



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR SEPTEMBER 27, 2021

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

Call to Order

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

Pledge of Allegiance

Moment of silence for those who have lost their lives to COVID-19

Announcements

1. Domestic Violence Awareness Month Proclamation

Councilor Sacco read the proclamation declaring October 2021 as Domestic Violence Awareness Month 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 Brooks, Councilor Reyes, Councilor Pratt, Councilor Hillier, Councilor Sacco

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of September 13, 2021
2. Consideration of **Resolution No. 5568-21** Authorizing the City Manager to Enter into Contract for the Replacement of the Juanita Pohl Center roof through an Interstate Cooperative Purchase

Public Hearings - *Legislative or Other*

1. Consideration of **Resolution No. 5569-21** Adopting Findings In Support Of An Exemption From Competitive Bidding And Authorizing The City Manager To Conduct A Design-Build Contract For The Operations Center Solar Project

Mayor Bubenik opened the hearing in accordance with ORS 279(C).335 and TMC 1-21-090.

Maintenance Services Manager Clay Reynolds stated this is the last part of the Tualatin Service Center build out. He noted 1.5% of the project must go towards Green Energy. Manager

Reynolds stated a new solar array will be added to the existing array on site. He stated the project is estimated at \$93,000. Manager Reynolds stated staff is requesting this exemption to get the most value at a reasonable cost that will tie into the existing system.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS

Councilor Brooks asked if the state requires this. Manager Reynolds stated it is a state initiative for Green Energy.

Councilor Brooks asked how the solar panels will be meshed together. Manager Reynolds stated this contract will allow the new panels to fit in with the existing system.

Motion to adopt Resolution No. 5569-21 adopting findings in support of an exemption from competitive bidding and authorizing the City Manager to conduct a design-build contract for the Operations Center Solar Project made by Councilor Brooks, Seconded by Councilor Pratt.

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

MOTION PASSED

Public Hearings - Quasi-Judicial

1. Consideration of **Ordinance No. 1460-21** Annexing Approximately 4.07 Acres of Property Located 21100 SW 120th Avenue (Tax ID 2S127C000401); Annexing the Territory into the Boundary of Clean Water Services, and Withdrawing the Territory from the Washington County Enhanced Sheriff Patrol District and Urban Roads Maintenance District (File No. ANN 21-0001)

Mayor Bubenik opened the hearing in accordance with state law.

Associate Planner Erin Engman presented ANN 21-0001 for 21100 SW 120th Avenue. She stated the request is to annex 4.07 acres of private property within the Southwest Concept Plan Area to be zoned Manufacturing Business Park (MBP). Planner Engman noted there is no development proposed with the application. She stated staff recommends approval of the annexation as it complies with applicable ORS, Metro Code, and the Tualatin Municipal Code.

Applicant Representative Phillip Brown thanked staff for their work on the application.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS

Councilor Brooks asked about the nature of the sensitivity analysis. Planner Engman stated Clean Water Services does an assessment of the natural resources on the site and provides a service provider letter that is included in the application materials.

Councilor Hillier asked what sorts of businesses are allowed in the proposed zone. Planner Engman stated the zoning is for industrial and manufacturing type uses.

Motion for first reading by title only made by Council President Grimes, Seconded by Councilor Pratt.

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

MOTION PASSED

Motion for second reading by title only made by Council President Grimes, Seconded by Councilor Sacco.

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

MOTION PASSED

Motion to adopt Ordinance No. 1460-21 annexing approximately 4.07 acres of property located 21100 SW 120th Avenue (Tax ID 2S127C000401); annexing the territory into the boundary of Clean Water Services, and withdrawing the territory from the Washington County Enhanced Sheriff Patrol District and Urban Roads Maintenance District (File No. ANN 21-0001) made by Council President Grimes, Seconded by Councilor Sacco.

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

MOTION PASSED

General Business

1. Consideration of **Ordinance No. 1461-21** Relating to Landlord Tenant; Extending the 60-Day Protection Period in SB 278 (2021) to 90 Days; Creating New Provisions in Tualatin Municipal Code Chapter 9-12; and Declaring an Emergency

City Attorney Sean Brady stated the ordinance extends the provisions in eviction protection from 60 days to 90 days per the Senate Bill that was passed. He stated the ordinance contains an emergency clause and would go into effect October 1st.

Mayor Bubenik stated it takes Community Action 65 days to process an application for rental assistance. He stated Washington County approved their same ordinance unanimously.

Motion for first reading by title only made by Council President Grimes, Seconded by Councilor Pratt.

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

MOTION PASSED

Motion for second reading by title only made by Council President Grimes, Seconded by Councilor Pratt.

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

MOTION PASSED

Motion to adopt Ordinance No. 1461-21 relating to landlord tenant; extending the 60-Day protection period in SB 278 (2021) to 90 Days; creating new provisions in Tualatin Municipal Code Chapter 9-12; and declaring an emergency made by Council President Grimes, Seconded by Councilor Pratt.

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

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

Motion to approve recommendations from the Council Committee on Advisory Appointments made by Councilor Brooks, Seconded by Council President Grimes.

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

Council Communications

Councilor Reyes acknowledged Hispanic Heritage Month.

Adjournment

Mayor Bubenik adjourned the meeting at 7:50 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor