



TUALATIN CITY COUNCIL

OFFICIAL MEETING MINUTES
FOR FEBRUARY 23, 2026

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

Call to Order

Council President Pratt called the meeting to order at 7:05 p.m.

Pledge of Allegiance

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Sacco, Seconded by Councilor Hillier.
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 Regular Meeting Minutes of February 9, 2026
2. Consideration of **Resolution No 5944-26** Exempting Specific Affordable Housing Developments From Property Taxes
3. Consideration of **Resolution No 5945-26** Authorizing the City Manager to Execute a Grant Agreement for Metro Area Communications Commission Grant Awards; Appropriating Special Purpose Revenues in the City's General Fund During the FY 2025-26 Budget; and Rescinding Resolution 5942-26

Special Reports

1. Outside Agency Grant Presentation- Community Partners for Affordable Housing

Community Partners for Affordable Housing Fundraising and Programs Director Katherine Moore and Plambeck Gardens Resident Services Coordinator Julian Luna Dominguez presented information regarding the organization. Director Moore provided an overview of Community Partners for Affordable Housing and shared information regarding the opening of Plambeck Gardens. She stated the organization provides onsite resident services at the development and noted City funds support youth services at Plambeck Gardens. Coordinator Dominguez shared examples of community building activities hosted at Plambeck Gardens, including a Halloween party and a Play Fit Fun event, which were designed to foster connection among residents.

Councilor Reyes asked whether the organization is coordinating with other local nonprofit partners, including the Borland Free Clinic, and encouraged sharing information about available resources with residents. She also asked whether Plambeck Gardens offers opportunities for residents to give back to the community. Coordinator Dominguez stated residents have expressed interest in volunteering and assisting with onsite activities and community events.

Councilor Brooks thanked the organization for its investment in the Plambeck Gardens community and asked about transportation access for residents. Coordinator Dominguez stated staff are working to reduce transportation barriers and are exploring partnerships with rideshare providers and other transportation services.

Councilor Hillier asked what types of resources are brought into the Plambeck community. Coordinator Dominguez stated the organization is cohosting a community services networking event with Just Compassion. Director Moore added that the organization has hosted multiple community resource fairs to connect residents with supportive services.

2. Clackamas County Supportive Housing Services Update

Clackamas County Supportive Housing Services Deputy Director Vahid Brown presented an update on the Supportive Housing Services program. He stated the data presented reflects Fiscal Year 2024–25. Director Brown reported that since 2021, 2,871 individuals have been housed in Clackamas County and 3,335 evictions have been prevented, allowing approximately 7,000 individuals to remain in their homes.

Director Brown reviewed the Fiscal Year 2024–25 budget, stating the majority of funds are allocated to Regional Long Term Rent Assistance and housing retention programs. He reported that 1,829 individuals received Regional Long Term Rent Assistance, with a 95% housing retention rate. Director Brown stated system investments support coordinated entry, the Homeless Management Information System, and infrastructure development. He reported that 248 shelter beds served 1,426 individuals during the fiscal year. He stated 423 individuals were rapidly rehoused. Director Brown stated 1,821 evictions were prevented during the fiscal year, stabilizing 3,793 individuals in permanent housing through eviction prevention and rapid rehousing efforts.

Director Brown highlighted several program initiatives, including the NAYA Shelter, the Coordinated Housing Access Program, and the Clackamas Pod Village. He also described local innovations such as the Health Housing Alignment Team, which conducts case conferencing and coordinates care across systems. He noted city led initiatives supported by SHS funding, including funding provided to the Tualatin food pantry to replace its HVAC system.

Director Brown stated there are two Supportive Housing Services performance mandates. He stated the program is required to place 1,065 households into permanent supportive housing and reported that 1,111 households were placed, exceeding the goal. He stated the second mandate requires stabilizing 2,130 households in permanent housing and reported that 3,741 households were stabilized through eviction prevention and rapid rehousing efforts.

Director Brown stated the County continues to improve the system by enhancing resource navigation, establishing a crisis stabilization center, engaging in inclusive outreach efforts, and implementing the Housing 4 Success program to support economic stabilization.

Councilor Brooks asked whether Supportive Housing Services interfaces with universities for research or practicum opportunities. Director Brown stated the County works with Portland State University to conduct Point in Time counts and collaborates with Clackamas Community College on curriculum development and workforce training related to nonprofit services.

Councilor Brooks asked about the differentiation between funding sources and whether there is an opportunity to support stronger infrastructure statewide for these services. Director Brown stated funding sources have historically been volatile and stated the Supportive Housing Services program has helped stabilize the local system.

Councilor Reyes asked what factors contribute to preventing individuals from returning to homelessness and how Clackamas County maintains a high retention rate compared to other counties. Director Brown stated the County's level of coordination among service providers is strong and noted that case conferencing and coordinated service delivery significantly improve housing stability outcomes.

Councilor Hillier asked about the Housing 4 Success program and whether it was community informed. Director Brown stated the program was developed with community input and launched within the past year.

Councilor Hillier asked about the impact of Supportive Housing Services funding on Tualatin residents. Director Brown stated Tualatin residents are served across the County's programs and spoke to the importance of delivering services where residents are located.

Council President Pratt asked how an individual in need of services should seek assistance. Director Brown stated individuals should contact Coordinated Housing Access directly to begin the intake process.

General Business

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

Councilor Reyes and Sacco read the names of recommended applicants.

Motion to approve the recommendations as presented made by Councilor Sacco, Seconded by Councilor Reyes.

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

MOTION PASSED

Council Communications

City Manager Lombos presented the Manager's Report. She stated the new wrap for the Parks and Recreation van has been completed. She reported the Linear Park project at Plambeck Gardens has been advertised for bid, with construction anticipated to begin in the spring. She noted Tigard Sand and Gravel has been sold to Knife River and stated the property is located within the Southwest Concept Plan area and the City is engaging with the new ownership regarding future plans. She stated the city held a supervisors meeting which included discussion of a new purchase card policy and trauma informed care training. She stated the Tualatin Public Library is participating in the One

Book, One Coast program. She announced the hiring of Volunteer Coordinator Kate Griffin. She stated the City received a Bronze designation through the Solar Smart Program administered by Energy Ready.

Councilor Sacco stated she attended the Willamette River Water Coalition meeting and participated in the Inclusion, Diversity, Equity, and Access Committee training.

Councilor Hillier stated she attended the Washington County Consolidated Communications Agency meeting and met with TriMet representatives. She spoke to concerns raised by residents regarding stop sign placement at 103rd Avenue and Ibach Street and requested staff consider forward thinking solutions to improve safety in that area.

Councilor Brooks stated she will be attending the National League of Cities Conference next month and has been participating in webinars leading up to it. She stated she attended the Chamber of Commerce Titanium meeting, the REAL Council kickoff event, the Secretary of State speech, the PAB meeting, the Arts Advisory Committee meeting, and the National League of Cities Women's Caucus meeting.

Councilor Brooks expressed interest in forming a Transportation Advisory Committee and asked whether the Council would support exploring that concept. Council consensus was reached to explore the formation of a Transportation Advisory Committee.

Mayor Bubenik stated he attended the Joint Policy Advisory Committee on Transportation meeting and the Washington County Mayors meeting.

Council President Pratt stated she participated in the TriMet Line 96 test ride, the Clackamas County Metro Subcommittee meeting, and the League of Oregon Cities legislative updates.

Councilor Hillier stated the City received a request from the Oregon Department of Transportation to support funding related to the Interstate project and asked the Council to sign onto a letter of support. She stated she added language requesting inclusion of auxiliary lanes. Council consensus was reached to support signing the letter.

Adjournment

Council President Pratt adjourned the meeting at 8:39 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor