



# **TUALATIN CITY COUNCIL**

OFFICIAL MEETING MINUTES  
FOR JANUARY 13, 2025

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

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## **Call to Order**

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

## **Pledge of Allegiance**

## **Announcements**

### **1. New Employee Introduction- Police Officer Eduardo Urias**

Police Chief Greg Pickering introduced Police Officer Eduardo Urias. The Council welcomed him.

### **2. New Employee Introduction- Urban Renewal/Economic Development Manager Sid Sin**

Community Development Director Kim McMillian introduced Urban Renewal/Economic Development Manager Sid Sin. The Council welcomed him.

## **Public Comment**

Family Promise of Tualatin Valley Board Member Veronica Williams addressed the Council regarding the impacts of the proposed Supportive Housing Services measure. She stated that Washington County and the Supportive Housing Services funding have been instrumental in providing resources to help individuals achieve stable housing. Ms. Williams urged the Council to oppose sending the measure back to the ballot, highlighting the need to maintain support for these critical services.

Washington County Commissioner Jerry Willey also spoke in support of the Supportive Housing Services measure. He stressed the measure's significance and expressed his belief that this is not the appropriate time to reduce funding or revisit the measure. Commissioner Willey encouraged allowing the program more time to develop and emphasized the importance of continued support.

## **Consent Agenda**

Councilor Gonzalez asked to have Resolution No. 5826-25 and 5859-25 removed from the consent agenda to be heard later this evening.

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

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

**MOTION PASSED**

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of December 9, 2024
2. Consideration of **Resolution No. 5827-25** Authorizing the City Manager to Execute an Intergovernmental Agreement with TriMet for Construction of a New Bus Shelter Pad on SW Sagert Street Near 68th Avenue

## **Special Reports**

1. Outside Agency Grant Awardee- Family Justice Center of Washington County

Family Justice Center of Washington County President Judy Willey and Executive Director Rachel Schutz presented an update on the organization. Mrs. Wiley provided background information on the center and shared its mission to support survivors of domestic violence and related issues.

Executive Director Schutz reflected on the center's original vision, emphasizing its ongoing impact on survivors. She presented data for 2024, noting a significant increase in the number of survivors served, which reached 7,202 last year. Director Schutz highlighted key initiatives and reported that the center served 80 survivors in Tualatin, providing 140 distinct services.

Councilor Brooks inquired about the Contested Restraining Order Hearings program. Director Schutz explained the program and the process involved in the hearings, noting the program is one of a kind.

Councilor Sacco commended the center for its outstanding work and expressed gratitude for the opportunity to volunteer with the organization.

Council President Pratt thanked the Family Justice Center for the critical services they provide to the community.

Mayor Bubenik inquired about the timeline for the center's planned move to a new site. Director Schutz stated that the relocation is anticipated to occur by April 2026.

Mayor Bubenik thanked the Family Justice Center for their partnership and continued dedication to supporting survivors.

2. Metro Housing Funding Update

Metro President Lynn Peterson and Metro Councilor Gerritt Rosenthal provided an update on future funding for housing and homeless services. President Peterson discussed the success of the 2018 Metro Affordable Housing Bond, noting that the bond's goals have been met by providing affordable housing for between 9,000 and 15,000 individuals. She explained that the bond is on track to be fully expended by 2027, emphasizing its positive impact on the region.

President Peterson outlined the two key components of housing stability: the Affordable Housing Bond and the 2020 Regional Supportive Housing Services Measure (SHS). She explained that the SHS measure is funded by a high-earner income tax, which will sunset after 10 years. The program is a collaborative effort involving Multnomah, Washington, and Clackamas Counties, with Metro providing regional oversight and coordination. She stated through SHS, 6,297 households have been placed in housing, 15,073 eviction preventions have been facilitated, and 1,890 shelter units

have been created or sustained. As funding for the program will end in 2031, Metro is actively working to stabilize its funding to ensure the program's longevity and effectiveness.

President Peterson highlighted Metro's efforts to address the regional affordable housing gap. She stated Metro staff have engaged stakeholders to gather feedback and develop recommendations for long-term solutions. President Peterson stated in July 2024, Metro Council provided direction to continue regional funding for affordable housing and homelessness services, evolve the program to meet regional needs, and improve oversight and coordination.

President Peterson shared a draft proposal that includes extending the SHS tax to 2050, expanding the scope to allow affordable housing as a permitted use, involving cities as implementation partners, prioritizing stable funding for ongoing services, ensuring more efficient regional oversight, and carefully considering the impacts of the tax rate. She acknowledged the concerns raised about the proposal, including potential impacts on services, regional coordination, tax rate reductions, and the timing of the changes.

President Peterson outlined proposed Metro Council actions, which include moving forward with a funding measure. She stated that will involve two ordinances: one to send a ballot measure to voters and another to direct staff to develop the next phase of work, including a funding allocation model.

Councilor Rosenthal highlighted the diverse stakeholders involved in discussions about future funding for housing and homeless services, emphasizing participation from a wide range of groups.

Councilor Brooks requested clarification on accountability and reporting measures. President Peterson explained that oversight committees exist at both the county and Metro levels but acknowledged issues with data sharing between these committees. She noted that roles, responsibilities, and accountability measures were not clearly defined initially and emphasized the need to establish a regional accountability framework.

Councilor Brooks expressed concerns about the lack of evidence-based outcome measures and the potential risks of building services without sustainable funding, which could lead to housing issues. President Peterson agreed and stated that incorporating affordable housing into existing services and oversight committees would be a priority.

Councilor Hillier sought further clarification on roles, responsibilities, and measures to resolve current issues. President Peterson responded that a clearer framework would benefit counties and voters alike. Councilor Hillier asked about the structure of the oversight committee. President Peterson explained that the plan includes consolidating the existing committees into a single regional oversight committee with representation from cities, counties, the state, and non-elected stakeholders. Councilor Hillier raised concerns about the timeline and addressing these issues before the proposed May deadline.

Mayor Bubenik voiced concerns about the composition of the proposed regional oversight committee, cautioning that it might be dominated by representatives from Multnomah County and Portland, potentially sidelining other areas like Washington County, which serves as the economic engine of the region.

Councilor Hillier inquired about funding forecasts. President Peterson explained that projections were higher than actual revenues due to the softening economy, highlighting the challenges of budgeting when forecasts do not align with actual figures.

Councilor Sacco asked how the shortfall in services would improve for those in need and raised concerns about data and reporting, questioning how metrics could be enhanced. She expressed concern that the changes seemed to add another layer of complexity, potentially distancing the process further from the city. President Peterson responded that feedback has indicated a need for a 20-year extension, noting the importance of planning for a transition and outlining the timeline for a future tax reduction.

Councilor Reyes spoke to the disconnect between available funds and ongoing issues and stressed the need for a comprehensive system review to rebuild trust. She stated she is hesitant to support new measures without evidence of improvements within the current framework.

Council President Pratt highlighted the importance of rebuilding trust. She expressed concerns about adding another oversight layer and the potential for Portland-centric decision-making. Council President Pratt emphasized the need for oversight structures that address regional needs and urged reconsideration of the fixed-percentage funding model to ensure equitable allocation.

Mayor Bubenik raised concerns about the future implications of potential changes, including inconsistent narratives regarding impacts from counties and Metro. He spoke to concerns about the financial implications for Tualatin, particularly regarding the Housing and Homeless Services Liaison position. Mayor Bubenik reiterated the need for sufficient backing from all cities to ensure informed decision-making before moving forward with the measure.

The Council took a recess from 9:07-9:18p.m.

## **General Business**

1. Consideration of **Resolution No. 5860-25** Authorizing the City Manager to Execute a Grant Agreement with the Federal Highway Administration Accepting a \$15,000,000 Charging and Fueling Infrastructure (CFI) Award

Deputy Public Works Director Nic Westendorf presented an overview of the proposed project to install 1,000 Level 2 electric vehicle charging ports in Tualatin and 16 surrounding cities. He noted that the total project budget is \$18.8 million. Director Westendorf outlined the next steps, which include working with project partners to finalize the execution of the grant agreement with the Federal Highway Administration.

### Council Questions

Council President Pratt inquired about the selection of potential partners for the project. Director Westendorf explained that a competitive recruitment process would be conducted to identify and select partners.

Motion to adopt Resolution No. 5860-25 authorizing the City Manager to execute a grant agreement with the Federal Highway Administration accepting a \$15,000,000 Charging and Fueling Infrastructure (CFI) award made by Councilor Brooks, Seconded by Council President Pratt.

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

#### MOTION PASSED

### 2. Consideration of **Resolution No. 5858-25** Adopting the City of Tualatin's 2025 Federal Legislative Agenda

Deputy City Manager Megan George presented the City of Tualatin's 2025 Federal Legislative Agenda. The agenda includes five items: funding for 65th/Borland/Sagert transportation improvements project, increased funding for Community Development Block Grant (CDBG) programs, continued funding for Community Fueling Infrastructure (CFI) program, continued funding for Railroad Crossing Elimination (RCE) program, and protection for local government's ability to offer tax exempt municipal bonds.

#### COUNCIL DISCUSSION

Mayor Bubenik stated the City of Bend has been awarded \$20 million for a railroad crossing elimination grant and suggested that Tualatin could connect with Bend for insight.

Councilor Brooks highlighted the resources and workshops offered by the National League of Cities for support on these types of projects.

Motion to adopt Resolution No. 5858-25 adopting the City of Tualatin's 2025 Federal Legislative Agenda made by Council President Pratt, Seconded by Councilor Brooks.

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

#### MOTION PASSED

### 3. Council President Election

The Council held a vote via ballot.

City Manager Lombos tallied the votes and announced that Valerie Pratt was elected as Council President.

### 4. Consideration of Recommendations from the Council Committee on Advisory Appointments

Councilor Maria Reyes provided an overview of the appointment process. Council President Pratt and Councilor Sacco proceeded to read the names of the recommended applicants for the respective positions.

Motion to adopt the recommendations made by Councilor Sacco, Seconded by Council President Pratt.

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

#### MOTION PASSED

### Items Removed from Consent Agenda

1. Consideration of **Resolution No. 5826-25** Authorizing the City Manager to Execute a Management and Operations Agreement with Willowbrook Arts Camp for Brown's Ferry Center  
  
Motion to adopt Resolution No. 5826-25 authorizing the City Manager to execute a management and operations agreement with Willowbrook Arts Camp for Brown's Ferry Center made by Council President Pratt, Seconded by Councilor Brooks.  
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco, Councilor Gonzalez  
MOTION PASSED

2. Consideration of **Resolution No. 5859-25** Authorizing the City Manager to Accept the Library Makers Grant from Califa Group  
  
Motion to adopt to adopt Resolution No. 5859-25 Authorizing the City Manager to Accept the Library Makers Grant from Califa Group made by Council President Pratt, Seconded by Councilor Brooks.  
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco, Councilor Gonzalez  
MOTION PASSED

### **Council Communications**

Councilor Hillier announced that TVF&R has sent representatives to assist with the fires in California. She expressed her well wishes for their safety and success.

Mayor Bubenik announced that the Tualatin Food Pantry has been awarded \$250,000 from Clackamas County to install a new HVAC system and upgrade their refrigeration and freezer equipment.

### **Adjournment**

Mayor Bubenik adjourned the meeting at 9:33 p.m.

Sherilyn Lombos, City Manager

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

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