOONES FERRY Rd	Group 4 Voluntary
La Barca Guerrero	8144 SW Seneca St	Group 4 Voluntary
El Ranchito Alegre	8349 SW TONKA Rd	Group 4 Voluntary
Aloha Grill	19267 SW Martinazzi Ave	Group 4 Voluntary
Tualatin Country Club	9145 SW Tualatin Rd	Group 4 Voluntary
La Isla Bonita Mexican Restaurant	7670 SW Nyberg St	Group 4 Voluntary
Mai Asia Restaurant	8489 SW Warm Springs St	Group 4 Voluntary

7 Eleven	6630 SW Nyberg St	Group 4 Voluntary
Sherwood School District - Support	20250 SW Cipole Court	Group 4 Voluntary
Tualatin Food Store	8101 SW NYBERG	Group 4 Voluntary
El Sol De Mexico	7028 SW Nyberg Rd	Group 4 Voluntary
Izumi Japanese Steakhouse	8125 SW NYBERG Rd	Group 4 Voluntary
Ancestry Brewing	20585 SW 115th Ave	Group 4 Voluntary
Rosie'S Kitchen	8145 SW Nyberg St	Group 4 Voluntary
Dream Dinners	7068 SW Nyberg St	Group 4 Voluntary
Big Town Hero - Tualatin	PO BOX 948	Group 4 Voluntary
Tualatin Island Greens And Grill	20400 SW Cipole Rd	Group 4 Voluntary
Vitanica 10340	10340 SW SPOKANE CT	Group 4 Voluntary
Brew Dr Kombucha	12241 SW Myslony St	Group 4 Voluntary
LAM Research	11361 SW Leveton Dr	Group 4 Voluntary
The Garden Corner Inc	21550 SW 108Th Ave	Group 4 Voluntary
Jo'S Bar & Grill	8503 SW Warm Springs St	Group 4 Voluntary
Juanita Pohl Senior Center	18880 SW Martinazzi Ave	Group 4 Voluntary
Veri Bowl Chinese	7995 SW Nyberg St	Group 4 Voluntary
Vitality Bowl Tualatin	7935 SW Nyberg St	Group 4 Voluntary

RESOLUTION NO. 5613-22

A RESOLUTION AUTHORIZING COMMERCIAL ORGANICS COLLECTION RATE ADJUSTMENTS.

WHEREAS, City of Tualatin has an exclusive franchise with Republic Services, as set forth in Ordinance No. 1318-11;

WHEREAS, the City Council adopted Ordinance No. 1420-19, pertaining to Metro's business food waste disposal requirement for the greater Portland area;

WHEREAS, Tualatin Municipal Code Chapter 9-8 was created, outlining the applicability and requirements of the Business Food Waste ordinance; and

WHEREAS, the City Council has considered the rate adjustment applicable to the collection of commercial organics from Republic Services and approves the rate adjustment.

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

Section 1. The service rates set forth in Schedule A, which is attached and incorporated into this resolution, are established and authorized for collection of commercial organics within the corporate limits of the City of Tualatin.

Section 2. This resolution is effective July 1, 2022.

INTRODUCED and ADOPTED by the City Council this 23 day of May, 2022.

CITY OF TUALATIN OREGON

BY _____
Mayor

ATTEST

BY _____
City Recorder

Schedule A

		Bundled Commercial Cart Options				
Container Size		x1 per Week	x2 per Week	x3 per Week	x4 per Week	x5 per Week
35 gallon w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container		\$26.42	\$52.84			
		\$33.75	\$74.84	\$22.00	\$29.33	\$36.66
		\$69.19	\$138.38	\$128.31	\$171.08	\$213.85
65 gallon w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container		\$35.61	\$71.22			
		\$42.94	\$93.22	\$22.00	\$29.33	\$36.66
		\$78.38	\$156.76	\$128.31	\$171.08	\$213.85
90 gallon w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container		\$43.64	\$87.28			
		\$50.97	\$109.28	\$22.00	\$29.33	\$36.66
		\$129.18	\$172.82	\$128.31	\$171.08	\$213.85
Table note: Bundled options available to all commercial service levels in Tualatin.						

		Bundled Front-Load Commercial Options					
Container Size		x1 per Week	x2 per Week	x3 per Week	x4 per Week	x5 per Week	x6 per Week
1 Cubic Yard w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container		\$113.25	\$216.38	\$316.76			
		\$120.58	\$231.04	\$22.00	\$29.33	\$36.66	
		\$156.02	\$231.04	\$128.31	\$171.08	\$213.85	
1.5 Cubic Yard w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container		\$143.57	\$281.65	\$411.84	\$536.21	\$657.03	
		\$150.90	\$296.31	\$433.84	\$565.54	\$693.69	
		\$186.34	\$296.31	\$540.15	\$707.29	\$870.88	
2 Cubic Yard w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container		\$189.54	\$368.11	\$537.23	\$697.61	\$856.15	\$1,027.92
		\$196.87	\$382.77	\$559.23	\$726.94	\$892.81	
		\$232.31	\$382.77	\$665.54	\$868.69	\$1,070.00	

3 Cubic Yard w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container	\$264.53	\$512.03	\$745.28	\$961.03	\$1,189.05	\$1,444.62
	\$271.86	\$526.69	\$767.28	\$990.36	\$1,225.71	
	\$307.30	\$526.69	\$873.59	\$1,132.11	\$1,402.90	
4 Cubic Yard w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container	\$335.51	\$649.33	\$960.99	\$1,255.10	\$1,539.77	\$1,847.57
	\$342.84	\$663.99	\$982.99	\$1,284.43	\$1,576.43	
	\$378.28	\$663.99	\$1,089.30	\$1,426.18	\$1,753.62	
5 Cubic Yard w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container	\$408.83	\$803.28	\$1,173.41	\$1,545.00	\$1,895.82	\$2,274.96
	\$416.16	\$817.94	\$1,195.41	\$1,574.33	\$1,932.48	
	\$451.60	\$817.94	\$1,301.72	\$1,716.08	\$2,109.67	
6 Cubic Yard w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container	\$473.13	\$929.20	\$1,377.97	\$1,788.83	\$2,244.51	\$2,655.37
	\$480.46	\$943.86	\$1,399.97	\$1,818.16	\$2,281.17	
	\$515.90	\$943.86	\$1,506.28	\$1,959.91	\$2,458.36	
8 Cubic Yard w/ 65 gal COM Organics Cart w/ 1 to 3 yd COM Organics Container	\$593.82	\$1,164.97	\$1,722.71	\$2,290.89	\$2,650.34	\$3,057.37
	\$601.15	\$1,179.63	\$1,744.71	\$2,320.22	\$2,687.00	
	\$636.59	\$1,179.63	\$1,851.02	\$2,461.97	\$2,864.19	

Table note: Bundled options available to all commercial service levels in Tualatin.



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Bill Steele, Chief of Police
DATE: May 23, 2022

SUBJECT:

Consideration of **Resolution 5615-22** Authorizing the City Manager to Execute an Intergovernmental Agreement with Washington County for the Provision of a Digital Forensics Investigator and Access to the Washington County Digital Forensics Laboratory

EXECUTIVE SUMMARY:

The Parties through a joint and cooperative effort developed a jointly operated Washington County Digital Forensics Laboratory ("WCDFL") program that focuses on helping police officers and prosecutors gather computer and digital evidence in criminal investigations and ultimately help the community obtain more timely justice, obtain evidence more quickly, and develop stronger cases.

Washington County is hiring a Digital Forensics Investigator to serve as a key staff member in the Digital Forensics Laboratory with expertise in examining and analyzing mobile devices, such as cell phones and tablets, and computers, including desktops and laptops. A Digital Forensics specialist will be an asset to investigations concerning a wide variety of offenses. The Digital Forensics Investigator will also be available to collect and preserve digital evidence from crime scenes and provide investigators across Washington County with expert knowledge and analysis.

FINANCIAL IMPLICATIONS:

The Police budget for Contract Services includes \$14,000 for the Digital Forensics Lab. This contract will be in force through June 30, 2026.

ATTACHMENTS:

- Resolution 5615-22
- Intergovernmental Agreement

RESOLUTION NO. 5615-22

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF TUALATIN AND WASHINGTON COUNTY FOR THE PROVISION OF A DIGITAL FORENSICS INVESTGATOR AND ACCESS TO THE WASHINGTON COUNTY DIGITAL FORENSICS LABORATORY

WHEREAS, ORS 190.110 et seq., authorizes the City to enter into Intergovernmental Agreements with other government entities; and

WHEREAS, the Parties through a joint and cooperative effort developed a jointly operated Washington County Digital Forensics Laboratory ("WCDFL") program that focuses on helping police officers and prosecutors gather computer and digital evidence in criminal investigations and ultimately help the community obtain more timely justice, obtain evidence more quickly and develop stronger cases; and

WHEREAS, the Parties will provide significant assistance in investigations of crimes against vulnerable victims and crimes that threaten community safety; AND

WHEREAS, Washington County will seek for a Digital Forensics Investigator ("DFI") to serve as a key staff member in the WCDFL with expertise in examining and analyzing mobile devices, such as cell phones and tablets, and computers, including desktops and laptops. The DFI will also be available to collect and preserve digital evidence from crime scenes and provide investigators across Washington County with expert knowledge and analysis.

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

Section 1. The City Manager is authorized to execute an Intergovernmental Agreement between the City of Tualatin and Washington County for provision of a Digital Forensics Investigator and access to the Washington County Digital Forensics Laboratory.

Section 2. This resolution is effective upon adoption.

ADOPTED by the City Council this 23rd day of MAY, 2022.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder

INTERGOVERNMENTAL AGREEMENT

This Agreement ("Agreement") is made by and between Washington County, a political subdivision of the State of Oregon ("County"), acting through the Washington County Sheriff's Office ("WCSO"), the Washington County District Attorney's Office ("WCDA"), and Washington County Community Corrections ("WCCC"); the City of Beaverton, acting through its Beaverton Police Department; City of Forest Grove, acting through its Forest Grove Police Department; City of Hillsboro, acting through its Hillsboro Police Department; City of King City, acting through its King City Police Department; City of Sherwood, acting through its Sherwood Police Department; City of Tigard, acting through its Tigard Police Department, and City of Tualatin, acting through its Tualatin Police Department, collectively the "Parties".

RECITALS

WHEREAS, the Parties through a joint and cooperative effort developed a jointly operated Washington County Digital Forensics Laboratory ("WCDFL") program that focuses on helping police officers and prosecutors gather computer and digital evidence in criminal investigations and ultimately help the community obtain more timely justice, obtain evidence more quickly and develop stronger cases;

WHEREAS, the Parties will provide significant assistance in investigations of crimes against vulnerable victims and crimes that threaten community safety, including child abuse, elder abuse, financial fraud and identity theft, domestic violence, home burglaries, and sexual assault cases;

WHEREAS, the WCDA and WCSO seek for a Digital Forensics Investigator ("DFI") to serve as a key staff member in the WCDFL with expertise in examining and analyzing mobile devices, such as cell phones and tablets, and computers, including desktops and laptops. Those specialists will be an asset to investigations concerning a wide variety of offenses. The DFI will also be available to collect and preserve digital evidence from crime scenes and provide investigators across Washington County with expert knowledge and analysis; and

WHEREAS, ORS 190.010 authorizes the parties to enter into this Agreement for the performance of any or all functions and activities that a party to the Agreement has authority to perform.

Therefore, the Parties agree, as follows:

TERMS AND CONDITIONS

1. START AND END DATES.

The **effective date** of this Agreement is as of July 1, 2021 or at the date of execution by a party. This Agreement shall continue until June 30, 2026. The Agreement may be terminated earlier or may be extended, as provided in this Agreement.

2. AGREEMENT DOCUMENTS.

This Agreement consists of these Terms and Conditions and the documents (“Exhibits”) listed below in descending order of precedence. A conflict in these documents shall be resolved in the priority listed below with these Terms and Conditions taking precedence. The Exhibits to this contract are:

- **Exhibit A:** Scope of Work
- **Exhibit B:** Funding & Finance Details

3. RESPONSIBILITIES OF THE PARTIES.

3.1 The County shall provide a 1.0 FTE Digital Forensics Investigator ("DFI").

3.2 Subject to the limitation in Exhibit B for Subscribers, Subscribers agree to pay a subscription price based on a pro-rata share by a population of the cost of a Digital Forensic Investigator (DFI), within net 30 days of receipt of the invoice from WCDA for each year of the Agreement as set forth in Exhibit B. Subscribers must provide six (6) months advanced notice prior to becoming a non-subscribing user of DFL services. If non-subscriber status is declared in writing to the contract administrator within 10 days of execution of this agreement, the six (6) month advanced notice under this section is waived. A non-subscribing user of DFL services may become a subscriber without advanced notice and will be billed by WCDA for a prorated amount of the subscription price for the remainder of the year.

3.3 Subscribers and non-subscribers agree to pay for WCDFL services at the rates specified in Exhibit B.

3.4 Washington County Sheriff's office will be responsible for the annual subscription price for their contract cities.

3.5 Washington County Community Corrections will pay a subscription price based on the percentage of devices submitted to the DFI. The amount will be reviewed annually and adjusted based on use.

3.6 If insufficient subscription funds are available for the cost and benefits of the DFI, the remaining shortage shall be applied from the WCDA's Budget. If the budget shortage is 50% or greater of the cost of 1.0 FTE DFI, WCDA reserves the right to terminate this Agreement and/or reduce services. Jurisdictions not utilizing the subscription can use the DFL services on a fee basis. Fees collected may be used to help cover any shortages.

4. COMPLIANCE WITH APPLICABLE LAWS.

Each party shall comply with all applicable federal, state, and local laws; and rules and regulations on non-discrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, or handicap. In addition, each party agrees to comply with all local, state, and federal ordinances, statutes, laws, and regulations that are applicable to the services provided under this Agreement.

5. RECITALS.

The recitals above are incorporated herein as if fully set forth.

6. INDEPENDENT CONTRACTOR.

Each party is an independent contractor with regard to each other party and agrees that the performing party has no control over the work or the manner in which any work under this Agreement is performed. The DFI is not an agent or employee of any non-county party. No party is an agent or employee of any other. Nothing herein is intended, nor shall it be construed, to create between the parties any relationship of principal and agent, partnership, joint venture or any similar relationship, and each party hereby specifically disclaims any such relationship.

7. TERMINATION.

7.1. Termination for convenience. Subject to any limitations in Exhibit B regarding repayment of funds, this Agreement may be terminated, with or without cause and at any time, by a party by providing 180 days' written notice of intent to the other party.

7.2. Termination for cause. Any party may terminate this Agreement, in whole or in part, immediately upon notice, or at such later date as may be established in such a notice, to the remaining parties upon the occurrence of the following events: One party commits any material breach or default of any covenant, warranty, obligation, certification or agreement under this Agreement, fails to perform the work or services under this Agreement within the time specified herein or any extension thereof, or so fails to pursue the work or services as to endanger the performance under this Agreement in accordance with its terms. Each party agrees to comply with all local, state and federal ordinances, statutes, laws and regulations that are applicable to the services provided under this Agreement.

8. CHANGES.

Modifications to this Agreement are valid only if made in writing and signed by all parties.

9. INDEMNIFICATION. Subject to the limitations of liability for public bodies set forth in the Oregon Tort Claims Act, ORS 30.260 to 30.300, and the Oregon Constitution, each party agrees to hold harmless, defend, and indemnify each other, including its officers, agents, and employees, against all claims, demands, actions and suits (including all attorney fees and costs) arising from the indemnitor's performance of this Agreement where the loss or claim is attributable to the negligent acts or omissions of that party. The WCDA includes its Board of Commissioners, the individual members thereof, and its officers, agents, employees, volunteers, and representatives. All non-county Parties include their respective City Councils, the individual members thereof, and their officers, agents, and employees, volunteers, and representatives.

9.1. COVID-19 Liability. Each party understands the hazards of COVID-19 and is familiar with the Centers for Disease Control Prevention ("CDC") guidelines; and federal, state, and local orders regarding COVID-19. Each party acknowledges that it understands the circumstances regarding COVID-19 and will take all necessary reasonable precautions as provided by the CDC and federal, state, and local governments.

10. ACTION, SUITS OR CLAIMS. Each party shall give the other immediate written notice of any action or suit filed or any claim made against that party that may result in claims or litigation in any way related to this Agreement.

11. INSURANCE. Each party agrees to maintain insurance levels or self-insurance in accordance with ORS 30.282, for the duration of this Agreement at levels necessary to protect against public body liability as specified in ORS 30.269 to 30.274.

12. NO THIRD-PARTY BENEFICIARIES. Except as set forth herein, this Agreement is between the parties and creates no third-party beneficiaries. Nothing in this Agreement gives or shall be construed to give or provide any benefit, direct, indirect or otherwise to third parties unless such third parties are expressly described as intended to be beneficiaries of its terms.

13. REMEDIES, NON-WAIVER. The remedies provided under this Agreement shall not be exclusive. The parties shall also be entitled to any other equitable and legal remedies that are available. No waiver, consent, modification or change of terms of this Agreement shall bind the parties unless in writing and signed by all parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. The failure of a party to enforce any provision of this Agreement shall not constitute a waiver by a party of that or any other provision.

14. OREGON LAW, DISPUTE RESOLUTION AND FORUM. This Agreement shall be construed according to the laws of the State of Oregon. The parties shall negotiate in good faith to resolve any dispute arising out of this Agreement. If the parties are unable to resolve any dispute within fourteen (14) calendar days, the parties are free to pursue any legal remedies that may be available. Any litigation between the parties arising under this Agreement or out of work performed under this Agreement shall occur, if in the state courts, in the Washington County Circuit Court, and if in the federal courts, in the United States District Court for the District of Oregon located in Portland, Oregon.

15. ASSIGNMENT. No party shall assign its rights or obligations under this Agreement, in whole or in part, without the prior written approval of the other party or parties.

16. SEVERABILITY/SURVIVAL OF TERMS. If any provision of this Agreement is found to be illegal or unenforceable, this Agreement nevertheless shall remain in full force and effect and the provision shall be stricken. All provisions concerning indemnity survive the termination of this Agreement for any cause.

17. FORCE MAJEURE. In addition to the specific provisions of this Agreement, the performance by any Party shall not be in default where delay or default is due to war, insurrection, strikes, walkouts, riots, floods, drought, earthquakes, fires, casualties, acts of God, governmental restrictions imposed or mandated by governmental entities other than the parties, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulation, litigation or similar bases for excused performance that are not within the reasonable control to the Party to be excused.

18. INTERPRETATION OF AGREEMENT. This Agreement shall not be construed for or against any party by reason of the authorship or alleged authorship of any

provision. The Section headings contained in this Agreement are for ease of reference only and shall not be used in construing or interpreting this Agreement.

19. INTEGRATION. This document constitutes the entire agreement between the parties on the subject matter hereof and supersedes all prior or contemporaneous written or oral understandings, representations or communications of every kind on the subject.

20. OTHER NECESSARY ACTS. The Parties shall execute and deliver to each other any and all further instruments and documents as may be reasonably necessary to carry out this Agreement.

21. NOTICE. Except as otherwise expressly provided in this Agreement, any communications between the parties hereto or notices to be given hereunder shall be given in writing by personal delivery, electronic mailing, or mailing with postage prepaid to WCDA, the WCSO, the WCCC or the Subscribers and Non-Subscriber Jurisdictions at the address set forth below. Any communication or notice so addressed and mailed shall be deemed to be given five (5) days after mailing. Any communication or notice by personal delivery shall be deemed to be given when actually delivered.

For the Beaverton Police Department

Contract Administrator Name, Title: Ronda Groshong, Chief of Police
Address, District, State, and ZIP Code: 6125 SW Hall Blvd., Beaverton, OR 97008
Telephone: 503-526-2261
Email: rgroshong@beavertonoregon.gov

For the Forest Grove Police Department

Contract Administrator Name, Title: Henry Reimann, Chief of Police
Address, District, State, and ZIP Code: 2102 Pacific Ave, Forest Grove, OR 97116
Telephone: (503)992-3213
Email: hreimann@forestgrove-or.gov

For the Hillsboro Police Department

Contract Administrator Name, Title: Jim Coleman, Chief of Police
Address, District, State, and ZIP Code: 250 SE 10th Ave, Hillsboro, OR 97123
Telephone: (503) 681-6190
Email: Jim.Coleman@hillsboro-oregon.gov

For the King City Police Department

Contract Administrator Name, Title: Ernest Happala, Chief of Police
Address, District, State, and ZIP Code: 15300 SW 116th Ave, King City, OR 97224
Telephone: 503-620-8851
Email: ehappala@ci.king-city.or.us

For the Sherwood Police Department

Contract Administrator Name, Title: Ty Hanlon, Chief of Police
Address, District, State, and ZIP Code: 20495 SW Borchers Dr, Sherwood, OR 97140
Telephone: (503) 625-5523
Email: hanlont@SherwoodOregon.gov

For the Tigard Police Department

Contract Administrator Name, Title: Kathy McAlpine, Chief of Police
Address, District, State, and ZIP Code: 13125 SW Hall Blvd, Tigard, OR 97223
Telephone: (503) 718-2570
Email: kathy.mcalpine@tigard-or.gov

For the Tualatin Police Department

Contract Administrator Name, Title: Bill Steele, Chief of Police
Address, District, State, and ZIP Code: 8650 SW Tualatin Rd, Tualatin, OR 97062
Telephone: (503) 691-4800
Email: bsteele@tualatin.gov

For the Washington County District Attorney's Office

Contract Administrator Name, Title: Jessica King, Administrative Manager
Address, District, State, and ZIP Code: 150 N First Ave MS 40, Hillsboro, OR 97124
Telephone: 503-846-3423
Email: Jessica_king@co.washington.or.us

For the Washington County Sheriff's Office

Contract Administrator Name, Title: John Styer, Administrative Manager
Address, District, State and ZIP Code: 215 SW Adams Ave MS 32, Hillsboro, OR 97224
Telephone: 503-846-2530
Email: john_styer@co.washington.or.us

For the Washington County Community Corrections Office

Contract Administrator Name, Title: Timothy Ellsworth, Administrative Manager
Address, District, State and ZIP Code: 150 N First Ave MS 46, Hillsboro, OR 97124
Telephone: 503-846-3456
Email: timothy_ellsworth@co.washington.or.us

23. **COUNTERPARTS.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This writing is intended both as the final expression of the Agreement between the parties with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement. All of the aforementioned is hereby agreed upon by the parties and executed by the duly authorized representatives of the parties signing on the next page.

WHEREAS, all the aforementioned is hereby agreed upon by the parties and executed by the duly authorized signatures below.

CITY OF BEAVERTON

Authorized Signature

Date:

Lacey Beaty
Title: Mayor
Address: P.O. Box 4755, Beaverton, OR 97076

Approved as to legal sufficiency: _____

CITY OF FOREST GROVE

Authorized Signature

Jesse VanderZanden
Title: City Manager
Address: 1924 Council St., Forest Grove, OR 97116

CITY OF HILLSBORO

Date:

Authorized Signature

Robby Hammond
Title: City Manager
Address: 150 E Main St. Hillsboro, OR. 97123

CITY OF KING CITY

Date:

Authorized Signature

Ernest Happala
Title: Chief of Police
Address: 15300 SW 116th Avenue, King City, Oregon 97224

CITY OF SHERWOOD

Date:

Authorized Signature

Keith Campbell

Title: City Manager

Address: 22560 SW Pine St. Sherwood, OR
97140

CITY OF TIGARD

Date:

Authorized Signature

Kathy McAlpine

Title: Chief of Police

Address: 13125 SW Hall Boulevard, Tigard, OR 97223

CITY OF TUALATIN

Date:

Authorized Signature

Sherilyn Lombos

Title City Manager

Address: 18880 SW Martinazzi Ave, Tualatin, OR 97062

WASHINGTON COUNTY

Date:

Authorized Signature

Erin Calvert

Title: Assistant County Administrator

Address: 155 N First Avenue, Hillsboro, Suite 300, Oregon
97124

EXHIBIT A (SCOPE OF WORK)

The scope of work includes all digital forensics services available through the Washington County Digital Forensics Laboratory including digital device examination, forensic extraction of data, review of extracted data, forensic report generation, consultation regarding digital evidence handling and preservation, after-hours digital forensics services, and digital forensics field service.

EXHIBIT B (FUNDING/FINANCE DETAILS)

Subscription Basis

Subscribers will receive all services outlined in exhibit A on an unlimited basis. Funding calculation is based on a pro-rata share by population of the cost of a Digital Forensic Investigator (DFI).

- Population per the Portland State University Certified Estimate as of July 1 posted on December 15
- DFI costs per Washington County pay plan, top of the range
- Cost will increase each July 1 by the cost of living adjustment (COLA) approved by the County each June.
- Position costing estimates may be based on the Consumer Price Index – West Region (CPI-W) annual average posted by January 15
- Upcoming fiscal year (July - June) amounts will be known by January 31

Payment to be made annually by July 31 to Washington County District Attorney's Office (WCDA).

- WCDA will send invoices annually on July 10 or within 10 working days of the effective date of the Intergovernmental Agreement (IGA) for the fiscal year beginning on July 1 of the year the invoice is sent.
- Payment for the 2021-2022 fiscal year shall be due within 30 days of the final ratification of this Agreement by the parties.
- Failure to make payment within the timelines specified in this section by a Subscriber may result in that Subscriber converting to a Fee Basis jurisdiction at the discretion of WCDA, and any work for that entity will be billed at the rates specified for Fee Basis jurisdictions.
- The WCDA has sole discretion regarding acceptance of late payments and may accept payment at a later date.
- If a Subscriber is converted to a Fee Basis jurisdiction it will lose unlimited access to services.

In-County Fee Basis

Non-Subscriber Jurisdictions are able to use the DFL services on a fee basis.

- \$150 per hour for machine time (no human interaction required)

- \$250 per hour for examiner & machine time (any examiner interaction)
- Fees will be charged in 15-minute increments

Non-Subscriber Jurisdictions will be able to use after hour services under the following terms.

- Any services involving travel time will include that time in the billable hours;
- After-hours services may be provided at the discretion of the WCDA for Major incidents including, Homicide, Measure 11 crimes, Officer-involved shootings or other cases authorized by the WCDA.
- Priority processing may be provided at the sole discretion of WCDA

Funding calculation is based on the cost of the machine and software licensing as well as the personnel costs as described in the subscription section.

- The cost will increase each July 1 by the annual cost of living adjustment (COLA) approved by the County each June.
- For estimating position costing the COLA will be based on the Consumer Price Index – West Region (CPI-W) annual average posted by January 15

Payment to be made within 30 days of invoice date to WCDA.

- WCDA will send invoices monthly within 10 working days of month-end.
- The WCDA has sole discretion regarding acceptance of late payments and may accept payment at a later date.

Out-of-County Work

At the discretion of the WCDA, the DFL services may be provided to outside county work on a case-by-case basis. The fee for that work may be waived at the discretion of the WCDA, but will otherwise be billed at the same rate and subject to the same terms as the In-County Fee Basis outlined in this exhibit.

County Agency Payment Terms

WCSO will pay the annual subscription price for their contract cities to WCDA's office.

WCCC will pay the WCDA's Office at a rate based on the yearly average number of devices submitted to the DFL. WCDA's Office will review and adjust the amount annually based on use.



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, Principal Transportation Engineer
DATE: May 23, 2022

SUBJECT:

Consideration of **Resolution No. 5616-22** Awarding the Contract for Construction of the 95th Avenue, Avery Street, and 93rd Avenue Project, Part of the Tualatin Moving Forward Program

RECOMMENDATION:

Staff recommends that Council approve the resolution awarding and allowing the City Manager to execute a contract with Brown Contracting Inc. to construct the 95th Avenue, Avery Street, and 93rd Avenue Project in the amount of \$514,032.

EXECUTIVE SUMMARY:

The contract will build the 95th Avenue, Avery Street, and 93rd Avenue Project – which includes installation of sidewalk, curb and gutter, curb ramps, striping a center turn lane on Avery Street at 95th Avenue, traffic signal modifications, school speed zone modifications, striping a bike lane and parking lane along 95th Ave, new sidewalk and stormwater treatment planters along 93rd Ave, and other improvements to help students getting to and from Tualatin Elementary School.

The construction contract was advertised in the Daily Journal of Commerce on April 22, 2022. Three bids were received before the bid period closed on May 12, 2022. Brown Construction Inc. submitted the lowest responsible bid for the project in the amount of \$514,032.

OUTCOMES OF DECISION:

Adopting the resolution and authorizing contract execution would allow construction of this project to proceed.

FINANCIAL IMPLICATIONS:

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

ATTACHMENTS:

Resolution No. 5616-22 Awarding Contract

RESOLUTION NO. 5616-22

A RESOLUTION AWARDING THE CONTRACT FOR CONSTRUCTION OF THE 95TH AVENUE, AVERY STREET, AND 93RD AVENUE PROJECT, PART OF THE TUALATIN MOVING FORWARD PROGRAM

WHEREAS, on April 22, 2022, the project was posted in the *Daily Journal of Commerce* and requested for proposals as part of the Tualatin Moving Forward program;

WHEREAS, three (3) bids were received prior to the close of the bid period on May 12th, 2022;

WHEREAS, Brown Contracting Inc. submitted the lowest responsible bid for the project in the amount of \$514,032; and

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

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

Section 1. The contract is awarded to Brown Contracting Inc.

Section 2. The City Manager is authorized to execute a contract with Brown Contracting Inc. in the amount of \$514,032.

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.

Section 4. This resolution is effective upon adoption.

Adopted by the City Council this 23rd day of May, 2022.

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: Nic Westendorf, Deputy Public Works Director
DATE: May 23, 2022

SUBJECT:

Consideration of Resolution 5618-22 Awarding the Bid for the Construction of the 2022 Pavement Maintenance Program.

RECOMMENDATION:

Staff recommends Council approve the resolution to allow the City Manager to execute a contract with Knife River to construct the 2022 Pavement Maintenance Program in the amount of \$1,540,000.

EXECUTIVE SUMMARY:

The project will overlay a large portion of 124th Ave from 99W to just south of Herman Rd., shown in Attachment A.

The project was advertised in the Daily Journal of Commerce on April 25 and May 2, 2022. The City received 2 bids prior to the close of the bid period on May 10, 2022. Knife River was the lowest qualifying bidder for the project for \$1,540,000.

The City consulted with Otak Engineering for design of the project. Otak also reviewed the bids and issued a recommendation to award the project to \$1,540,000. That Bid Award Recommendation is also attached.

OUTCOMES OF DECISION:

Adopting Resolution 5618-22 will allow the City to proceed with the 2022 Pavement Maintenance Program as described in the Executive Summary section above and shown on the attached project map.

ALTERNATIVES TO RECOMMENDATION:

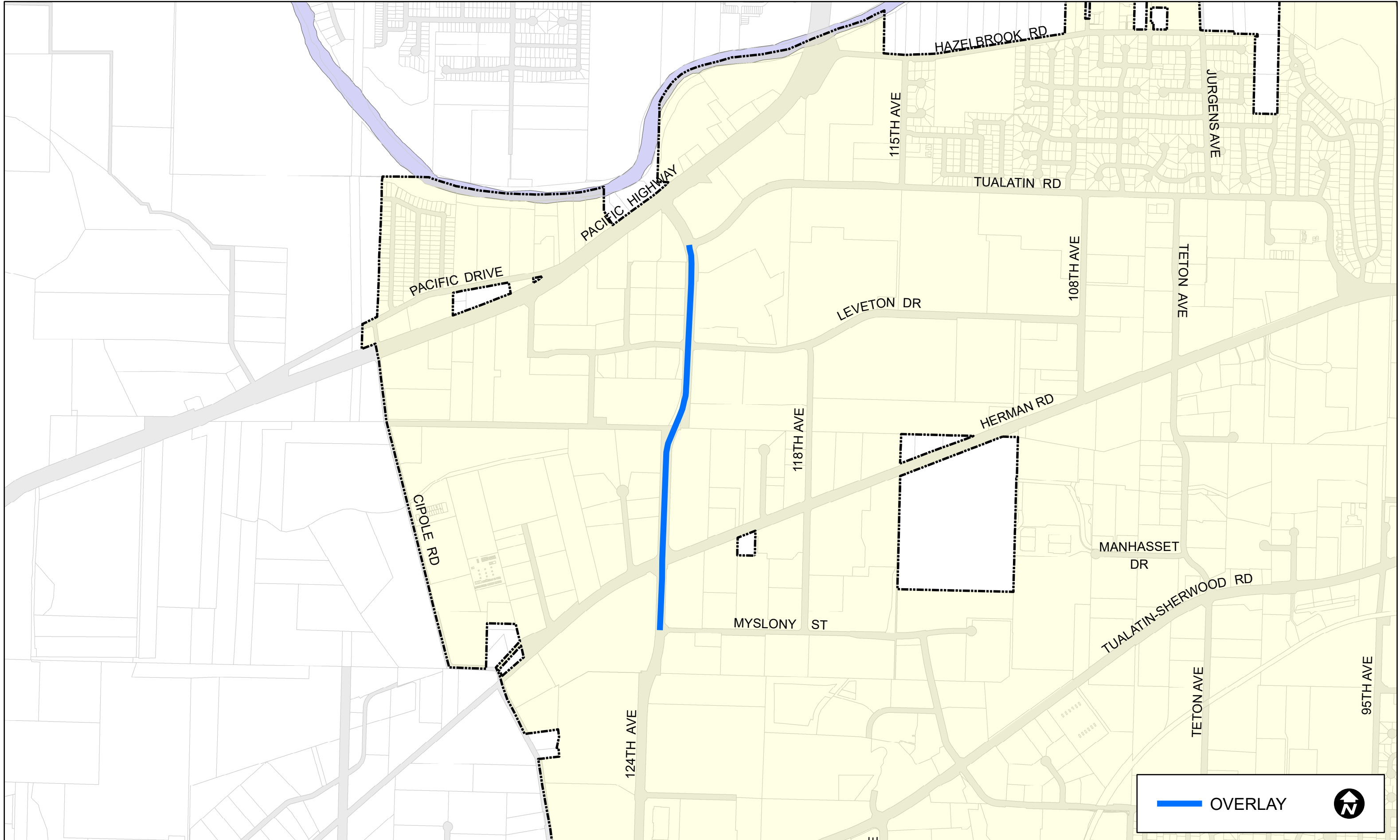
The City Council could choose not to adopt Resolution 5618-22 and not proceed with this year's 2022 Pavement Maintenance Program. This is not recommended.

FINANCIAL IMPLICATIONS:

Funds for this project are budgeted in Road Utility Fund.

ATTACHMENTS:

- Attachment A – Project Map
- Attachment B – Bid Award Recommendation from OTAK
- Resolution 5618-22





May 11, 2022

Bert Olheiser
City of Tualatin
10699 SW Herman Road
Tualatin, Oregon 97062

**Re: City of Tualatin 2022 Pavement Maintenance Program Bid Award Recommendation
– Otak Project No. 20355.000**

Bert:

Bids from 2 contractors were opened on May 10, 2022 at 2:00 PM for the 2022 Pavement Maintenance Program. Upon review of the bid packages after opening, both bidder's packages were deemed to be complete bid submittals.

The Engineer's Estimate was \$1,515,280.11 (Schedule A). The lowest qualifying bid was \$1,540,000.00 (Schedule A) submitted by Knife River. Knife River submitted a complete bid package, including Application and signatures, Bid Bond Guarantee, Resident Bidder Certification, First-Tier Subcontractors Disclosure, and Non-collusion Affidavit. They also formally acknowledged Bid Addendum No. 1 issued for the project.

The two bids were reportedly within budget amounts for the project. The bids were fairly uniform, and the Engineer's Estimate was within 10.2% of both of the submitted bids.

I recommend award of the project to Knife River.

Sincerely,
Otak Inc

A handwritten signature in blue ink, appearing to read "Brad Swearingen".

Brad Swearingen, PE

RESOLUTION NO. 5618-22

RESOLUTION AWARDING THE BID FOR THE CONSTRUCTION OF THE 2022 PAVEMENT MAINTENANCE PROGRAM.

WHEREAS, the Notice of Construction of the 2022 Pavement Maintenance Program was published in the *Daily Journal of Commerce* on April 25 and May 2, 2022;

WHEREAS, 2 proposals were received and publically opened and read on May 10, 2022;

WHEREAS, the procurement complies with the City's public contracting requirements; and

WHEREAS, funds are available for this project in the FY 2022/2023 Road Utility Fund;

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

Section 1. Knife River was the successful responsible low bidder and is hereby awarded a contract to construct the 2022 Pavement Maintenance Program.

Section 2. The City Manager is authorized to execute a contract with Knife River in the amount of \$1,540,000.

Section 3. The City Manager or designee is authorized to execute Change Orders totaling up to 10% of the original contract price.

Section 4. This resolution is effective upon adoption.

Adopted by the City Council this 23th day of May, 2022.

CITY OF TUALATIN OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST

BY _____
City Attorney

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: Nic Westendorf, Deputy Public Works Director
DATE: May 23, 2022

SUBJECT:

Consideration of Resolution 5619-22 Awarding the Bid for the 2022 Slurry Seal Program.

RECOMMENDATION:

Staff recommends Council approve a resolution to allow the City Manager to execute a contract with Pave Northwest, Inc. to complete the 2022 Slurry Seal Program in the amount of \$152,266.

EXECUTIVE SUMMARY:

The project will slurry seal portions of various residential streets shown in the attached project map (Attachment A) and list of project roads (Attachment B) along with the parking lot at Tualatin City Services located at 10699 SW Herman Rd (Attachment C).

The project was advertised in the Daily Journal of Commerce on March 28 and April 1, 2022. The City received 4 bids prior to the close of the bid period on April 8, 2022. Pave Northwest, Inc. was the lowest qualifying bidder for the project at \$152,266.

OUTCOMES OF DECISION:

Adopting Resolution 5619-22 will allow the City to proceed with the 2022 Pavement Maintenance Program as described in the Executive Summary section above and shown on the attached project map.

ALTERNATIVES TO RECOMMENDATION:

The City Council could choose not to adopt Resolution 5619-22 and not proceed with this year's 2022 Pavement Maintenance Program. This is not recommended as deferred maintenance increases long term costs.

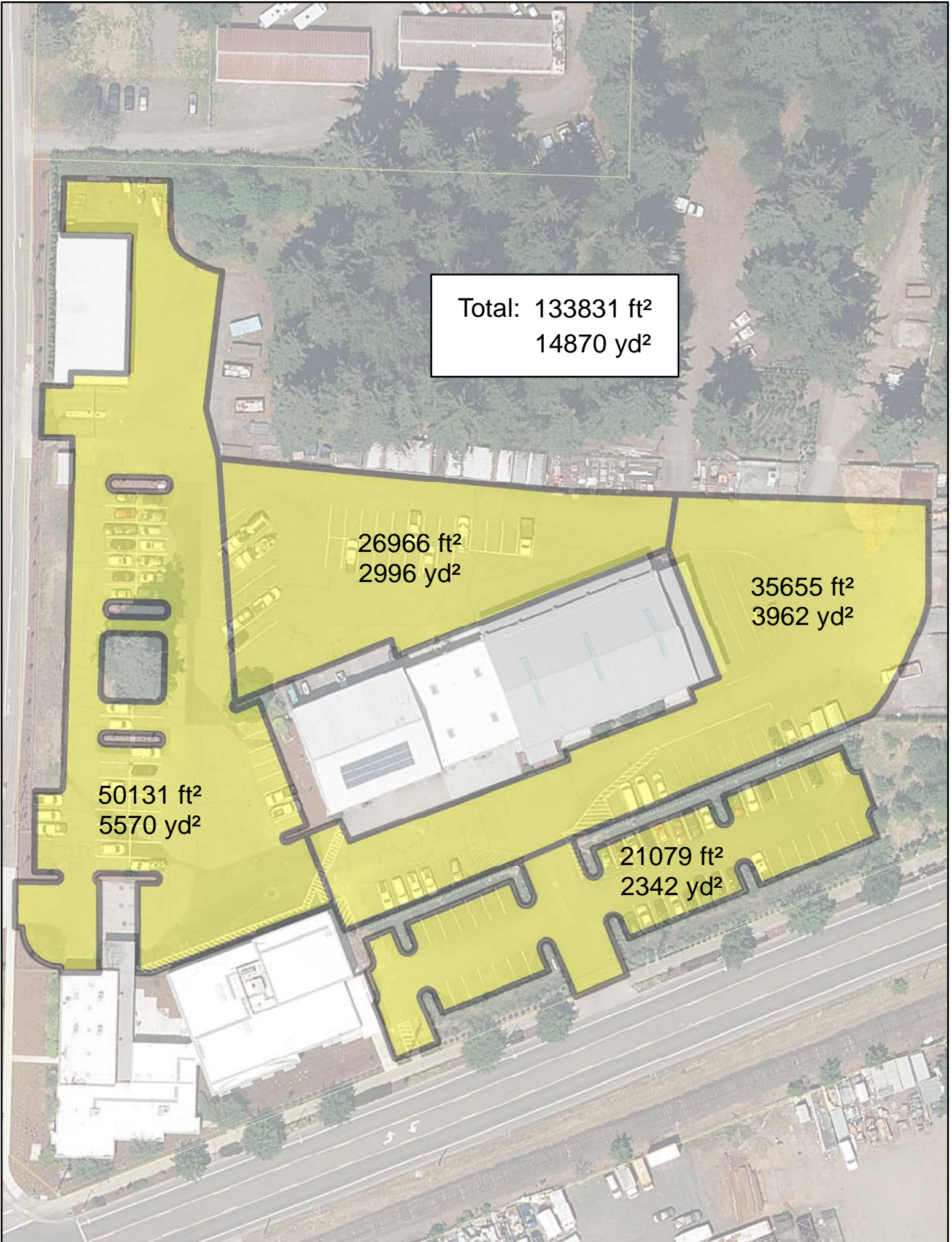
FINANCIAL IMPLICATIONS:

Funds for the residential streets portions of the project are budgeted in the Road Utility Fund. The Tualatin City Services portion of the project is funded in the Tualatin City Services Building Fund.

ATTACHMENTS:

- Attachment A - Project Map
- Attachment B - List of Streets receiving treatment
- Attachment C - Tualatin Service Center map
- Resolution 5619-22

ATTACHMENT C



Total: 133831 ft²
14870 yd²

26966 ft²
2996 yd²

35655 ft²
3962 yd²

50131 ft²
5570 yd²

21079 ft²
2342 yd²

RESOLUTION NO. 5619-22

RESOLUTION AWARDING THE BID FOR THE 2022 SLURRY SEAL PROGRAM.

WHEREAS, the Notice of Construction of the 2022 Slurry Seal Program was published in the *Daily Journal of Commerce* on March 28 and April 1, 2022;

WHEREAS, 4 proposals were received on April 8, 2022;

WHEREAS, the procurement complies with the City's public contracting requirements; and

WHEREAS, funds are available for this project in the FY 2022/2023 Road Utility Fund and Tualatin City Services Building Fund;

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

Section 1. Pave Northwest, Inc. was the successful responsible low bidder and is hereby awarded a contract for the 2022 Slurry Seal Program.

Section 2. The City Manager is authorized to execute a contract with Pave Northwest Inc. in the amount of \$152,266.

Section 3. The City Manager or designee is authorized to execute Change Orders totaling up to 10% of the original contract price.

Section 4. This resolution is effective upon adoption.

Adopted by the City Council this 23th day of May, 2022.

CITY OF TUALATIN OREGON

BY _____
Mayor

APPROVED AS TO FORM

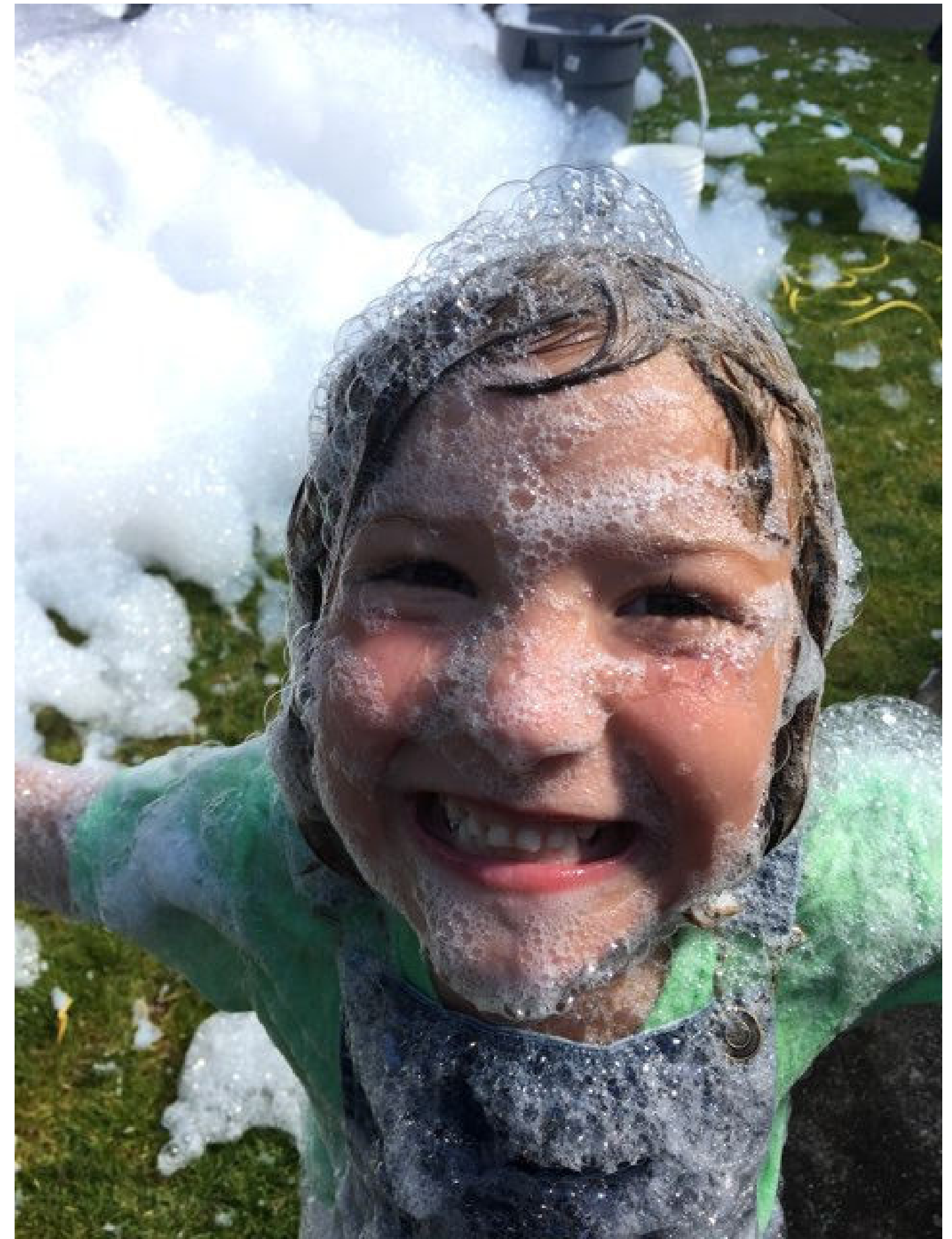
ATTEST

BY _____
City Attorney

BY _____
City Recorder

CITY OF TUALATIN

**Summer Programs Preview
2022**



Blender Dash

- **Saturday, June 4th**
- Fun run for kids ages 5-15 featuring color, mud, foam, obstacles, and zombies!





Library

Spring Successes

- Library cards to all TTSD students
- In-person programs resumed at the library
- Over 1000 visits to the Makerspace in its first 6 months

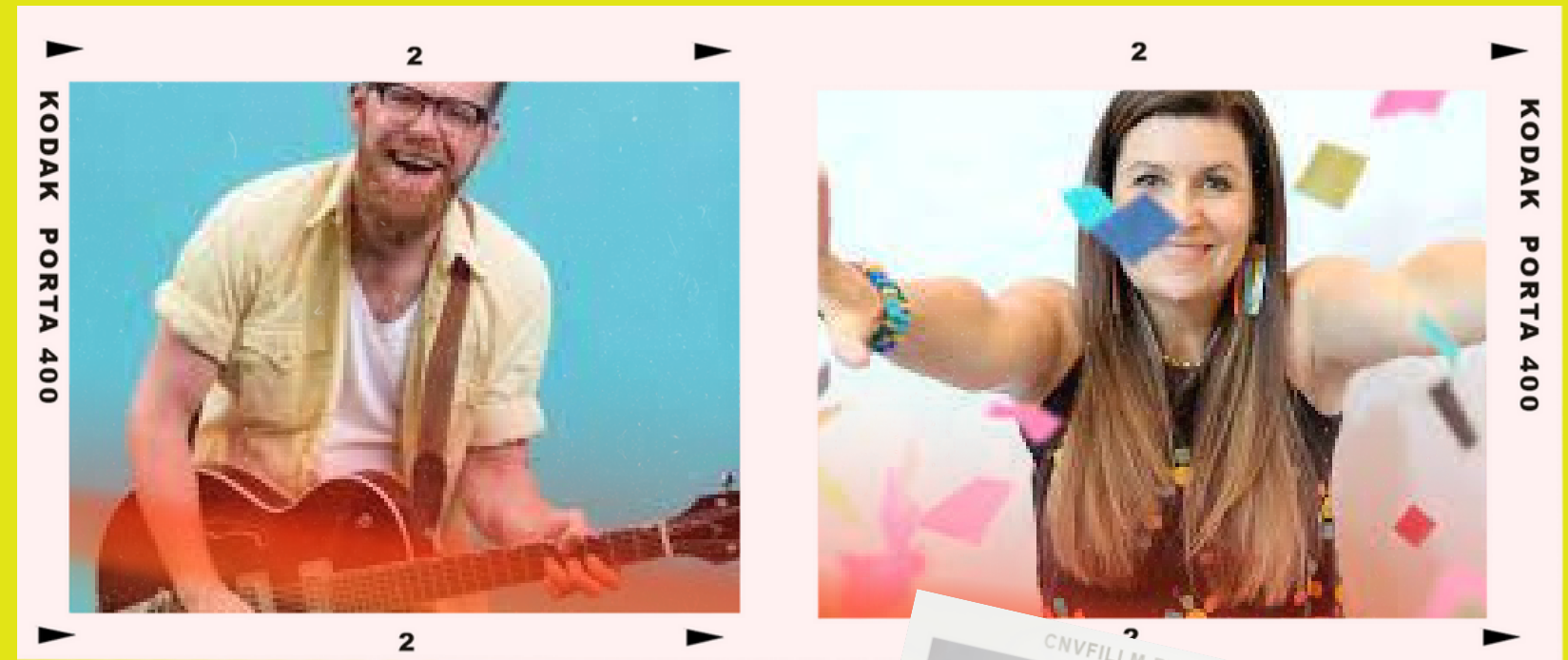
Summer Reading

- Kickoff on June 5
- Return to sticker chart reading logs
- Kids and teens get free books at signup and for each log completed
- Summer Tween Volunteers - new opportunity for our younger fans

Library

Summer 2022

- Storytimes travel to Ibach, Jurgens and Atfalati Parks
- July Jams featuring kids' musicians every Sunday
- Science on the Plaza every Wednesday July - mid August
- Friday Craft n Snack
- Collaborating with TTSD for Free Summer lunch
- Classical music series returns in August



Summer

Camp

- 8 weeks of camp
- Grades 1-12
- 670 kids enrolled
- Teen Adventure Camp





CONCERTS IN THE PARKS

- **Friday Concerts, 6:00pm**
 - July 8 // Conjunto Alegre // Atfalati Park
 - July 22 // CJ Mickens // Lake of the Commons
 - August 5 // Radical Revolution // Community Park
 - August 19 // Petty Fever // Community Park
- **Lunchtime Concerts // Wednesdays 12-1 pm
// Lake of the Commons**
 - July 13 // Hit Machine Unplugged
 - August 10 // Cal Scott





iViva Tualatin!

Saturday, July 9 // Noon-7pm // Atfalati Park

Performances by:

- Angel Ocasio
- Ballet Folklórico
- Danza Azteca
- Paradise of Samoa
- White Lotus Dragon & Lion Dance



**food // crafts // face painting //
liquid chalk // art piñatas**

Volunteer Services

Summer 2022

- 200 Community Event volunteers supporting Blender Dash and iViva Tualatin!
- 125 Summer Teens and Tweens in the Library Summer Teen Program and TEAM Tualatin
- 75 DIY Volunteers in parks, trails, and greenspaces picking up litter and removing invasive plants



Juanita Pohl Center

Summer Programs for Active Older Adults

- Day Trips, Hikes, Earthwise Crew
- Enrichment Classes
- Health & Fitness Programs



Tualatin Police Department

GREAT Camp

- 6th grade
 - June 27-July 1
- Middle School
 - 3 sessions in July and August



Recreation Partners

- Tualatin Historical Society
- Willowbrook Arts Camp
- Skyhawks Sports Camp
- Skate Like a Girl
- Alder Creek Kayak and Canoe
- Tualatin City Youth Sports Leagues



Thank
you!

