



TUALATIN CITY COUNCIL

OFFICIAL MEETING MINUTES

FOR MAY 11, 2026

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

ABSENT: Councilor Bridget Brooks

Call to Order

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

Pledge of Allegiance

Announcements

1. Proclamation Declaring May 2026 as Asian Pacific Islander Month in the City of Tualatin

Councilor Hillier read the proclamation declaring May 2026 as Asian Pacific Islander Month in the City of Tualatin.

Public Comment

Gina Schlatter expressed concerns regarding looting and camping activity occurring near her property. She stated the activity has negatively impacted the surrounding area and expressed concern about safety and ongoing property impacts. Ms. Schlatter encouraged the Council to consider alternative solutions and approaches to address homelessness and camping within the community.

Consent Agenda

Motion to adopt the consent agenda made by Council President Pratt, Seconded by Councilor Hillier. Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Reyes, Councilor Hillier, Councilor Sacco, Councilor Gonzalez

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of April 27, 2026
2. Consideration of **Resolution No. 5956-26** Awarding and Authorizing a Contract with WSP USA, Inc. for Engineering and Construction Management Services for the 108th Ave. Sewer Project

Special Reports

1. Washington County Sheriff's Office Update

Washington County Sheriff Caprice Massey and Chief Deputy David McCrea presented an update on the Washington County Sheriff's Office. Chief Deputy McCrea stated the Sheriff's Office

provides countywide services to more than 614,000 community members, including jail operations, patrol services, emergency communications support, specialty response teams, and countywide law enforcement coordination. Sheriff Massey spoke about the countywide public safety system and stated the Sheriff's Office provides critical infrastructure supporting public safety throughout Washington County. She stated those services include countywide coordination, training and readiness, technology investments, and flexible response capabilities that support partner law enforcement agencies.

Chief Deputy McCrea reviewed specialty teams operated through the Sheriff's Office, stating they are designed to increase the likelihood of peaceful resolutions, safely respond to complex incidents, provide specialized investigative expertise, and support law enforcement agencies throughout the county. Specialty teams include the Air Support Unit, Crash Analysis Reconstruction Team, Criminal Apprehension Team, Crisis Negotiations Unit, K9 Unit, Marine Patrol, Mental Health Response Team, and Mobile Field Force Response Team. Sheriff Massey discussed how the Sheriff's Office is leveraging technology, including implementation of a Drone as First Responder pilot program and exploration of artificial intelligence assisted report writing.

Sheriff Massey reviewed operations at the Washington County Jail, noting it is the only jail facility serving all law enforcement agencies within the county. She stated the jail provides booking, housing, stabilization, and behavioral health related services. Sheriff Massey stated infrastructure repairs and improvements are nearing completion, including installation of jump barriers, reopening Pod One for detoxification and stabilization services, and expanded jail investigations and human trafficking training. She stated the jail facility is now 28 years old and long-term planning efforts are underway to maintain safe operational capacity. Those efforts include a jail capacity study and evaluation of future expansion needs.

Sheriff Massey stated voters approved the public safety levy in November 2025, demonstrating strong community support for public safety services. She stated levy funding supports jail operations, the Mental Health Response Team, criminal investigations, and additional law enforcement resources. Sheriff Massey thanked the City for its continued collaboration and partnership with the Sheriff's Office.

Councilor Hillier asked for additional information regarding the Drone as First Responder pilot program. Sheriff Massey stated one of the primary benefits is reducing the need for Code 3 emergency responses and minimizing risks associated with emergency vehicle travel through the community.

Councilor Hillier asked whether the drones record video footage. Sheriff Massey stated the drones do not continuously record and are equipped with lights so they can be identified as law enforcement drones.

Councilor Reyes asked which agencies in Oregon currently participate in similar drone programs. Sheriff Massey stated the Gresham Police Department currently operates a Drone as First Responder program.

Councilor Reyes asked about costs associated with the program. Sheriff Massey discussed equipment and operational costs associated with implementing and maintaining the technology.

Councilor Reyes asked about funding support for the program. Sheriff Massey stated the public safety levy helps support investments in programs such as the drone initiative.

Council President Pratt stated she appreciated efforts to provide inmates with skills and services that can support successful reentry following incarceration.

Council President Pratt asked how the Mental Health Response Team is utilized within the community. Sheriff Massey stated the team responds to incidents involving behavioral health crises and works alongside law enforcement and community partners to provide appropriate intervention and support.

Mayor Bubenik asked for an update on staffing and recruitment efforts. Sheriff Massey stated the Sheriff's Office is currently fully staffed and has received approval to overstaff in preparation for the full reopening of the jail in January 2027.

2. Outside Agency Grant Awardee- SMART Reading

Outside Agency Grant Awardee SMART Reading Senior Development Officer Sharon Benson and Lead Volunteer Becky Bard presented information regarding the organization. Ms. Benson stated SMART Reading is Oregon's largest nonprofit organization dedicated to children's literacy. She stated the organization works to build strong literacy foundations by providing reading support and books to children to help them build personal home libraries. Ms. Benson noted the organization operates efficiently with a lean staffing structure and stated the program has demonstrated positive impacts on early childhood literacy and reading development.

Lead Volunteer Becky Bard shared information regarding the SMART Reading program at Tualatin Elementary School. She stated the program currently serves three kindergarten classrooms, reaching 63 kindergarten students. She noted students participating in the program have collectively taken home 653 new books and each student will receive approximately 13 books by the end of the school year. Ms. Bard stated the organization prioritizes inclusivity and offers a wide variety of culturally responsive and age-appropriate reading materials.

Councilor Hillier stated she appreciates the intergenerational connections created through the program and thanked the organization for its work supporting students and literacy.

Councilor Reyes asked how many Tualatin students are currently served through the program. Ms. Bard stated the program serves 63 kindergarten students across three classrooms at Tualatin Elementary School.

Mayor Bubenik thanked the organization and volunteers for their continued service to the community.

3. Tualatin Planning Commission 2025 Annual Report

Planning Commission Chair Janelle Thompson and Planning Manager Teresa Montalvo presented the Planning Commission Annual Report. Chair Thompson stated the role of the Planning Commission is to advise the City Council on land use planning matters, development regulations, long-range planning efforts, and implementation of the Tualatin Development Code. She stated the Commission met seven times during 2025.

Chair Thompson reviewed major projects and actions considered by the Commission during the year, including recommendations related to the Transportation System Plan, Climate Friendly and Equitable Communities Walkable Design Standards, Industrial Master Plan review and amendments, and several Conditional Use Permit applications. She stated Commission members also participated in the Board and Committee Summit and received staff updates regarding code amendments intended to comply with state requirements for clear and objective housing standards. Chair Thompson stated future work items for the Commission include continued review of development code amendments, long-range planning projects, transportation related planning efforts, and other land use applications and policy updates.

Council President Pratt stated she recognizes the significant time, effort, and thoughtfulness required to serve on the Commission and expressed appreciation for the members' work.

Mayor Bubenik echoed Council President Pratt's comments and thanked the Commission for its continued service to the community.

General Business

1. Consideration of Resolution #5955-26 Authorizing the City Manager to Execute an Intergovernmental Agreement with Clean Water Services for Recycled Water

Management Analyst Lindsay Marshall and Clean Water Services Representative Jared Kinnear presented information regarding the Purple Pipe Intergovernmental Agreement. Analyst Marshall stated the Purple Pipe Project is part of the City's Water Management and Conservation Plan discussions and represents one of several tools available to support water conservation efforts. She explained that the Water Management and Conservation Plan is required under the City's contract with the Portland Water Bureau and includes conservation measures the City has committed to exploring. She stated one enhanced conservation strategy is increasing opportunities for reuse and recycling of non-potable water sources.

Analyst Marshall explained Tualatin currently uses potable water for irrigation at some facilities and stated utilizing recycled water through the purple pipe system would provide a more cost-effective water source for irrigation purposes. She stated the project supports goals identified in the City's Climate Action Plan, Council priorities, and enhanced conservation measures within the Water Management and Conservation Plan.

Mr. Kinnear stated Clean Water Services provides recycled water that is safe, reliable, and sustainable. He stated the program currently produces approximately one million gallons of recycled water per day and noted the system continues to expand into local communities. Mr. Kinnear stated benefits of the recycled water system include watershed protection, more efficient use of potable water supplies, temperature compliance within waterways, long-term cost savings, restoration of natural areas, climate resiliency, and habitat protection.

Analyst Marshall presented a map showing the existing recycled water infrastructure and potential future expansion areas. She reviewed the projected cost savings associated with the program, stating the estimated five-year savings are approximately \$17,367, representing an estimated 80% savings compared to potable water use. Analyst Marshall stated the proposed intergovernmental agreement would allow Clean Water Services to construct, connect, and maintain recycled water infrastructure serving the northeast section of Tualatin Community Park.

Councilor Gonzalez asked how the recycled water system could potentially benefit homeowners in the future. Mr. Kinnear stated Clean Water Services is continuing to evaluate approaches for residential service and is currently focused on working with developers to install infrastructure within new developments. He stated the agency has developed evaluation tools to determine which projects are best suited for recycled water infrastructure.

Council President Pratt asked how much of Tualatin Community Park would be served through the proposed project. Analyst Marshall explained the anticipated service coverage area within the park.

Council President Pratt asked what would be required to expand the system to additional areas. Mr. Kinnear stated expansion efforts are currently impacted by railroad crossing permitting requirements associated with pipeline construction.

Council President Pratt asked about additional benefits associated with reducing potable water treatment demands. Mr. Kinnear stated the system also provides savings related to chemical usage and energy consumption associated with potable water treatment.

Councilor Hillier asked whether warning signage is required to prevent accidental ingestion of recycled water. Mr. Kinnear stated signage and public notices are posted in areas utilizing recycled water.

Councilor Reyes asked when recycled water service is anticipated to begin. Mr. Kinnear stated Clean Water Services is currently working with railroad companies on permitting approvals and estimated service could begin by summer 2028.

Motion to adopt Resolution No. 5955-26 authorizing the City Manager to execute an Intergovernmental Agreement with Clean Water Services for recycled water made by Council President Pratt, seconded by Councilor Hillier.

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

MOTION PASSED

Council Communications

City Manager Sherilyn Lombos presented the Manager's Report. She stated the previous week was Public Service Recognition Week and the City held events throughout the week to recognize and celebrate City employees. She announced Blender Dash registration is open and the event will take place on June 6th. She stated Summer Camp registration is currently full. Manager Lombos reported renovations at the Juanita Pohl Center are progressing and a reopening announcement will be made soon. She stated the Nyberg Trail project is nearing completion and a ribbon cutting ceremony will be announced in the near future. She reported construction has begun on the Linear Park project within the Basalt Creek area. She stated the Sweek Pond pedestrian bridge is closed for approximately two weeks for replacement work. Manager Lombos announced applications are open for the Science and Technology Scholarship program. She stated Big Truck Day is scheduled for May 22nd, 10:00 a.m., at Tualatin Community Park. She also noted that the Click It or Ticket traffic safety enforcement campaign will take place May 18th through May 31st.

Councilor Gonzalez recognized Buea Phifer for being selected to place a wreath at the Tomb of the Unknown Soldier and congratulated him on receiving the honor.

Councilor Sacco stated she attended the Metro C4 meeting and the Downtown Revitalization Community Advisory Committee meeting.

Councilor Hillier stated she attended the Ibach CIO meeting.

Councilor Reyes stated she attended the Parque Las Casitas grand opening. She also announced a blood drive will be held May 14th at the Tualatin Police Department.

Council President Pratt stated she attended the Westside Economic Development Alliance meeting, the Stafford Hamlet candidate forum, the East CIO meeting, the Downtown Revitalization Community Advisory Committee meeting, and the East Washington County Democrats meeting.

Mayor Bubenik stated he attended the Washington County Chair candidate forum, the Greater Portland Education District Board meeting, the ribbon cutting for Party City inside Staples, the Parque Las Casitas ribbon cutting and grand opening, the R1ACT meeting, the Downtown Revitalization Community Advisory Committee meeting, and the Aging Task Force meeting.

Mayor Bubenik reminded the community about the upcoming State of the City event.

Adjournment

Mayor Bubenik adjourned the meeting at 8:46 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor