



TUALATIN CITY COUNCIL

OFFICIAL WORK SESSION MEETING MINUTES

FOR APRIL 27, 2026

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 5:04 p.m.

1. 2026 State Legislative Session Recap and Federal Update.

Thorn Run Partners Greg Burns, Leah Navarro, and Tyler Janson presented a legislative state recap and federal update. Mr. Janson provided an overview of the 2026 legislative session, including discussions related to the state budget and revenue, economic development, transportation finance, and housing. He stated the team was able to protect funding for Tualatin's seismic valving project through coordination with Senator Walters and Senator Roberts. He noted approximately \$128 million was cut from the overall state budget and stated the primary issue heading into the next legislative session will be the state's budget. He encouraged the city to continue advocating for its priorities.

Mr. Janson stated transportation funding is expected to be referred to voters in a future ballot measure and emphasized the importance of identifying and communicating local transportation needs as funding packages are developed. He also discussed economic development efforts, noting permitting reform legislation was passed and funding for industrial site readiness was included to support local governments.

Council President Pratt asked whether there will be future efforts to address structural funding issues related to Measures 5 and 50. Mr. Janson stated it is a long-term structural revenue issue and he anticipates increased attention on the topic in future sessions.

Councilor Reyes asked whether economic development efforts include incentives for local business communities. Mr. Janson stated permitting reform and site readiness investments are expected to have a positive impact on local economic development.

Mayor Bubenik asked whether the Prosperity Council is on track to produce a report. Mr. Janson stated early conversations have led to a focus on land use and infrastructure and the group is expected to continue that work.

Councilor Brooks asked about workforce development efforts for essential industries. Mr. Janson stated additional review of legislation would be needed to determine eligibility and impacts.

Councilor Hillier asked about House Bill 3321 and potential funding streams through increased beer and wine taxes to support health and human services. Mr. Janson stated the beer and wine tax has not been increased since 1973 and noted there was limited discussion on the topic during this session.

Ms. Navarro stated Oregon is in the early stages of preparing the 2027-28 budget and agencies have been directed to plan for a constrained fiscal environment with revenue neutral proposals. She stated economic development, transportation funding, and land use are expected to remain key policy areas.

Mayor Bubenik asked whether the transportation committee is bipartisan. Ms. Navarro stated she believes it is. Mr. Janson added that individuals with existing interests in transportation decisions are not expected to serve on the committee.

Mr. Burns presented the federal update. He stated the team continues to support funding efforts for the Riverfront Park project. He noted funding had been identified for improvements at SW 65th Avenue and Borland Road. Mr. Burns stated the City declined the funds to avoid federalizing the project due to increased associated costs. He discussed the Community Development Block Grant program and ongoing advocacy efforts to prevent funding reductions, stating he is optimistic funding will be maintained. Mr. Burns provided updates on the Community Fueling Infrastructure program, noting continued advocacy to release funds for electric vehicle charging infrastructure. He provided an update on the Railroad Crossing Elimination program, stating efforts are underway at the federal level to maintain funding opportunities for future rail crossing improvements. He also noted continued support for preserving the tax-exempt status of municipal bonds, while acknowledging potential future challenges.

Deputy City Manager Megan George shared next steps for the City's 2027 legislative priorities. She stated staff will begin discussions with Council in June regarding funding requests and are currently reviewing the Capital Improvement Plan. She noted more detailed discussions will occur in July and August to prepare the City's state and federal legislative agendas.

Councilor Brooks asked whether information about transportation related meetings, including those related to the Riverfront Park project, can be shared with Council. Deputy City Manager George stated staff will follow up with additional information and noted the project could be considered as part of state funding priorities.

Council President Pratt asked whether there are additional funding opportunities for the Riverfront Park project. Deputy City Manager George stated the Parks Department is actively pursuing grant funding and other opportunities to support the project.

2. Food Cart Pod Discussion.

Planning Manager Teresa Montalvo and Community Development Director Aquilla Hurd-Ravich presented information regarding food cart pods. Manager Montalvo provided background, stating there has been significant community interest in food carts and previous Council discussion about allowing food cart pods in downtown and other areas to encourage outdoor gathering spaces. She noted Council directed staff to research how other jurisdictions regulate food cart pods.

Manager Montalvo stated food carts are currently allowed in limited areas in the city and presented a map identifying those locations. She reviewed existing development code standards, noting that only one food cart is currently allowed per site, carts must be located on paved surfaces, must be self-contained, and must provide garbage and recycling services for patrons. Manager Montalvo stated the code currently allows food cart pods only within the Basalt Creek Employment Zone.

Manager Montalvo summarized regulations in surrounding jurisdictions, stating most food cart pods are market driven developments with variation in scale and number of carts permitted. She noted all cities require carts to be located on paved surfaces, with some requiring covered pavilions or shelters. She stated utility connection requirements vary and most jurisdictions include setback, screening, and operational standards.

Manager Montalvo shared what a market-driven approach could look like, stating staff are aware of interest from seven private developers in establishing food cart pods. She stated this approach would respond to Council priorities and community interest and would involve developing code regulations to allow and guide private development.

Manager Montalvo shared what a city supported model could look like, noting that such programs are typically managed through economic development divisions. She stated this approach could align with the Downtown Visioning Project but would require additional staff capacity and program development. She provided examples from other jurisdictions, including the City of Tigard's Launch Pod program, the City of Eugene's rentable park sites, and the City of Milwaukie's park-based vendor spaces.

Manager Montalvo asked for Council direction on whether to proceed with developing updated code to allow food cart pods.

Councilor Brooks asked about the potential for the city to rent space for food carts at the Commons. Director Hurd-Ravich stated that would fall under a city supported model. Councilor Brooks expressed interest in exploring that option in the downtown core.

Councilor Brooks also asked whether small retail opportunities could be incorporated into pod developments. Director Hurd-Ravich stated the Community Advisory Committee (CAC) is currently evaluating related concepts and staff does not want to preempt those recommendations.

Councilor Gonzalez stated he supports a pod model and expressed concern about food carts being dispersed throughout the city. He stated he prefers pods located in designated areas.

Councilor Reyes stated she supports creating destination style pods rather than individual carts and expressed a preference for permanent restroom facilities. She stated support for a market driven approach.

Council President Pratt stated she supports a market driven approach but noted previous discussions about locating pods on City owned property and leasing space. She asked whether both approaches could be pursued. Manager Montalvo confirmed both approaches are feasible.

Council President Pratt stated she is not opposed to multiple pod locations, provided they are appropriately spaced and not located on every corner.

Councilor Sacco stated she supports the market driven model and asked about the level of staff effort required to pursue both models simultaneously. Director Hurd-Ravich stated developing separate approaches would not create delays in the future.

Councilor Sacco stated she supports requiring permanent restroom facilities and a covered or structured environment to allow for year-round use.

Councilor Hillier expressed concern about potential increases in police and fire service calls associated with food cart pods as those systems are already stressed. She stated support for permanent restroom facilities and for prioritizing a market driven approach.

Councilor Reyes asked for clarification regarding small retail opportunities within pods. Council President Pratt explained these could include small structures or sheds used for pop up retail businesses.

Mayor Bubenik stated support for prioritizing a market driven approach and suggested the city, including the Urban Renewal Agency, consider potential city supported locations separately. He also expressed interest in allowing flexibility in pod size and scale.

3. Council Meeting Agenda Review, Communications & Roundtable.

City Manager Sherilyn Lombos presented the Manager's Report. She stated the budget process is underway, and the first Budget Committee meeting will take place during the council work session in May. She reported work at the Juanita Pohl Center is continuing, with programs temporarily accommodated at the Van Raden Center. She stated the City is under contract to demolish the house on the Mathias property. She noted staff are exploring installation of a fenced dog run area at the Police Department site to provide an off-leash space for K9 units, which would be funded through forfeiture dollars. She reported the photo red light camera at Tualatin-Sherwood Road and Avery Street has been reinstalled and is expected to be operational in May. She stated the sidewalk backlog project is moving forward, with notifications being sent to homeowners and construction expected to begin in the southern portion of the city. She shared that the Earth Day event was successful, with approximately 70 volunteers participating in removal of invasive species and planting of native vegetation. She stated a \$2 million grant request has been submitted to Metro for the Riverfront Park project. She announced the ribbon cutting for Parque Las Casitas will take place on Saturday at 2:00 p.m.

Councilor Sacco stated she attended the Inclusion, Diversity, Equity, and Access Committee meeting. She requested, on behalf of the Committee, that Council consider a proclamation for Asian American and Pacific Islander Heritage Month. Council consensus was reached to add the proclamation to a future agenda.

Councilor Reyes stated she attended a community event at St. Anthony Church focused on housing and immigration.

Councilor Gonzalez stated he will be hosting a listening session with Greater Portland Inc. related to business regulations, noting members of the Prosperity Council will be in attendance.

Councilor Brooks stated she attended the community event at St. Anthony Church on housing and immigration, the Tualatin Arts Advisory Committee meeting, and the Tualatin Riverkeepers benefit event.

Council President Pratt stated she attended the Metro C4 meeting, the Byrom Community Involvement Organization meeting, website beta testing sessions, and the League of Oregon Cities Conference.

Mayor Bubenik stated he presented at the Rotary Club meeting, attended the Greater Portland Inc. meeting, the City of Sherwood State of the City event, the Joint Policy Advisory Committee on

Transportation meeting, the City of Wilsonville State of the City event, and the League of Oregon Cities Conference.

Adjournment

Mayor Bubenik adjourned the meeting at 6:55 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor