



TUALATIN CITY COUNCIL

OFFICIAL WORK SESSION MEETING MINUTES

FOR AUGUST 11, 2025

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

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

1. *Safe Parking Programs in Washington County*

Homeless Services Liaison Megan Cohen presented an overview of the Safe Parking Program. She shared about homelessness in Tualatin, noting that contributing factors include rent increases, evictions without adequate resources, limited local services to offset costs, and federal and state policy changes that have destabilized households relying on Social Security Income (SSI). She stated the 2025 Washington County Point-in-Time Count showed that for every ten families housed, fifteen are becoming unhoused.

Liaison Cohen explained that the Safe Parking Program would provide three dedicated parking spaces for households living in their vehicles at a designated site. She stated all guests would be background-checked for histories of sexual or violent crimes and required to work with a case manager toward stable housing. Guests must also follow a code of conduct, including prohibitions on drug and alcohol use. Liaison Cohen stated the site would include a bathroom, hand-washing station, trash disposal, and storage. The program's estimated cost is approximately \$100,000 for five sites, including \$50,000 for case management and \$10,000 per site for infrastructure.

Liaison Cohen stated that cities typically act as funding sources for these programs, while nonprofit partners operate the sites. She shared examples from other cities including Beaverton where they have operated five host sites since 2019, providing 15 spaces that have served 65 individuals in the last year, with 85% transitioning into housing. Liaison Cohen stated that host sites often build relationships with guests and that neighborhoods have reported reduced impacts from unsheltered homelessness. She shared that Tigard has two host sites serving twelve households, and similar programs are in place in Wilsonville and Redmond.

Councilor Brooks asked how much a program is for case management costs. Liaison Cohen stated that a typical case load of 20 participants costs approximately \$60,000.

Councilor Brooks asked about the cost of an eviction prevention program. Liaison Cohen stated the average prevention cost is about \$4,000 per family. Councilor Brooks stated that she would like more detailed information on how services can be coordinated to better complement each other.

Council President Pratt asked for more detail on the types of services families receive from the program. Liaison Cohen stated that families are connected to services based on their specific needs, with examples including applying for SSI benefits, job searching, and accessing affordable housing programs.

Councilor Hillier asked if local partners have stepped up to help provide these services. Liaison Cohen stated that Just Compassion has expressed interest in assisting, along with other local churches.

Councilor Hillier asked who would be responsible for enforcement at the sites. Liaison Cohen stated that case managers are responsible for enforcement.

Councilor Hillier asked about community outreach around site selection. Liaison Cohen stated that staff work with the community to ensure spaces are prioritized for local residents. She added that community forums are held near potential sites to share information and review the program and good neighbor guidelines.

Councilor Sacco asked who is being served in nearby cities, such as Tigard, and whether they are primarily local residents. Liaison Cohen stated that the majority served in Tigard are Tigard residents and that residency is prioritized during the selection process.

Councilor Sacco asked about the eviction prevention program. Liaison Cohen responded that most participants in the Safe Parking Program could have benefited from eviction prevention earlier but noted that those interventions can be costly in the long term.

2. *Duck-keeping in Residential Areas*

City Attorney Kevin McConnell presented information on duck keeping in low-density residential areas. He stated that the request was initially brought forward by a resident at the last Council meeting, and staff were returning to gauge Council's interest in the subject.

Councilor Brooks stated she would like more information on the topic and the decisions made prior, noting its potential relevance for residents seeking duck eggs as a food source.

Councilor Sacco stated surrounding cities allow flightless ducks and stated she did not see a strong reason why they were originally excluded. Community Development Director Aquilla Hurd-Ravich explained that when the code was revised in 2013, there had been slightly more support than opposition for including only chickens, which was considered a cleaner approach.

Mayor Bubenik provided historical context, noting that when chickens were considered, issues such as noise, setbacks, and their use solely as a food source rather than as pets were factors in the decision. He expressed concern that reopening the code to allow ducks could generate significant opposition.

Councilor Brooks asked whether there had been any complaints since the 2013 code change. Director Hurd-Ravich replied she would need to research the complaint history.

Councilor Brooks asked if the change could be considered an amendment rather than a full rewrite by substituting "chickens" with "domestic fowl." Director Hurd-Ravich responded that this would still be considered a code amendment, requiring a full process with public notice, Planning Commission hearings, and Council hearings. She estimated the timeline without additional outreach would be approximately three months.

Councilor Gonzalez expressed support for the amendment, stating that it would clarify the code while maintaining current processes.

Councilor Reyes raised concerns about allocating staff time to the change, questioning whether it addressed a real community need.

Councilor Hillier asked what due process would be available for a resident cited under the current code. Attorney McConnell stated the resident could contest a citation in the Tualatin Municipal Court.

Councilor Sacco emphasized her belief that flightless ducks were not fully considered during the 2013 discussions and asked about the nature of the recent complaint. Attorney McConnell explained that the complaint described a “strange animal” in a backyard.

Councilor Brooks stated that allowing ducks could help address food insecurity.

Council President Pratt noted that surrounding cities use the term “domestic fowl” in their codes and expressed support for adopting similar language.

Mayor Bubenik stated his opposition to reopening the code, reiterating his lack of interest in pursuing the change.

Councilor Reyes also opposed amending the code, noting that the request stemmed from only one resident.

Council reached consensus to move forward with exploring a code amendment.

City Manager Sherilyn Lombos asked for clarification on whether Council wished to limit the amendment to domestic fowl or expand the discussion to other animals, and what level of public engagement they envisioned.

Councilor Brooks stated she supported focusing only on domestic fowl.

Council President Pratt asked about engagement requirements. Director Hurd-Ravich confirmed that newspaper notices, Planning Commission hearings, and notifications to CIOs would be required.

Councilor Sacco stated the discussion should remain limited to flightless ducks.

Councilor Hillier supported advancing the amendment through the community process in a streamlined way.

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

Councilor Gonzalez asked to have the Tualatin Fee Schedule removed from the consent agenda.

City Manager Lombos presented the Manager’s Report. She provided updates across City departments. She shared that the annual water quality report was distributed, the Library will close September 2–5 for a lighting project and will feature a meteorite replica on display, and the new meal program at the Juanita Pohl Center has already served 274 meals in its first eight days. She noted the street tree inventory and summer camps are underway, the Police Department has welcomed a new certified detection K9, and the City received a Homeland Security grant to install a badge access system at the Tualatin City Services facility.

Adjournment

Mayor Bubenik adjourned the meeting at 6:53 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor