



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Lindsay Marshall, Management Analyst, Public Works  
Jackson Porterfield, Management Analyst, Public Works

**DATE:** September 22, 2025

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**SUBJECT:**  
Sidewalk Maintenance Backlog

**RECOMMENDATION:**  
Staff recommends Council approve a proposal to allocate \$1.2 million in one-time funds to address the growing backlog of the Sidewalk Maintenance Program.

**EXECUTIVE SUMMARY:**  
The Sidewalk Maintenance Program (SMP) is a City-funded program that supports repairing residential property owners sidewalk damage caused by street trees. Specifically, the program addresses Americans with Disabilities Act (ADA) compliance issues by repairing sidewalks with lifted or separated panels over  $\frac{1}{4}$  inch, not within a driveway, that are caused by street tree root intrusion. If panels cannot be ground down to under  $\frac{1}{4}$  inch, both the affected sidewalk panels and the offending street tree are removed and replaced.

What started as a three-year rotation around the City has increased to a 9-year rotation as a result of rising costs and increasing defects due to end of life sidewalks and street trees. While funding has been increased twice since 2018, from \$50,000 to \$150,000, the program still fails to keep up. Acknowledging program challenges, staff began gathering data and strategizing program adjustments to more effectively keep up with sidewalk damage caused by street trees.

Following guidance from Council in January 2025, staff are returning to present a proposed solution to “catch up” on the backlog of SMP work as a first step. Results from the 2024 city-wide sidewalk assessment showed that 16% of current sidewalk system defects are qualified for the SMP. Staff propose utilizing a one-time funding “boost” of the SMP program budget to repair all 327 of the program qualified defects, which includes some of the most severe and expensive qualifying sidewalk defects, and replace 337 street trees causing the damage.

In total, the project, spread over two fiscal years, would require \$1.2 million. This cost estimate includes materials and labor, project management by a general contractor, and contingency funds, as well as the addition of Tualatin's Climate Action Plan identified use of low-emissions concrete, utilizing an adaptive street tree list currently being developed, and testing root barriers for newly planted trees where appropriate.

Staff anticipate that this can be completed over a two-year period, after which the program would shift to a cost-share model between the City and property owners and return the SMP to an ideal three-year rotation. The goal would be to prevent another backlog from accumulating in the future. Once a decision is reached on the backlog project, staff will begin working on proposed changes to the program for Council consideration.

The proposed project addresses two Climate Action Plan actions and three of the Council's 2030 Vision statements.

**Climate Action Plan**

- Action 5.2.2 - Adaptive street tree list
- Action 7.3.1 - Low emission concrete

**2030 Council Vision**

- Environment
- Neighborhoods
- Transportation

**OUTCOMES OF DECISION:**

If approved, staff would begin work to address the SMP backlog in the 2025-2026 fiscal year, while simultaneously developing proposals and community education plans for a new cost-share based SMP to be implemented after the backlog is addressed.

**ALTERNATIVES TO RECOMMENDATION:**

The City Council could choose not to support this proposal, either directing the SMP to continue as currently structured or directing staff to return with alternative direction for addressing the SMP backlog.

**FINANCIAL IMPLICATIONS:**

\$1.2 million would be allocated to the SMP over two fiscal years. Funding sources could include, in order of use, existing Sidewalk Maintenance Program funds, American Rescue Plan Act (ARPA), Road Utility Fund, and General Fund.

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**ATTACHMENTS:**

-Presentation – Sidewalk Maintenance Backlog