



TUALATIN CITY COUNCIL

OFFICIAL WORK SESSION MEETING MINUTES

FOR AUGUST 25, 2025

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

ABSENT: Councilor Octavio Gonzalez

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

1. 2025 State Legislative Session Recap and Federal Update.

Deputy City Manager Megan George introduced the City's Government Relations Team from Thorn Run Partners: Dan Bates, Tyler Janzen, and Leah Navarro, who provided a 2025 state legislative recap and federal update. Mr. Janzen presented legislative themes that included transportation funding, behavioral health, wildfire funding, and K-12 education. He stated this was the first session since 2011 where the quarterly revenue forecast decreased. Mr. Janzen shared that major legislation included SB 916 regarding unemployment benefits for striking workers, HB 2321 on property tax reform, and SB 179 on landowner immunity.

Mr. Janzen previewed the special legislative session beginning August 25, noting that the transportation package under consideration includes a gas tax increase, higher title and registration fees, an employee payroll tax increase, new accountability and transparency requirements for ODOT, and a Road User Charge (RUC) for electric and hybrid vehicles. He stated that the bill is expected to pass.

Council President Pratt asked about the accountability measures for ODOT and whether anything would prevent ODOT from moving funds between projects. Mr. Janzen replied that the legislation would dedicate funds specifically for operations and maintenance.

Ms. Navarro highlighted city priorities, noting Tualatin received \$1.75 million through HB 5006 for seismic valving. She stated that the upcoming short session is expected to be dominated by Medicaid funding concerns, with a projected \$15 billion shortfall.

Councilor Brooks asked about the size of the Medicaid shortfall. Ms. Navarro confirmed it is estimated at \$15 billion.

Councilor Brooks asked whether there was a difference between services and administration within the shortfall. Ms. Navarro stated that no number has been provided at this time, though both will be impacted.

Councilor Brooks asked about budget maximums and spending caps. Ms. Navarro explained that these are tied to the state's economic forecast.

Mr. Bates provided an update on federal legislation noting the challenges in securing funding through FY 2025 appropriations. He explained that federal appropriations for the new police station ultimately fell through when Congress was unable to effectively fund the government. He noted, however, that Representative Salinas was able to secure \$250,000 in funding for the 65th

and Borland project. Mr. Bates stated that the city will begin the process again to advocate for funding in the next appropriations cycle.

Mr. Bates shared that the TANC-UP project remains a high priority, and staff remain hopeful that federal funding will be awarded. He also shared that the Administration has recently released formula funds to the states to expand EV charging infrastructure, which could present opportunities for the city.

Mr. Bates raised concerns about potential rescission packages, noting that the Administration has continued rescinding funds previously appropriated by Congress but not yet spent. He also highlighted significant upcoming changes to FEMA programs.

Mr. Bates stated that they continue to advocate for core programs such as the Community Development Block Grant (CDBG). He shared there was success in maintaining the tax-exempt status of municipal bonds, which remained protected despite proposals to limit or eliminate them. Mr. Bates also spoke to the importance of maintaining the Railroad Crossing Elimination (RCE) grant program, as this would position the city to apply for future funding for grade separation projects.

Councilor Reyes asked for an update on federal bills to exempt tips and overtime from taxation. Mr. Bates stated the proposals have strong bipartisan momentum at this time.

Council President Pratt asked whether the 65th and Borland project request could be expanded to a full funding ask. Mr. Bates stated the timing and other funding options would need to be evaluated.

Councilor Brooks asked whether communities receive equitable returns on local tax contributions. MR. Bates replied that it is a complicated analysis.

Councilor Brooks asked whether sanctuary state status impacts funding differentials. Mr. Bates stated that such discussions are occurring, but the extent of legal challenges remains uncertain.

2. *Community Involvement Organizations (CIOs) Update.*

CIO President Cathy Holland, Byrom CIO President Tim Neary, Mid-West CIO President Tammy Palumbo, and Ibach CIO President Patricia Parsons provided the update. President Holland stated that the CIOs are volunteer-powered organizations. She noted there are seven separate boards that hold annual meetings and additional neighborhood events, with city staff providing advertising support. President Holland shared that four CIOs held community fairs and social events in their neighborhood parks and three CIOs hosted other activities.

President Palumbo reported that the Midwest CIO participated in National Night Out by hosting an ice cream social. President Parsons spoke about CIO engagement with developers, sharing experiences from the Ibach, Riverpark, and Byrom CIOs in facilitating communication between developers and property owners. President Neary added that communication occurs either through the City's Land Use Officer or directly with developers.

President Holland provided a status update on items presented to the Council last year. President Neary stated that the grant limit increase from \$1,500 to \$2,500 per CIO was approved by Council and included in the budget, which helped offset rising event insurance costs. He reported that

review of the CIO boundary map is underway due to City growth, and that discussions about becoming nonprofit organizations are ongoing, with four CIOs deciding against it and three still considering.

President Neary discussed boundary revisions, noting that CIOs have received two staff presentations since August 2024 and are actively gathering feedback. He outlined three options under consideration. The first would expand the Byrom CIO to include new housing development south of Norwood Road. The second would also expand Byrom CIO south of Norwood Road while adding housing in the Downtown and Bridgeport area to the Riverpark and East CIOs. The third option would expand Byrom CIO south of Norwood Road while adding housing in the Downtown and Bridgeport area to the Martinazzi Woods CIO.

He stated that a new option, identified as option four is also being considered. This proposal would create a seventh residential CIO, called Tualatin Central, which would include missing multifamily units from downtown and on Lower Boones Ferry. To further balance the household count, it would also incorporate adjoining multifamily units on SW Sweek, Lake Grove, and Nyberg Lane.

Councilor Brooks stated she supports the CIOs in their discussions. She expressed the importance of ensuring that all residents are represented by a CIO. Councilor Brooks added that a fact sheet on development would be helpful for the community.

Council President Pratt asked why none of the proposed boundary options include all of Tualatin and what steps are planned to make sure those residents are represented. President Holland stated that the remaining homes are typically located in manufacturing areas, and those residents may choose the CIO they feel closest to join.

Councilor Reyes suggested using the full name rather than the abbreviation “CIO” to avoid confusion for community members unfamiliar with the term.

Councilor Hillier asked about the training process for CIO officers. President Neary stated there is not currently a formal process, but discussions have begun about establishing one.

Councilor Sacco thanked the CIOs for their hard work and continued advocacy.

3. *Consideration of WCCLS Levy Support.*

Mayor Bubenik stated that at the last Council meeting there was a request for a resolution of support for the Washington County Cooperative Library Services (WCCLS) levy.

Councilor Brooks stated she supports the levy as long as it moves forward consistent with the city's agreements.

Council President Pratt stated she supports the levy, adding that its failure would be devastating to the community.

Councilor Reyes stated she supports the levy provided it continues to advance with the suggested changes.

Councilor Sacco stated she supports the levy, recognizing that while costs are rising for residents, the library is a vital service where funding must be maintained.

Council consensus was reached to approve the resolution of support.

4. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Hillier asked to have items two and three removed from the consent agenda related to the liquor licenses.

City Manager Sherilyn Lombos presented her Manager's Report. She highlighted progress on construction at Las Casitas Park, noted that recruitment is underway for both the Climate Action Program Manager and Planning Manager positions, and announced the upcoming retirement of Street, Sewer, and Storm Manager Bert Olheiser. She shared that she was recently appointed to the Board of the City/County Managers Association and reported that the City has received notice to proceed with Community Development Block Grant (CDBG) funds for improvements at the Juanita Pohl Center. Manager Lombos also stated that city facilities will be closed for the Labor Day holiday and the Library will be closed for several days for a lighting project. She added that the meal program at the Pohl Center has been well-received, with high attendance, and announced that the Emergency Preparedness Fair will be held at the Library on September 13.

Councilor Brooks stated she attended the Policy Advisory Board meeting, the Tualatin Arts Advisory Committee meeting, and the Chamber of Commerce Titanium Happy Hour.

Mayor Bubenik stated he attended the Oregon Mayors Association Conference and the Westside Economic Alliance Board meeting.

Councilor Sacco stated she attended the Inclusion, Diversity, Equity, and Access (IDEA) Committee meeting.

Adjournment

Mayor Bubenik adjourned the meeting at 6:54 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor