



# TUALATIN CITY COUNCIL

## OFFICIAL WORK SESSION MEETING MINUTES

### FOR APRIL 13, 2026

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

**ABSENT:** Councilor Maria Reyes

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

#### **1. Police Services Contract with Durham.**

Police Chief Greg Pickering presented information regarding the Durham Police Services Contract. Chief Pickering stated the Tualatin Police Department began providing police services to the City of Durham on July 1, 1989, and the agreement has been amended several times since its inception. He explained the current contract includes funding for the salary and benefits of one mid-level police officer, as well as an overhead rate of approximately 10% to cover costs associated with vehicles, uniforms, equipment, and administrative support.

Chief Pickering stated the contract provides full-service police coverage to the City of Durham, including 24-hour patrol services, supervisory support, traffic enforcement, investigative services, school resource officer support, and administrative functions. He noted the contract does not include code enforcement services. Chief Pickering reported that in 2025 there were 701 calls for service in Durham, along with 98 traffic stops and 24 arrests, which represents approximately 3% of the Tualatin Police Department's total service activity.

Council President Pratt asked for clarification on the cost of a mid-level officer. Chief Pickering stated the total contract amount is approximately \$200,000.

Councilor Brooks asked whether the City of Durham is satisfied with the level of service provided. Chief Pickering stated he has spoken with the Durham City Manager, who expressed satisfaction with the services received.

Mayor Bubenik stated he has also heard from the Mayor of Durham and confirmed they are pleased with the level of service provided.

#### **2. Climate Action Plan Update.**

Climate Action Program Manager Amanda Watson presented an update on the City's Climate Action Plan. Manager Watson stated the Climate Action Plan was adopted in May 2024 and includes a set of actions organized across seven focus areas. She explained an initial two-year work plan was developed, outlining 33 actions across six of the seven focus areas.

Manager Watson reported that the majority of actions in the current work plan are either completed or underway. She stated 6 actions have been completed, 20 are in progress, and 7 have not yet been started. She noted 5 of the actions that have not been started are on hold due to the federal Charging and Fueling Infrastructure grant being paused.

Manager Watson reviewed progress by focus area. She stated actions related to urban form and land use are underway. She noted the transportation category contains the largest number of actions, with three completed, three in progress, and five not yet started. She stated all seven actions related to consumption, food, and goods are currently in progress. She also noted two funding related actions have been completed, including Council approval of three new funding sources in October 2025.

Manager Watson provided an update on the Pennies for Climate Action program. She stated the program includes an optional \$0.99 monthly charge on utility bills, which began in January 2026. She reported customers may opt out through an online form and stated 534 customers have opted out to date. She stated the program has generated \$34,828 in funding so far.

Manager Watson stated the current work plan extends through the end of the year and that development of a new five-year work plan will begin. She explained that staff are developing prioritization criteria to evaluate actions, which will be used to establish metrics and inform the final work plan.

Councilor Brooks asked about electric vehicle charging requirements and whether the City is participating in legal alliances related to that issue. City Attorney Kevin McConnell stated there are federal filings underway and no cities are currently participating.

Councilor Brooks asked for additional information regarding the prioritization criteria. Manager Watson stated the criteria will be based on climate action objectives and used to evaluate and rank actions. Councilor Brooks stated she would like to better understand the relationship between effort and impact when reviewing those priorities.

Councilor Brooks asked about a specific action related to parks and whether preservation of Hedges Creek is included. Manager Watson stated that work is being addressed as part of the Riverfront project.

Councilor Brooks asked whether students and regional professional groups will be included as stakeholders. Manager Watson stated they could include those groups as part of the engagement process.

Councilor Gonzalez asked about the street tree program and any updates. Manager Watson stated the city is currently working with a consultant on that effort.

Councilor Gonzalez asked about expanded housing variety and whether there has been community interest. Manager Watson stated she will need to follow up with the Community Development Department and circle back.

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

City Manager Sherilyn Lombos presented her Manager's Report. She stated staff are conducting user testing of the new City website in preparation for its launch. She reported upcoming library programming, including the Oregon Humanities Project presentation and Music at the Hearth, as well as planned Earth Day activities. She announced the Blender Dash event will take place on June 6. Manager Lombos stated backflow notices have been distributed and the pavement maintenance program is scheduled to begin slurry sealing work. She reported sidewalk repair projects are currently out for bid. Manager Lombos stated the Community Development Block

Grant funded project at the Juanita Pohl Center is underway, with all activities temporarily relocated to the Van Raden Center during construction. She reported Summer Camp registration has opened and is currently full, with approximately 600 campers registered. She also stated the reservoir project is underway and the first of eight concrete pours has been completed.

Councilor Gonzalez asked about the sidewalk repair request for proposals and emphasized the importance of selecting the most appropriate bid rather than the lowest cost bid to avoid future change orders. City Manager Lombos stated staff share that priority.

Councilor Brooks stated she attended the Pre-Housing Assembly meeting, the League of Oregon Cities Women's Caucus Board meeting, the Tualatin Valley Fire and Rescue Community Academy, the Regional Water Providers Committee meeting, the Policy Advisory Board meeting, and the Tualatin Arts Advisory Committee meeting.

Councilor Sacco stated she attended the Council Committee on Advisory Appointments meeting and the Community Advisory Committee meeting.

Council President Pratt stated she attended a tour of St. Anthony's, the Clackamas County Association Dinner, the League of Oregon Cities Women's Caucus Board meeting, the Community Advisory Committee meeting, the Clackamas County Coordinating Committee meeting, the R1ACT meeting, and the Council Committee on Advisory Appointments meeting.

Mayor Bubenik stated he attended the Clackamas and Washington County Chairs meeting, the Friends of Trees event, the Washington County Coordinating Committee meeting, and the Aging Task Force meeting.

#### **4. *Clean Water Services.***

Clean Water Services Chief Utility Relations Officer Joseph Gall, Chief Financial Officer Kathy Leader, and Interim Chief Executive Officer/General Manager Rich Shanley presented rate projections for the organization. Ms. Leader stated Clean Water Services provides both sanitary sewer and stormwater services. She reported historical rate increases have been modest and predictable, averaging approximately 3.385% annually over the past 10 years. She stated a cost-of-service study completed in February 2026 found that current local rates do not fully cover the costs of local sanitary sewer and stormwater programs. Ms. Leader stated the cost-of-service study had three primary objectives: to review and update cost allocation methodologies, develop a 10-year financial plan, and calculate appropriate rates. She explained that rate impacts will vary across service areas and reviewed the distinction between regional services and local services.

Ms. Leader reviewed current rates and five-year projections, stating the Fiscal Year (FY) 2027 rate is projected to increase by \$1.97 per month, representing approximately a 4% increase. She stated rate increases are anticipated to remain at approximately 4% annually over the next several years. Ms. Leader reviewed regional sewer funding, noting a projected 4% annual increase over the next 10 years. She stated a slight deficit is projected through FY 2030, with revenues expected to fully cover costs beginning in FY 2031. She also reviewed regional surface water funding, which is similarly projected to increase at approximately 4% annually.

Ms. Leader discussed the sanitary sewer capital improvement program, stating it supports necessary upgrades, repairs, and replacements to maintain safe and reliable operations. She also

reviewed the surface water capital program, which supports infrastructure improvements and system resiliency.

Councilor Brooks asked about projects in the Tualatin area. Mr. Shanley stated several projects are underway or planned to maintain and improve system performance within the service area.

Councilor Hillier asked which future projects are being funded through current rates. Ms. Leader stated funds are being held in reserves to support upcoming capital projects.

Councilor Hillier asked whether projects benefit both local and regional systems. Mr. Shanley stated Clean Water Services utilizes a watershed-based approach, meaning projects are designed to benefit the system as a whole.

Councilor Gonzalez asked about employee retention, training programs, and associated costs, as well as safety performance. Mr. Shanley stated the organization maintains a strong safety program and continues to prioritize employee retention while remaining competitive in compensation.

Ms. Leader presented the 10-year financial forecast, stating projected expenses total approximately \$273 million compared to approximately \$246 million in revenues for FY 2026. She stated the organization anticipates operating at a deficit through FY 2031, primarily due to local program costs. She explained reserve funds will be used to cover shortfalls, with reserves expected to be replenished beginning in 2032, allowing for more stable and predictable rates over time.

Ms. Leader stated the Clean Water Services Board will consider adopting the updated cost allocation methodology and reserve policies, followed by the budget process and rate adoption for FY 2027 at their next meeting.

Mr. Gall invited Council members and the public to participate in facility tours and directed interested individuals to the Clean Water Services website for more information.

Councilor Brooks asked about the Purple Pipe project. Mr. Shanley stated the Purple Pipe system involves recycled water and the organization is working to expand that program. City Manager Lombos stated Council will review an intergovernmental agreement at an upcoming meeting related to use of recycled water for park irrigation.

Councilor Brooks asked about new development and how system development charges impact ratepayers. Ms. Leader stated could send additional information to Council and noted Clean Water Services is currently updating system development charges.

Councilor Brooks asked about toxins within the watershed. Mr. Shanley stated the organization has a natural systems team that monitors water quality and partners with regional agencies to improve watershed health.

Council President Pratt asked about the possibility of separating utility billing. Ms. Leader stated a utility bill feasibility study is underway to evaluate billing options. Mr. Gall stated results of the study are expected in the fall.

Council President Pratt asked for clarification regarding the rate increase. Ms. Leader stated the total increase reflects both regional and local components and noted a key methodology change separates those costs rather than combining them as in the past.

Mayor Bubenik asked about impacts on commercial customers. Ms. Leader stated commercial customers will experience similar rate increases.

**Adjournment**

Mayor Bubenik adjourned the meeting at 6:38 p.m.

Sherilyn Lombos, City Manager

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

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