Tigard Business Meeting
AGENDA

Tigard City Council & Local Contract Review Board

Meeting Date and Time: July 7, 2026 - 6:00 p.m. Study Session & 6:30 p.m. Business Meeting
Revised 7/6/2026 to add time to Item 6 and add Item 8 to Consider the City Manager Employment Contract

Meeting Location: Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

Public Notice: In accordance with Oregon House Bill 2560, this will be a hybrid meeting where some Council, staff or public will participate in person and some will participate remotely.

How to comment:

- Written public comment may be submitted electronically at www.tigard-or.gov/Comments by noon the day before the meeting date.
- If attending the meeting in person, please fill out the public comment sign-in sheet at the front of the room and come to the microphone when your name is called.
- If you prefer to call in, please call 503-966-4101 when instructed to be placed in the queue.
- You may comment by video through the Teams app. Go to this link to learn how to participate by video: https://www.tigard-or.gov/your-government/video-public-testimony-registration
- Individuals wishing to provide public testimony should plan to speak for no more than 2 minutes. If there are a large number of speakers, the Mayor or Presiding Officer may reduce the time per speaker to 1 minute and may limit the number of speakers in order to allow as many people as possible an opportunity to be heard.

Upon request, the City will endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by contacting: City Recorder Carol Krager at 503-718-2419 (voice) / carolk@tigard-or.gov or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

See Attached Agenda

View Livestream Online: https://www.tigard-or.gov/boxcast

Cable Viewers: The City Council meeting will be shown live on Channel 21 (1st Tuesdays) and Channel 28 (2nd & 4th Tuesdays) at 6:30 p.m. The meeting will be rebroadcast at the following times on Channel 28:

Thursday 6:00 p.m. Friday 10:00 p.m. Saturday 7:30 p.m. Sunday 11:30 a.m. Monday 6:00 a.m.

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1. **Study Session 6:00 p.m.**

   A. **Board and Committee Liaison Reports**

2. **Business Meeting 6:30 p.m.**

   A. Call to Order

   B. Roll Call

   C. Pledge of Allegiance

   D. Call to Council and Staff for Non-Agenda Items

3. **Public Comment 6:35 p.m. estimated time**

   A. Public Comment – Written

   B. Public Comment – In Person

   C. Public Comment – Phone-In or Video

4. **City Manager Report 6:45 p.m. estimated time**

5. **Consent Agenda: (Tigard City Council and Local Contract Review Board)** The Consent Agenda is used for routine items including approval of meeting minutes, contracts or intergovernmental agreements. Information on each item is available on the city's website in the packet for this meeting. These items may be enacted in one motion without separate discussion. Council members may request that an item be removed by motion for discussion and separate action. **6:50 p.m. estimated time**

A. **Receive and File May 19, 2026 Election Canvass of Votes**

B. **Approval of City Council Meeting Minutes**

April 21, 2026
April 28, 2026

C. **Approve Contract for Fuel and Related Services**

D. **Lake Oswego - Tigard Water Supply Expansion - Engineering Services Contract**

E. **McDonald Street Engineering Services Contract Amendment**

- *Consent Agenda - Items Removed for Separate Discussion: Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Council has voted on those items which do not need discussion.*

6. **Downtown Reimagined Project Update** **6:55 p.m. estimated time**

7. **Tigard HOME (Housing, Opportunity, Mobility and Enterprise) Project Update** **7:40 p.m. estimated time**

8. **Consider City Manager Employment Contract** **8:25 p.m. estimated time**

9. **Non-Agenda Items**

10. **Executive Session:** The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

11. **Adjournment** **8:35 p.m. estimated time**

AIS-6223 **5. A.**

Business Meeting

Meeting Date: 07/07/2026

Length (in minutes): Consent Item

Agenda Title: Receive and File May 19, 2026 Election Canvass of Votes

Authored By: Lindsay Bartholomew

Presented By: Deputy City Recorder Bartholomew

Item Type: Motion Requested
Receive and File

Information

Explanation of Issue

Receive and file the official Washington County Election results for the Tigard Measure 34-349 on the May 19, 2026 ballot.

Action Requested

Approve by motion the City of Tigard's Canvass of Votes for the city measure on the May 19, 2026 ballot.

Background Information

The City of Tigard placed Measure 34-349 on the ballot in the May 19, 2026 Primary Election. The title of the measure was "Bonds to replace public safety, public works, emergency operations facilities."

Attached are the official election results certified by the Washington County Elections Division Manager Dan Forester. The City Recorder canvasses the votes and a copy is filed with the City Council to officially "receive and file" the information for the record. The Accumulative Summary of Votes Cast per Contest shows:

- City of Tigard Measure 34-349 Bonds to replace public safety, public works, emergency operations facilities
  - Yes - 6,039 37.75%
  - No - 9,959 62.25%

Alternatives & Recommendation

Recommend approval of this Consent Agenda item.

Additional Resources

N/A

Attachments

Certified Election Results

City of Tigard Measure 34-349 (Vote for 1)

Precinct	Ballots Cast	Reg. Voters	Total Votes	Yes		No		Over Votes	Under Votes
Precinct 400	1726	4896	1693	729	43.06%	964	56.94%	0	33
Precinct 402	3629	7897	3556	1154	32.45%	2402	67.55%	0	73
Precinct 404	3042	7786	2990	1151	38.49%	1839	61.51%	0	52
Precinct 405	4510	9139	4417	1742	39.44%	2675	60.56%	0	93
Precinct 409	2227	5808	2161	866	40.07%	1295	59.93%	0	66
Precinct 411	583	2170	566	189	33.39%	377	66.61%	0	17
Precinct 427	626	1826	615	208	33.82%	407	66.18%	0	11
Total	16343	39522	15998	6039	37.75%	9959	62.25%	0	345

I, Dan Forester, Washington County Elections Division Manager and designee of the Ex-Officio County Clerk, do hereby certify this to be a true and correct copy of the original.

Date: 6-12-26
By:

AIS-6193 **5. B.**

Business Meeting

Meeting Date: 07/07/2026

Length (in minutes): Consent Item

Agenda Title: Approval of City Council Meeting Minutes

Authored By: Lindsay Bartholomew

Presented By: City Recorder Krager

Item Type: Motion Requested

Information

Explanation of Issue

Previous meeting minutes are submitted to Council on the Consent Agenda for approval.

Action Requested

Consider approval of minutes.

Background Information

Minutes for the following meetings are presented for Council approval:

April 21, 2026
April 28, 2026

Alternatives & Recommendation

Recommend approval of minutes, with or without revisions.

Additional Resources

N/A

Attachments

Meeting Minutes - 04/21/2026
Meeting Minutes - 04/28/2026

City *of* Tigard
City Council Business/Workshop Meeting Minutes
April 21, 2026

1. Business/Workshop Meeting

A. Call to order – At 6:30 p.m. Mayor Hu called the Tigard City Council meeting to order.

B. Roll Call – Deputy City Recorder Bartholomew called the roll.

	Present	Absent
Councilor Ghoddusi	✓	
Youth Councilor Hellhake	✓	
Mayor Hu	✓	
Councilor Robbins	✓	
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	
Councilor Anderson	✓	

C. Pledge of Allegiance – Mayor Hu asked everyone to join him in the Pledge of Allegiance.

D. Call to Council and Staff for Non-Agenda Items – None

2. Public Comment

A. Public Comment – Written:

Rian Nodland shared concerns with overnight construction activity at the intersection of Hall Boulevard and Hunziker Road.

B. Public Comment – In Person: None

C. Public Comment – Phone-In: None

3. Community Updates

A. Tigard Chamber of Commerce

Board Chair Sara Tanner shared several updates. The Leadership Tigard graduation will be in June, and the cohort is working on collecting toiletries for their Feeling Fresh is Fundamental project. She thanked Tigard for creating a formal Economic Development Strategic Plan. The Farmers Market is ramping up for the 2026 season. Networking events are held every Thursday morning, where businesses can connect and build relationships. The Shining Stars Community Awards Celebration is coming up, and she announced the names of the awardees that will be celebrated that night.

B. Tigard Downtown Alliance (TDA)

Executive Director Kyle Knepper and President Bethany Pflug shared multiple updates. The TDA is looking forward to the next quarter of work dedicated to promoting and supporting a thriving downtown. They are actively working on building committees to widen the volunteer base of the organization and planning an open house for the downtown area. They are reviewing and working with the city on the new Economic Development Strategic Plan and identifying areas where they can better partner to move that work forward.

C. Tigard High School Envoy

Envoy Khosravani reported that it has been a busy month at Tigard High School. Students are preparing for graduation and prom. They are hosting a dress and tux drive for students who have gently used accessories and outfits to donate for students who cannot financially afford prom. The annual multicultural night went well; there was cultural food and performances. For athletics, all of the following teams had games this week: lacrosse, basketball, golf, softball, tennis, and track.

D. Tigard Police Department Report

Chief McDonald highlighted that staffing continues to improve in patrol. We are staffing dayshift at a minimum intentionally, because we have additional people during the day that can help with higher priority calls. For swing shift, the busiest shift, we are adequately staffing the shift to make sure we have the best response for the community. Even though our calls for service continue to trend up, our response times have gotten better year-over-year.

E. Council Board and Committee Liaison Reports

Councilors reported on their city board and committee and regional liaison assignment meetings.

4. Proclamation: National Library Week

Mayor Hu proclaimed National Library Week and presented the proclamation to Library Director Bernard. He highlighted the important role libraries and librarians play in our communities and that we are looking forward to reopening our library building on April 28, 2026.

5. Annual Joint Meeting with the Library Board

Library Director Bernard introduced the Library Board. She started by thanking all of the employees and volunteers who make our library what it is, however challenging the present moment has been and may be in the future, they remain committed to providing materials, programming, services, and spaces that engage, enrich, and support our entire community. The Library Board members shared several examples of the library answering the questions and needs of the community.

Council expressed appreciation for the board and the Tigard Library.

6. Discussion on Parks and Recreation Funding

Mayor Hu gave an overview of the growing gap between funding and services for Parks and Recreation. He emphasized that parks are a core service and central to Tigard. Business Manager Barrett explained the urgent need for funding and the options that we can explore further. The options include revising the Parks and Recreation Fee (PARF), the General Fund transfer amount, fees and charges, and consideration of a Parks Operational Levy.

Councilor Ghoddusi asked what the fund balance looked like the previous 5-years and what caused this gap of funding. Business Manager Barrett said it looked similar, but the funding gap was forecasted out farther. The main contributor to the urgency was the reduction of the General Fund transfer in Fiscal Year 2026, because it caused us to use the fund balance faster than we anticipated.

Councilor Shaw asked if the League of Oregon Cities have found more funding or if they can request additional funds from the legislature. Parks and Recreation Manager Gruen shared that we work with the Oregon Recreation and Parks Association and they have not found funding for operations.

Council President Wolf asked if the Fiscal Year 2027 Budget includes any recommended changes for revenue. Finance Director Kang said no, the budget is proposed at status quo.

Councilor Ghoddusi asked what the minimum amount needed from the General Fund would be to stabilize park funding. Business Manager Barrett said it would be roughly $3.1 million per year.

Council expressed interest in maintaining service levels and receiving more information about revising the PARF and other fees and charges.

7. Legislative Public Hearing: Emergency Ordinance Amending Tigard Municipal Code Chapter 7.80 Regarding Camp Materials

A legislative public hearing was held to consider adoption of an ordinance to amend Chapter 7.80 of the Tigard Municipal Code to prohibit camp materials on city property and right-of-way and declare an emergency. City Attorney Rihala shared that staff were directed by council to address the situation of personal property on the sidewalk next to the Public Works lawn. The ordinance we have in place specifically addresses camping. The current issue is not with camping or overnight stays on the lawn, it is with the personal property on the sidewalk during the day. The ordinance was presented as an emergency adoption based on the dangerous conditions created by the camp materials on the sidewalk and the complaints that we have received regarding Americans with Disabilities Act (ADA) access on the sidewalk. Houselessness Liaison Cohen shared the outreach that has been done in preparation for this ordinance and the plan for implementation if passed.

One public comment was made by Caleb Peterson, asking council to consider the people that would be required to carry everything they own, everywhere they go, if this ordinance passes.

Councilor Schlack asked how enforcement of this ordinance will impact existing police resources. Chief McDonald shared that the police already allocate significant resources to this topic and expects the change to impact resources more in the short term while they work on education about the ordinance.

Councilor Robbins moved to approve Ordinance No. 26-09. Council President Wolf seconded the motion. Deputy City Recorder Bartholomew conducted a roll call vote and the motion passed.

Ordinance No. 26-09 – AN ORDINANCE PROHIBITING CAMP MATERIALS ON CITY PROPERTY AND RIGHT-OF-WAY AND DECLARING AN EMERGENCY

	Yes	No
Councilor Ghoddusi	✓	
Youth Councilor Hellhake		✓
Mayor Hu	✓	
Councilor Robbins	✓	
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	
Councilor Anderson	✓	

8. Non-Agenda Items – None

9. Executive Session – None

10. Adjournment

Mayor Hu announced the meeting adjourned at 8:45 p.m.

_____
Lindsay Bartholomew, Deputy City Recorder

Attest:

_____
Yi-Kang Hu, Mayor

Date: _____

City *of* Tigard
City Council Business Meeting Minutes
April 28, 2026

1. Executive Session

   At 5:18 p.m. Mayor Hu read a citation noting that the Tigard City Council was entering into Executive Session for performance review of public officers or employees, under ORS 192.660(2) (i). The Executive Session ended at 5:46 p.m.

2. Business Meeting

   A. At 6:32 p.m. Mayor Hu called the Tigard City Council and Local Contract Review Board meeting to order.

   B. City Recorder Krager called the roll.

	Present	Absent
Councilor Anderson	✓	
Councilor Ghoddusi (remote)	✓	
Youth Councilor Hellhake	✓	
Mayor Hu	✓	
Councilor Robbins	✓	
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	

   C. Mayor Hu asked everyone to mute their mics and join him in the Pledge of Allegiance**.**

   D. Mayor Hu asked Council and staff if they had any Non-Agenda items. There were none.

3. Public Comment

   A. Public Comment – Written: None.

   B. Public Comment – In Person: Jennifer Worley spoke about the proposed roundabouts on McDonald Street. She read that the city held public meetings in the fall of 2025, but many

neighbors on Omara Street were not aware. She requested more communication be directed to those in affected areas.

Kim McDill asked for more information on studies focusing on children's safety. She had concerns about emergency traffic navigating roundabouts in a timely manner as well as school buses moving through them.

Steve McDill commented on the poor paving condition of the roads and wanted to see roads paved before the city puts in roundabouts. He echoed concerns about school buses maneuvering through the roundabouts.

C. Public Comment – Phone in or Video: None.

4. City Manager Report

Acting City Manager Rager reported that the library staff moved from temporary working locations in Town Hall back into the library building today. He said Library Director Bernard and staff went above and beyond to keep some express services available during the library closure for the HVAC installation. Project Manager Newbury kept staff informed during the project, making an inconvenient situation more tolerable. Library staff have planned a full summer of programs and activities for all ages. He called attention to an art display in Town Hall that will feature a rotating display of art created by Tigard school students.

5. Consent Agenda (City Council and Local Contract Review Board)

Mayor Hu noted there were three Consent Agenda items for consideration - approval of meeting minutes, a resolution to appoint three Municipal Judges ProTem, and an amendment to the 2025 Pavement Maintenance Program Contract.

A. Approval of City Council Minutes: February 3, 2026
March 17, 2026
March 24, 2026
April 7, 2026
April 14, 2026

B. Approve Resolution No. 26 – 10 - A RESOLUTION APPOINTING LUCY HEIL, STEVEN A. TODD AND LANCE D. QUARANTO AS MUNICIPAL JUDGES PRO TEMPORE

C. (Local Contract Review Board): Pavement Rehabilitation Amendment to 2025 Pavement Maintenance Program Contract

Council President Wolf moved to approve the Consent Agenda as presented. Councilor Shaw seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

	Yes	No
Councilor Anderson	✓	
Councilor Ghoddusi (remote)	✓	
Mayor Hu	✓	
Councilor Robbins	✓	
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	

6. Public Hearing: Fiscal Year 26 Spring Budget Supplemental

A. Mayor Hu opened the public hearing and announced the hearing procedures.

B. Staff Report – Finance Director Kang gave the staff report. There is $2.75 million of unanticipated budget in transfers due to the maturity of the 2011 Parks General Obligation Bond and the 2020 General Obligation Restructure Bond, following full repayment and retirement of all associated debt obligations. Council was asked to approve a resolution recognizing the $2.75 million to be transferred to the General Fund.

C. Public Testimony – None

D. Response to testimony by staff – None.

E. Councilor Robbins highlighted that this is a cause for celebration. Finance Director Kang agreed and said this action signifies the end of the Parks Bond issuance. In response to a question from Council President Wolf, Finance Director Kang said it would be applied to the beginning fund balance for the 2027 fiscal year.

F. Mayor Hu closed the public hearing.

G. Council consideration of Resolution No. 26-11.

Councilor Robbins moved to approve Resolution No. 26-11 – A Resolution to Adopt the Fiscal Year 2026 Spring Budget Supplemental. Councilor Schlack seconded the motion, and Mayor Hu conducted a vote. The motion passed unanimously.

	Yes	No
Councilor Anderson	✓	
Councilor Ghoddusi (remote)	✓	
Mayor Hu	✓	
Councilor Robbins	✓	
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	

7. BOARD AND COMMITTEE APPOINTMENTS RESOLUTION

Assistant to the City Manager Hendrix gave the staff report. Councilor Schlack, Mayor Hu and Councilor Anderson interviewed applicants on April 16 and 17 and the following were proposed for appointment: Jeff Darland and Yousef Allouzi to the Budget Committee, Shannon Wilson and Giovanni Villa to the Planning Commission and Brandy Shockley to the Library Board.

Councilor Schlack moved to approve Resolution No. 16-12 appointing members to the Budget Committee, Planning Commission and Library Board. Councilor Shaw seconded the motion. Councilor Robbins noted that in the next agenda item there is a recommendation to no longer have Alternate members yet one of the members being appointed tonight is an Alternate. Mayor Hu clarified that they will only be serving until the end of the year and they are aware of the new policy. Mayor Hu conducted a vote and the motion passed unanimously.

	Yes	No
Councilor Anderson	✓	
Councilor Ghoddusi (remote)	✓	
Youth Councilor Hellhake	✓	
Mayor Hu	✓	
Councilor Robbins	✓	
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	

Photos were taken of the board and committee members with the Council.

8. BOARD AND COMMITTEE STANDARD BYLAWS: CONSIDER RESOLUTION FOR ADOPTION

Assistant to the City Manager Hendrix gave the staff report. City boards and committees have been established over the years to address a variety of policies, regulations and community

needs. As a result, the government bylaws and scopes of work vary, leading to a lack of consistency and clarity. There was support from board and committee members, staff liaisons and Council for standardized bylaws. Council gave guidance in February on specific bylaws and new/rescoped committees. Key items include that there will be 9 voting members and no Alternate positions, three-year term limits and no more than two consecutive terms on the same board or committee. It is proposed that the new bylaws take effect on January 1, 2027, and all existing terms will be reset. The initial terms will be staggered, with newer members receiving preference for the longest terms.

Members will be automatically removed after three unexcused absences in one year. An unexcused absence is when the staff liaison is not notified of the absence prior to the meeting. Members will commit to and sign a Code of Conduct annually. Those under 18 are only eligible to serve on the Tigard Youth Advisory Committee (TYAC).

Outcomes, charges and duties were clarified on Attachment A to the resolution. Changes include that the Committee for Community Engagement (CCE) will include equity and special events. A Houseless Advisory Committee will be formalized to review Time, Place and Manner Ordinances and safe parking reports, etc. A Finance Committee will be created to serve as both the Audit and Budget Committees. The TYAC will include a civic education program and advocacy.

Improvements to the way feedback is received will include documenting the board recommendations in the Council meeting packet, doing pulse surveys, consideration of Chairs being involved in Council Board and Committee Liaison reports, an annual board/committee member/staff liaison/Council workshop and a timeline for checkpoints on reviewing board purpose.

Councilor Schlack thanked staff for their work on said his preference would be for one resolution for Council consideration that includes specific names and individual terms. Mayor Hu asked if a resolution was required to sunset the Audit Committee and staff need to verify.

Councilor Ghoddusi noted that his family is active in civic activity and he has a child that is very excited about TYAC, but under the new bylaws she would not be eligible to participate although she lives in Tigard and goes to school here. He asked if this restriction for family members of council is appropriate for committee members that do not report directly to Council (such as TYAC) and asked if that could that be amended. He recommended opening it up to all boards, and noted his wife serves on the Committee for Community Engagement. Mayor Hu asked Council for their thoughts and a majority supported allowing youth in Council households to serve on TYAC but not open board and committee membership to any other Council household members.

Council President Wolf asked about preference that members of the Finance committee have financial backgrounds. Finance Director Kang said there is a recommendation for preference for members with a financial background (CPAs, auditors) but it is not a requirement.

Councilor Shaw felt three years is a long time to ask community members to remain engaged and had seen that some board members have wanted to leave after year or two. She added that by not having alternate members, people can't move up to fill an open spot, and this will create more work for the mayor and staff to hold interviews, etc. Councilor Schlack mentioned that Budget Committee terms are set by Oregon statute at three years.

Councilor Schlack moved to approve Resolution No. 26-13 – A Resolution of the City Council adopting Standardized Bylaws for City Boards and Committees and establishing implementation requirements, as amended. Mayor Hu clarified that the amendment was that a member of a public official's household may serve on TYAC only. Council President Wolf seconded the motion. Youth Councilor Hellhake gave an advisory vote of yes.

	Yes	No
Councilor Anderson	✓	
Councilor Ghoddusi (remote)		✓
Mayor Hu	✓	
Councilor Robbins	✓	
Councilor Schlack	✓	
Councilor Shaw	✓	
Council President Wolf	✓	

Concerns and Questions:

- There was hesitancy about having an entire committee attend council liaison reports since Council is moving towards Study Sessions instead of Workshop meetings and these are held in a smaller conference room rather than Town Hall.
- Staff clarified that the proposed half-day workshop is not a "Council Workshop meeting," but a separate, dedicated event to give council, staff, and board and committee members an opportunity to meet each other and learn about the other committees.
- What are Pulse surveys? Assistant to the City Manager Hendrix defined them as a way to get feedback quickly from a particular committee if something comes up before their regularly scheduled meeting and Council or staff needs their input sooner. These would only be done at Council's direction.

Mayor Hu mentioned there had been interest in adding a committee on aging and asked for Council input.

Councilor Anderson had no issue with it and asked for more information. Councilor Shaw said there is a very robust youth voice but there are other voices, such as from the aging community that we have not heard from. Part of it is equity; they need stronger representation and more engagement, perhaps some intergenerational activities. An example topic would be, "Is their housing stable?"

Councilor Schlack noted that Tualatin and Beaverton have an aging task force and suggested the city formally explore feasibility knowing it would require resources. And if not implemented, what are alternatives so we can choose policy outcomes he and Councilor Shaw are interested in seeing addressed.

Council President Wolf was not opposed but had questions about resources. Councilor Robbins was not opposed but noted that while youth under 18 years of age can only join TYAC, seniors are able to run for council positions and can represent in that way. Youth Council Hellhake suggested gauging interest in the community would be important first. He asked if it would be similar to TYAC and be age restricted.

Councilor Ghoddusi supports senior engagement but a concern with this committee is that it overlaps with so many others such as PRAB and the Housing Committee.

Councilor Shaw said she was thinking more on the lines of a task force, more targeted and quick to identify issues, so if a housing issue arises, it would be passed along to the Housing Committee. She noted that while serving on other boards there was never was a time when a topic related to seniors has come up.

Mayor Hu asked staff about timing of another discussion and Assistant to the City Manager Hendrix said she will do a feasibility study and schedule for a future meeting.

9. TIGARD MUNICIPAL COURT ANNUAL REPORT

Municipal Court Judge Oberdorfer and Court Operations Supervisor Fenton presented the annual report on Tigard's Municipal Court. Their caseload increased in the past year primarily due to photo traffic enforcement. The police department contracted with a new vendor and charges filed with the court are returning to levels comparable to 2021. Switching vendors has led to around 170 more tickets per month. They are working with the vendor to be able to receive photos faster to assist with not-guilty trials.

This year the Court implemented electronic submission of conviction information to the Department of Motor Vehicles (DMV) as part of its transition to a paper on-demand model. This will reduce paper consumption, mailing costs and staff processing time. They are also working with the photo enforcement vendor to be able to receive photos faster to assist with not-guilty trials, of which there is a backlog.

Diversion is a popular option, and people that don't have a Commercial Driver's License (CDL) or a ticket within the last three years can enter the program which emphasizes education as a key component of accountability and behavior change. Once people enter the program, over 93% successfully earn a dismissal of their case. An increase in tickets issued has also meant an uptick in angry customers. Staff have needed to call in the police multiple times in the past six months due to disruptive customers and are planning to take deescalation training.

10. Non-agenda Items - None.

11. Executive Session - None.

12. At 7:45 p.m., there being no additional items, Mayor Hu adjourned the meeting.

_____
Carol A. Krager, City Recorder

Attest:

_____
Yi-Kang Hu, Mayor

Date:_____

AIS-6212 **5. C.**

Business Meeting

Meeting Date: 07/07/2026

Length (in minutes): Consent Item

Agenda Title: Approve Contract for Fuel and Related Services

Authored By: Toni Riccardi

Presented By: Project Managers James & Public Works Business Manager Barrett

Item Type: Motion Requested
Local Contract Review Board

Information

Explanation of Issue

The Local Contract Review Board is being asked to approve the award of a contract to Jubitz Corporation for Fuel and Related Services.

Action Requested

Staff is recommending the Local Contract Review Board award a contract to Jubitz Corporation for Fuel and Related Services in an amount not to exceed an estimated $2,000,000 and direct the City Manager to take the steps necessary to execute the contract.

Background Information

Project Overview:
The city currently utilizes a combination of captive (city-owned) pumps and commercial card-lock stations to fuel our rolling fleet and gas-powered equipment. The proposed contract retains this format with the proposed contractor delivering fuel to the city's captive site as well as allowing card-lock access to stations throughout the Metro area, including a site in Tigard.

Project Timeline:
The contract will begin upon signatures by both parties and deliveries will occur on an as-needed basis to ensure the city can fuel its rolling fleet and equipment.

Strategic Vision:
Fuel for our rolling fleet and equipment is essential to virtually all departments in the city to ensure we are providing excellent public service to the community.

Procurement Process:
This contract is awarded in accordance with ORS 270A.205 and Tigard's PCR 10.087 allowing the City to enter into a Permissive Cooperative Procurement if the original contract was awarded through an open and impartial competitive process, using source selection methods that are substantially equivalent to those identified in ORS 279 and Tigard's Public Contracting Rules (PCRs).

The State of Oregon has issued a permission cooperative procurement for Fuel and Related Services to Jubitz Corporation. On June 8, 2026, the City of Tigard published a Notice of Intent to Award a contract to Jubitz Corporation, based on our ability to utilize the State's agreement with Jubitz via a permissive

cooperative purchase, on the City website and in the Daily Journal of Commerce. The deadline for the public to submit comments was June 15, 2026; no comments were received. Accordingly, it is recommended that the city award a one-year contract, with four potential option years, to Jubitz Corporation in an estimated not-to-exceed amount of $2,000,000 over the potential five-year contract.

Alternatives & Recommendation

The Tigard City Council, also serving as the Local Contract Review Board, may reject this contract award recommendation and direct staff to rescope and resolicit for the work.

Additional Resources

N/A

Fiscal Impact

Cost: $2,000,000

Budgeted (yes or no): Yes annual

Where budgeted?: Multiple divisions

Additional Fiscal Notes:

Budget Breakdown:
The contract is being executed for a total of $2,000,000 over the potential five-year life of the contract. The first year of the contract is estimated at $350,000 for the first year of the contract based on historical use. Given the volatile nature of the cost of fuel, as seen over the past few months, staff is projecting a higher estimated five-year total.

Attachments

No file(s) attached.

AIS-6174 **5. D.**

Business Meeting

Meeting Date: 07/07/2026

Length (in minutes): Consent Item

Agenda Title: Lake Oswego - Tigard Water Supply Expansion - Engineering Services Contract

Authored By: Toni Riccardi

Presented By: Project Manager Steele

Item Type: Motion Requested
Local Contract Review Board

Information

Explanation of Issue

The purpose of this action is to approve the award of a contract to RH2 Engineering Inc. for Lake Oswego – Tigard Water Supply Expansion – Engineering Services.

Action Requested

Staff recommends that the Tigard City Council, also serving as the Local Contract Review Board, award a contract to RH2 Engineering Inc. for Lake Oswego – Tigard Water Supply Expansion – Engineering Services in the amount of $683,612.00 and direct the City Manager to take the steps necessary to execute the contract.

Background Information

Project Overview:

Based on projected growth and service area expansion, the City of Tigard's maximum daily water demand will approach the firm capacity of the City's water supply by 2029. To maintain uninterrupted service to customers as demand increases, one near-term solution is to maximize the City's supply via the Lake Oswego/Tigard (LOT) Agreement. While the LOT Agreement grants Tigard up to 18 million gallons per day (MGD) from Lake Oswego's Waluga Reservoir, Tigard is currently limited hydraulically to 14 MGD by undersized piping and inadequate pumping capacity. The project work under this contract will address undersized piping. Pumping capacity will be addressed in separate contracts with the intent of completing the overall project work by 2029.

This contract will increase the capacity of the following two pipeline sections:

- From Waluga Reservoir to the intersection of Bonita Rd and Bangy Rd, the transmission pipeline comprises approximately 4,800 ft of two parallel mains that are inadequately sized for 18 MGD.
- The Pump Station 5 discharge line to the 410 Pressure Zone (Tigard's largest pressure zone) is undersized at the Bonita Rd Fanno Creek crossing (approximately 150 ft), restricting the amount of water that can be delivered directly to this pressure zone.

As part of this contract, the selected consultant will conduct alternatives analysis for both sections of pipeline to assess alignment options, installation methods, and seismic resiliency, as well as other construction considerations, such as cost, schedule, and traffic impacts. The consultant will also assess alternative delivery methods, to determine what delivery method is most appropriate for this project. Additionally, the consultant will evaluate infrastructural requirements necessary to potentially deliver

an additional 4 MGD (for a total of 22 MGD) from Lake Oswego, to meet projected demands through year 2050. The results of this evaluation may influence design decisions during preliminary design.

This contract is only for Phase I of the project, including project research, alternatives analysis, alternative delivery method review, and preliminary design. After the design alternatives and a project delivery method have been selected, the contract will be amended for Phase II (detailed design and construction), reflecting the chosen project delivery method.

Project Timeline:

- Project Kickoff: July 2026
- Alternatives Analysis: January 2027
- 10% Design (Concept): June 2027
- 30% Design and Alternative Project Delivery Evaluation – August 2027
- Detailed Design – Early 2028 (Phase II)
- Construction - 2028-2029 (Phase II)
- Project Closeout – 2029 (Phase II)

Strategic Vision:
This project supports the Council's Goals and Community Promise of Equity by maintaining full and equitable access to safe drinking water – a core service.

Procurement Process: The City issued a Request for Proposals (RFP) for the project on April 22, 2026, with notice published in the Daily Journal of Commerce. Upon closing, the City received five (5) proposals from the following firms, with a proposal score out of a possible 100 points, per selection committee evaluator.

	Points
Jacob Engineering Group Inc.	276
RH2 Engineering	284
Water Systems Consulting (WSC) Inc.	234
Harper Houf Peterson Righellis (HHPR) Inc.	226
Stantec Consulting Services, Inc.	271

A selection committee of 3 teammates from Engineering and Public Works scored the proposals based on the following criteria, as outlined in the RFP.

Firm Qualifications and Project Team	35 Points
Project Understanding and Approach	25 Points
Projec Management	25 Points
Cost Proposal	15 Points

RH2 Engineering Inc. received the highest score and received the evaluation committee's recommendation for contract award. As such, and in accordance with ORS 279 and Tigard Public Contracting Rules 30.075 and 30.100, the City issued a Notice of Intent to Award and entered into negotiations with RH2 Engineering Inc.. The City and RH2 Engineering Inc. were able to reach an agreed-upon scope and price. The final negotiated contract total is $683,612.00.

Alternatives & Recommendation

The Local Contract Review Board may reject this contract award recommendation and direct staff to resolicit for the work.

Additional Resources

Lake Oswego-Tigard Water Supply Expansion - Engineering Services | Bids & Requests for Proposals

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Fiscal Impact

Cost: $683,612

Budgeted (yes or no): Yes

Where budgeted?: Water System Development Charges – Improvement (WS

Additional Fiscal Notes:

In current fiscal year budget, no budget action needed.

Attachments

Lake Oswego-Tigard Water Supply Expansion - Engineering Services | Bids & Requests for Proposals

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CONTACT

Toni Riccardi
Purchasing Specialist, NIGP-PPA
Email

PUBLIC CONTRACTING RULES

The Public Contracting Rules apply to all contracting, purchasing, and disposing of personal property by the City of Tigard but do not apply to acquisition, sale or other transfer of real property.

Bids & Requests for Proposals

Document Accessibility Notice

The City of Tigard is working to make documents on this site meet Web Content Accessibility Guidelines (WCAG) 2.1 Level AA standards. Some documents may not yet be fully accessible. If you need help viewing or reading a file, please submit a request using the Accessibility Request Form.

Lake Oswego-Tigard Water Supply Expansion - Engineering Services

RFP Number: 2026-18
Start Date: April 22, 2026
Close Date: May 12, 2026 10:00 AM

Proposals DUE: Tuesday, May 12, 2026, at 10:00 AM Local Time

Proposals must submit one (1) electronic copy in portable document format (pdf).

Submit Proposals to: Contracts & Purchasing

Contract Documents
Solicitation Response Form
Planholders List
Received Proposals
Lake Oswego Tigard Water Supply Expansion Notice of Intent to Award

Direct Contracting Questions: Toni Riccardi
Phone: (503) 718-2815
ContractsPurchasing@tigard-or.gov

Return to full list >>

Important Notice

Bids and proposals will be received at the ContractsPurchasing@tigard-or.gov email address. Please refer to each individual solicitation and addenda for submission deadlines and requirements.

Current Opportunities

This page contains advertisements for some, but not all of the current City of Tigard solicitations. If you have any questions, contact the responsible department for full information regarding City of Tigard Requests for Bids or Request for Proposals. The City takes no responsibility for informing recipients of changes to original documents if the "Solicitation Response Form" has not been sent to the Purchasing Office.

AIS-6211 **5. E.**

Business Meeting

Meeting Date: 07/07/2026

Length (in minutes): Consent Item

Agenda Title: McDonald Street Engineering Services Contract Amendment

Authored By: Toni Riccardi

Presented By: Project Manager Furman

Item Type: Motion Requested
Local Contract Review Board

Information

Explanation of Issue

The purpose of this action is to approve a contract amendment to include Phase II of work for the McDonald Street Engineering Services contract.

Action Requested

Staff recommends that the Tigard City Council, also serving as the Local Contract Review Board, award a contract amendment to include Phase II of work for the McDonald Street Engineering Services contract in the amount of $4,769,968.27 and direct the City Manager to take the steps necessary to execute the amendment.

Background Information

Project Overview:

The McDonald Street Improvements project (CIP 95074) is nearing completion for the first phase of work, which considered various design alternatives to reach the project goals and developed a 30% engineered design for the McDonald Street corridor between Highway 99 and Hall Boulevard. The design includes a multi-use path to create a safe and continuous walking and biking route as well as several roundabouts along the corridor to improve traffic safety and operations for all road users.

McDonald Street is a key route in the transportation network and currently lacks pedestrian and bicycle infrastructure, has limited safe crossings, speeding issues, and there are challenges with vehicles being able to safely and efficiently make left turns along the corridor. The project also includes replacement or upgrades to water lines that are critical to operation of the Tigard water system.

The City issued a Qualifications Based Request for Proposals (QBS RFP) for the project on September 16, 2024, with notice published in the Daily Journal of Commerce. Kittelson & Associates, Inc. received the highest score for both their proposal and cost proposal. Accordingly, Kittelson & Associates, Inc. received the selection committee's recommendation for contract award. In accordance with ORS 279 and Tigard Public Contracting Rule 70.016(B)(5), the City issued a Notice of Intent to Award and entered into negotiations with Kittelson & Associates, Inc.

The contracted services were set up with a phased approach, where upon completion of Phase I, the City may amend the contract to add Phase II tasks. One of the main reasons for splitting the contract

into two phases was to allow for the Phase II scope of work to be customized with the information available at the end of Phase I.

- Phase I: The study phase, including traffic analysis, alternatives analysis, conceptual design through preliminary design, and determination of project delivery method, is nearing completion. The Phase I contract was approved in December of 2024 for $1,559,099.49. There will be approximately $410,000 in savings from Phase I work that will be rolled into Phase II.
- Phase II: The Design and Construction phase, including preliminary design through final plans, specifications, and estimate (PS&E), including right-of-way acquisition, bidding assistance, construction engineering and inspection. The Phase II scope of work has been tailored to best value project delivery, which was the recommendation from the evaluation in Phase I. The Phase II contract is being proposed as an amendment of $4,769,968.27.

A few of the areas of work that have been customized based on the findings of Phase I are highlighted below:

- Additional retaining walls from what was expected.
- More design survey needed on private property
- Undergrounding of power lines for entire corridor instead of part of the corridor as originally anticipated
- Complexity with utility conflicts
- Best value project delivery method selected
- Right-of-way acquisition customized to number of properties impacted (~70)

Project Timeline:

Phase I Milestones

- Traffic Analysis: February 2025 through April 2025
- Field Survey Work: February 2025 through April 2025
- Alternatives Analysis: May 2025 through July 2025
- 10% Design (Concept): August 2025 through October 2025
- 30% Design (Preliminary): November 2025 through July 2026

Phase II Milestones

- 60% Design (Advance): July 2026 through December 2026
- 90% Design (Final Review): January 2027 through May 2027
- 100% Design (Final): May 2027 through September 2027
- Final PS&E (Construction Ready): September 2027 through December 2027
- Bidding and Award: January 2028 through March 2028
- Construction Services: April 2028 through October 2029

Strategic Vision:

This project was identified in Tigard's Transportation System Plan (TSP), aligns with Tigard’s Complete Streets Policy, and has been identified as a safety priority corridor through Tigard’s Safe Streets Action Plan. The project supports Tigard’s Strategic Plan to “create a well-connected, attractive, and accessible pedestrian network” (Strategic Priority 2) by designing improvements that include safe and continuous bicycle and pedestrian facilities, including crossings.

Dates of Previous Considerations:
December 10, 2024: LCRB approval of the engineering services contract.
May 12, 2026: City staff provided a project briefing to Tigard City Council.

Alternatives & Recommendation

The Tigard City Council, serving as the Local Contract Review Board, may reject this contract amendment. This would stop work on the project and prevent the project from moving forward.

Additional Resources

N/A

Fiscal Impact

Cost: $4,769,968

Budgeted (yes or no): Yes

Where budgeted?: CIP#95074 – McDonald Street (Hall Blvd - Pacific

Additional Fiscal Notes:

CIP 95074 is funded by several sources, including Transportation Development Tax, Underground Utility, Transportation System Development Charges, and the Water Fund. The contract is within the total design and engineering budget in the FY 2027 CIP and does not represent any change to the overall project budget. The cost of the proposed contract would be incurred in FY 2027 through FY 2030.

Attachments

No file(s) attached.

AIS-6155 **6.**

Business Meeting

Meeting Date: 07/07/2026

Length (in minutes): 45 Minutes

Agenda Title: Downtown Reimagined Project Update

Authored By: Susan Shanks

Presented By: Senior Planner Shanks

Item Type: Update, Discussion, Direct Staff

Information

Explanation of Issue

Over the past four months, staff has made Downtown Tigard stakeholders aware of the Downtown Reimagined project, solicited their feedback, and prepared the Draft Proposal.

The Draft Proposal (Attachments 1 & 2) includes the following documents:

- Boundary Map
- Zoning Map
- Land Use Standards
- Development Standards
- Transportation Maps
- Transportation Standards

Planned engagement activities with stakeholders concluded in June. After considering all feedback received, staff will create the Final Proposal and make it available for formal public review and comment. The Final Proposal will be evaluated by the Planning Commission and City Council at public hearings. A summary of the public engagement in Phases 2 and 3 for this project can be found in Attachments 3 and 4.

The Final Proposal will consist of the following types of Ordinances:

- Development Code Amendments
- Zoning Map Amendments

Action Requested

Staff requests Council';s feedback on the Draft Proposal (Attachments 1 & 2) to inform the creation of the Final Proposal.

Background Information

Previous Considerations:

- Jan 2024 Metro 2040 Town Center Boundary Amendment *(*Legislative Hearing)
- July 2024 Comprehensive Plan Text Amendments (Legislative Hearing)
- Sept 2025 Project Overview Next Steps (Memorandum)
- Feb 2026 Project Update & Council Feedback (Briefing)
- June 2026 Project Update &;Council Questions (Study Session)

Future Considerations:

- TBD Development Code & Zoning Map Amendments (Legislative Hearing)

Public Involvement:
For Phase 3, between March – June 2026, staff engaged the Downtown Tigard stakeholder groups listed below. Staff will summarize feedback received at the July 7, 2026, briefing.

- Tigard Transportation Advisory Committee (TTAC)
- Town Center Advisory Commission (TCAC)
- Tigard Chamber of Commerce
- Tigard Downtown Alliance
- Downtown Businesses Property Owners
- Potential Developers
- Tigard Planning Commission

Impacts (Community, Budget, Policies and Plans/Strategic Connection)
There have been many efforts over the past 20 years to revitalize the downtown including, but not limited to, creating a shared community vision, a tax increment financing district, and an infrastructure plan. Despite these efforts, there has been very little downtown redevelopment over the past two decades that has occurred without some form of financial assistance from the city. The city needs more private investment from the development community to realize the community's vision for downtown, and the development community has been telling the city that some of its regulations are hampering or outright blocking redevelopment projects. The city can't overcome all the existing market challenges that developers face today. However, it can evaluate and revise its development regulations to create more redevelopment opportunities while supporting the community's vision for a more walkable and vibrant downtown.

Alternatives & Recommendation
Staff utilized the following criteria to develop and refine the Draft Proposal. These criteria reflect the community feedback collected during the first two phases of the project.

Downtown Tigard's land use and transportation standards should:

- Support the community's vision for a more walkable, vibrant, and welcoming downtown.
- Remove regulatory barriers to residential and mixed-use development.
- Maximize connectivity while minimizing impacts on natural resources and private property.
- Unlock the development potential of oversized lots and blocks.

Additionally, the future transportation network should:

- Be safe and comfortable for community members of all ages and abilities.
- Provide more direct and convenient access to Fanno Creek Trail, Tigard Heritage Trail, Universal Plaza, and TriMet Transit Center.

Staff welcomes Council's feedback on any aspect of the Draft Proposal, especially on the design alternatives for each.

See Attachment 2: Pages 4 – 7 to view street locations and alternative designs.

1. Map ID N1 Singled-sided angled parking as compared to two-sided parallel parking:

- CON: Provides fewer overall parking spaces.
- PRO: Locates more parking spaces on the commercial side of the street.
- PRO: Creates fewer potential conflicts with cyclists.
- PRO: Is easier to convert to ADA parking.

Note: A street design with bike lanes and parallel parking on both sides of the street was considered. However, it was not included as a third alternative for "N1" because it requires an additional 10 or more feet of right-of-way. The additional right-of-way allows bike lanes to be located between the curb and the parking lane to prevent cyclists from veering into a car travel lane or running into a parked car's door opening. Streets with parallel parking generally do not also include bike lanes for this reason.

2. Map ID C4 On-street parking vs. street trees vs. property impacts

- A second parking lane provides more on-street parking.
- A second row of street trees provides environmental, economic, and public health benefits.
- A combination of a second parking lane and a second row of trees requires more right-of-way

3. Map ID P2 Public benefits vs. property impacts
Wider path as compared to a narrower path:

- CON: Requires more right-of-way.
- PRO: Provides more room for pedestrians and cyclists.
- PRO: Provides space for street trees and their associated benefits.
- PRO: Fosters public life (e.g. linear plaza).
- PRO: Provides outdoor space for downtown residents living in dense housing (e.g. urban park).
- PRO: Supports economic activity where adjacent to businesses.
- PRO: Provides placemaking opportunities.

Wider path as compared to a local street:

- PRO: Requires less right-of-way.
- PRO: Has lower maintenance costs.

Additional Resources

This project is expected to be completed in-house and will require minimal, if any, budget for outside consultant assistance. Any budgetary needs will be covered by Community Development's existing professional services budget.

This project will be active during FY 2026 - 2027.

Attachments

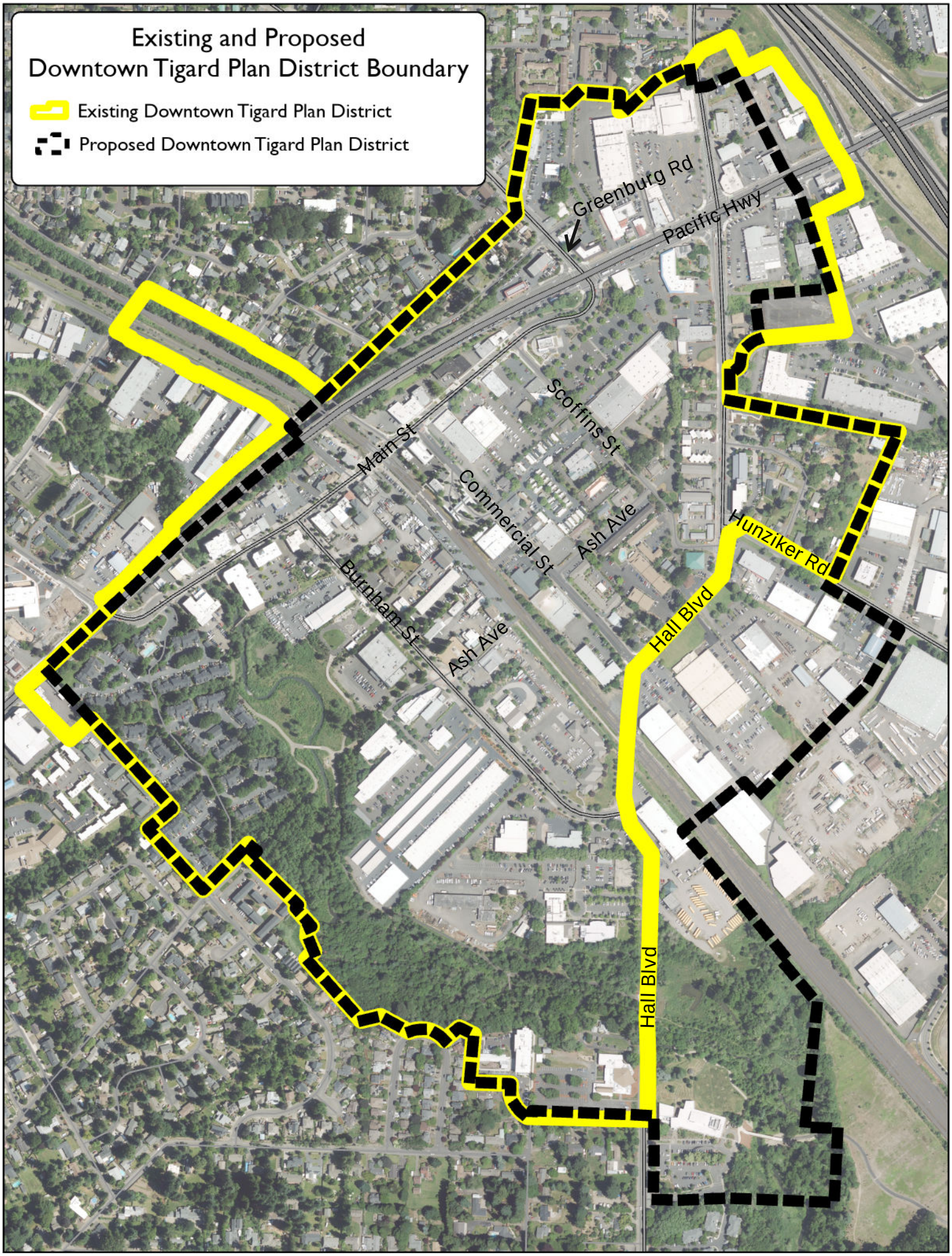
ATT 1 Draft Land Use Proposal

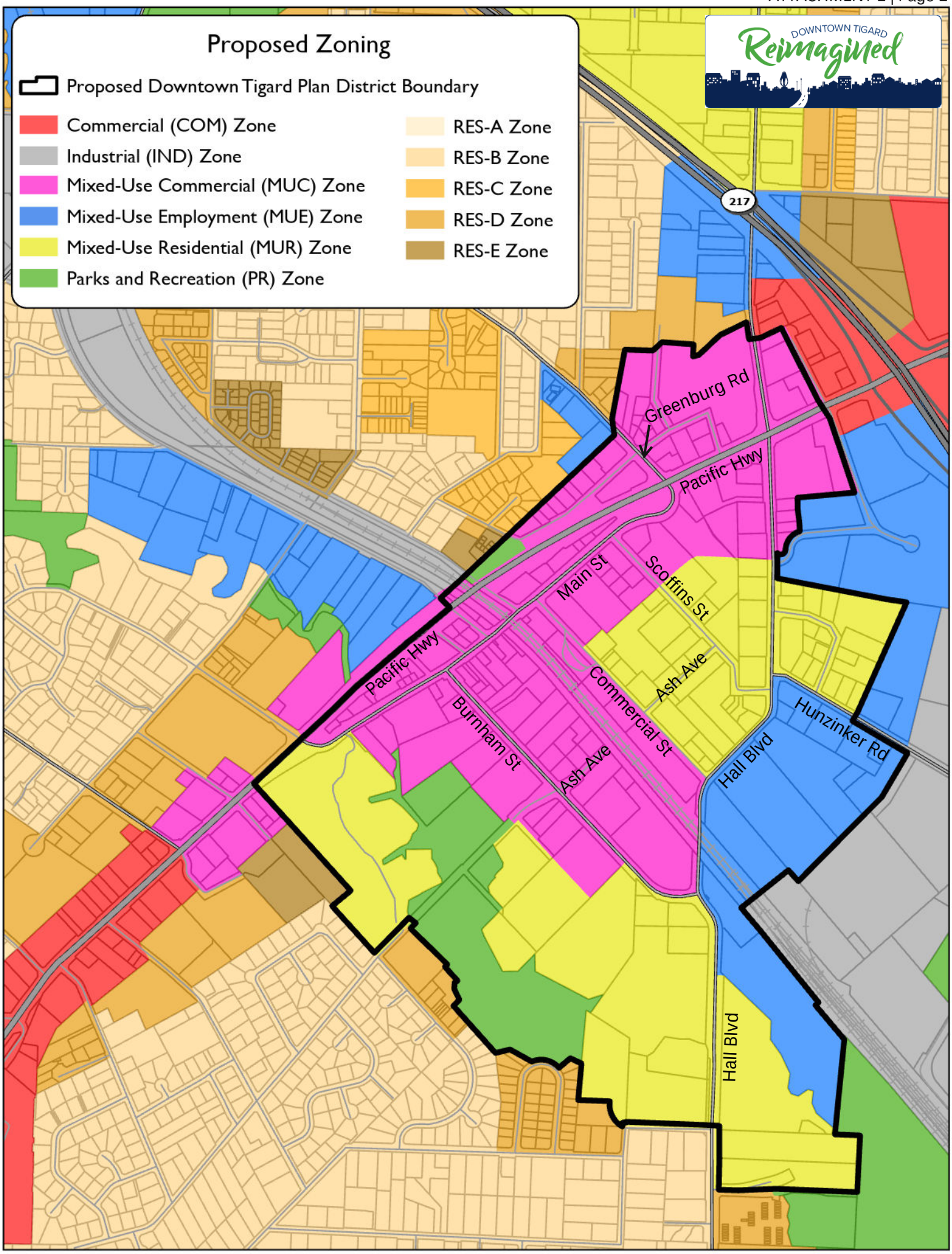
ATT 2 Draft Transportation Proposal

ATT 3 Phase 2 Enagement Summary

ATT 4 Phase 3 Enagement Summary

Presentation


Existing and Proposed
Downtown Tigard Plan District Boundary
Existing Downtown Tigard Plan District
Proposed Downtown Tigard Plan District
Greenburg Rd
Pacific Hwy
Scoffins St
Main St
Commercial St
Ash Ave
Hunziker Rd
Burnham St
Ash Ave
Hall Blvd
Hall Blvd


Proposed Zoning
Proposed Downtown Tigard Plan District Boundary
Commercial (COM) Zone
Industrial (IND) Zone
Mixed-Use Commercial (MUC) Zone
Mixed-Use Employment (MUE) Zone
Mixed-Use Residential (MUR) Zone
Parks and Recreation (PR) Zone
RES-A Zone
RES-B Zone
RES-C Zone
RES-D Zone
RES-E Zone
DOWNTOWN TIGARD
Reimagined
217
Greenburg Rd
Pacific Hwy
Main St
Scoffins St
Pacific Hwy
Ash Ave
Commercial St
Burnham St
Ash Ave
Hall Blvd
Hunzinker Rd
Hall Blvd

Downtown Tigard | Existing and Proposed Land Use Standards

June 2026

Comparison of Existing and Proposed Land Uses by Zone

Most, but not all, nonresidential land uses are shown in the table below. The cells that are outlined and hatched in this table show where a specific land use is proposed to be regulated differently by one or more of the proposed zones as compared to the existing zone.

Proposed Nonresidential Land Use Standards by Zone			
	A	Allowed	Outright allowed
	R	Restricted	Outright allowed (subject to special requirements, exceptions, or restrictions that may be modified through a Type 2 Adjustment)
	C	Conditional	May be allowed (subject to Chapter 18.740 Conditional Uses)
	P	Prohibited	Not allowed under any circumstance.

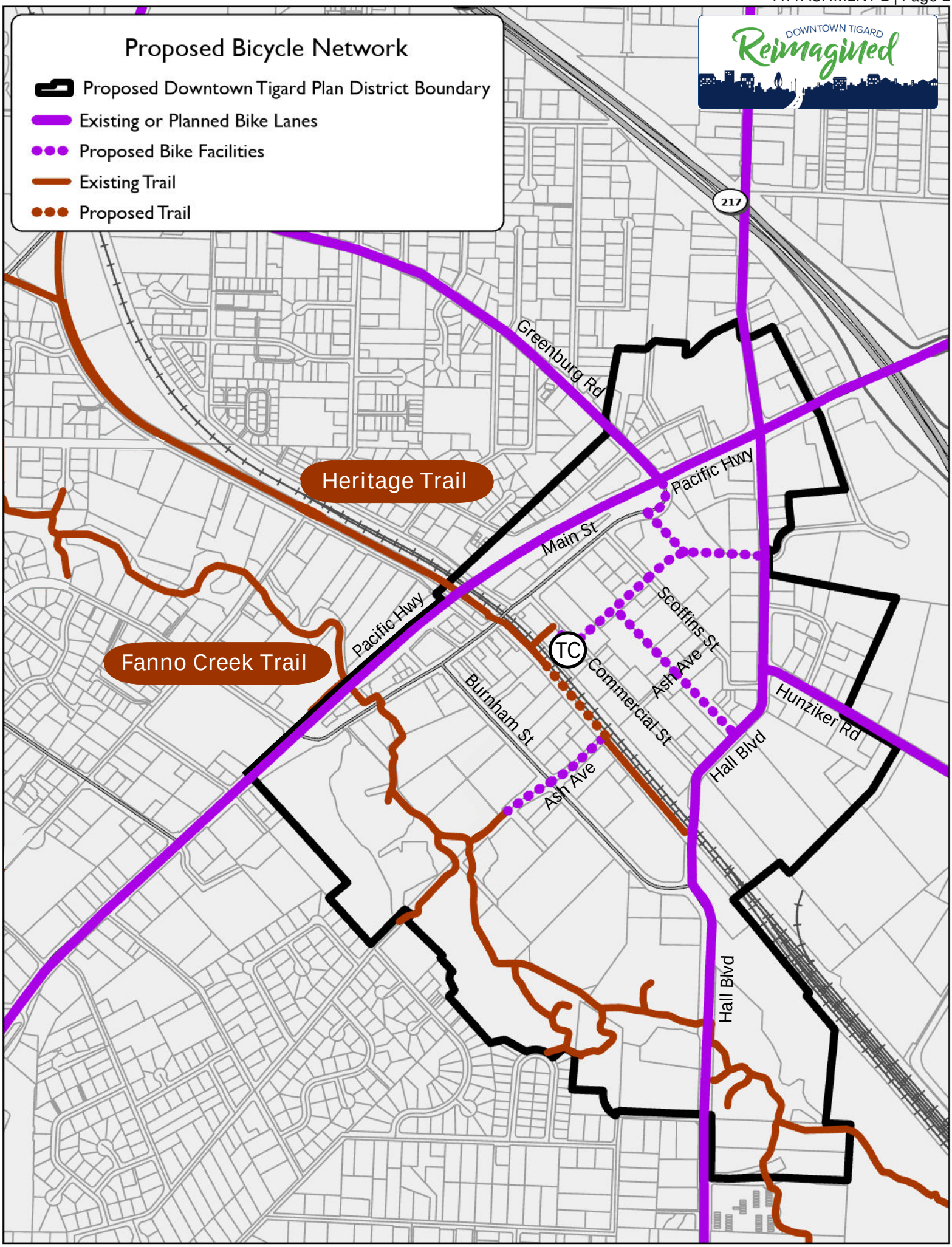
Land Use Categories	Existing Zone	Proposed Zones		
		MUC Zone	MUE Zone	MUR Zone
Civic Uses				
Government Services	A	A	A	A
School or Religious Facility	A	C	C	C
Temporary Shelter	C	C	C	C
Transportation and Utility Corridor	A	A	A	A
Commercial Uses				
Commercial Lodging	A	A	A	C
Indoor Sales and Services	R	R	R	R
Major Event Entertainment	C	C	P	P
Motor Vehicle Fuel Sales	P	P	P	P
Motor Vehicle Sales and Rental	P	R	R	P
Motor Vehicle Servicing	R	P	R	P
Office	A	A	A	R
Outdoor Sales and Services	P	P	P	P
Self-Service Storage	P	P	P	P
Industrial Uses				
Industrial and Manufacturing	P	R	R	P
Off-Site Services	P	P	R	P
Warehouse and Distribution	P	P	R	P
Wholesale and Equipment Rental	P	P	R	P

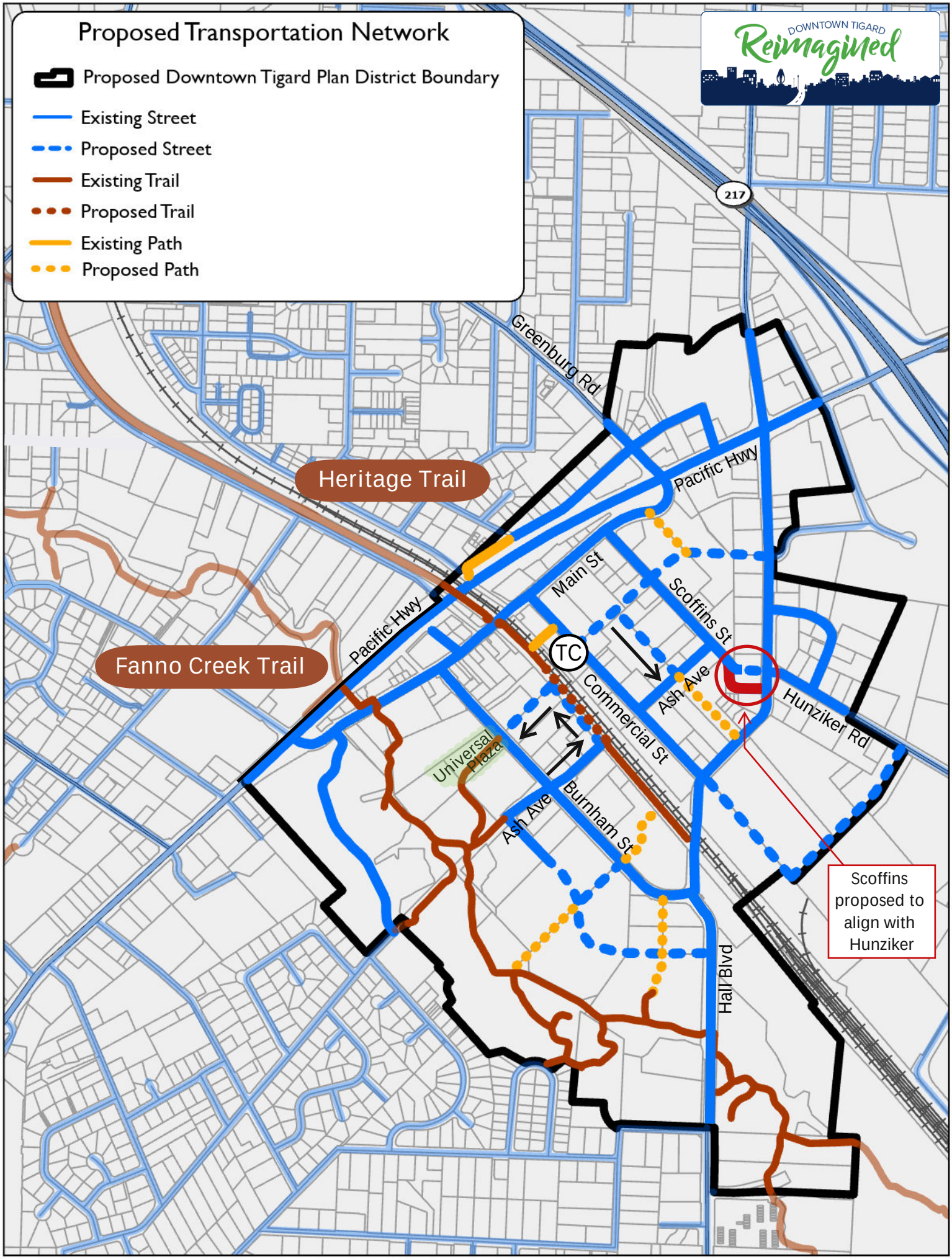
Downtown Tigard | Proposed Development Standards

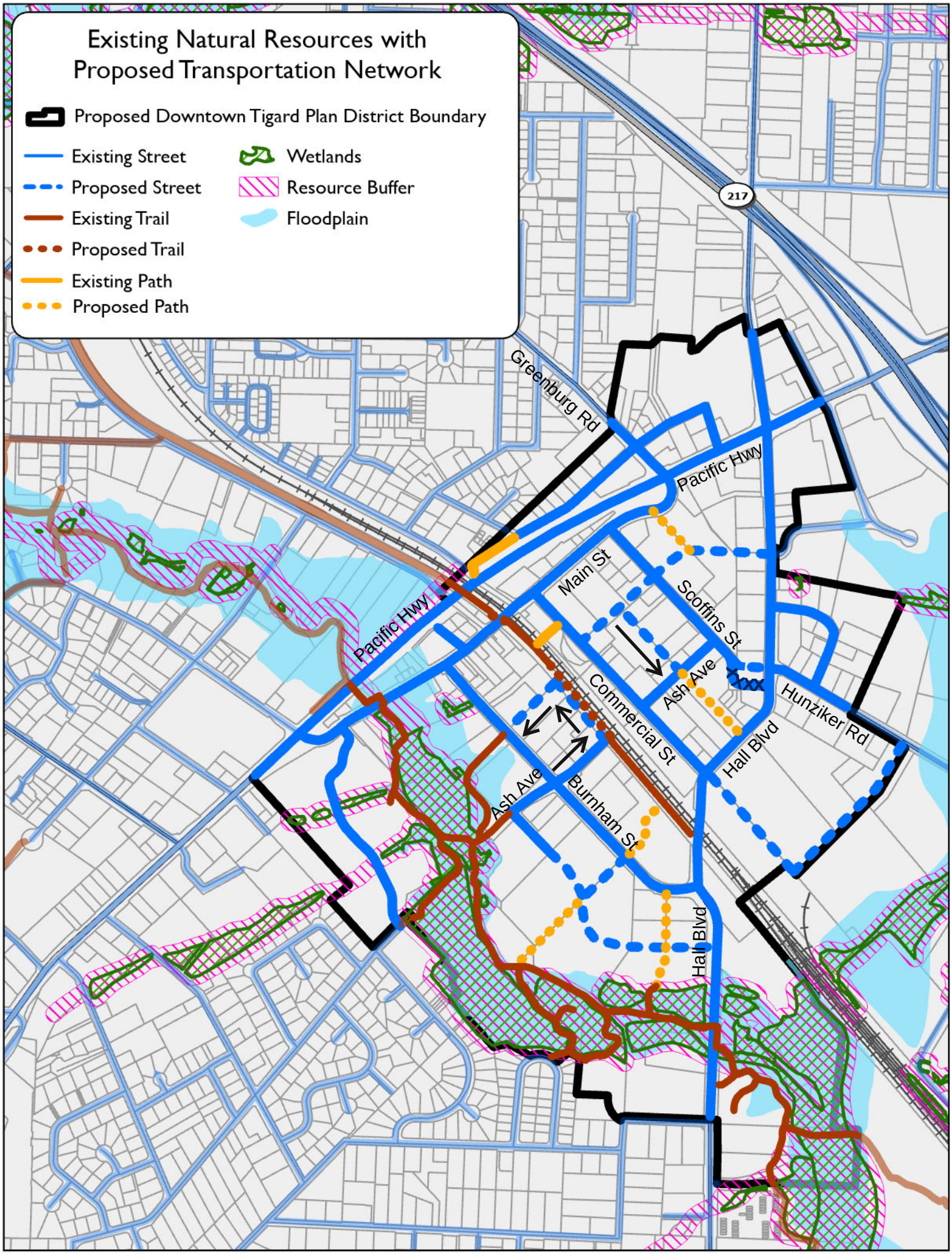
June 2026

PROPOSED DEVELOPMENT STANDARDS		
Name	**Type**	**Value**
Lot Coverage	Max.	100%
Landscape Area	Min.	0%
Building Setbacks: Street Property Line	Min.	1 foot
Building Setbacks: Street Property Line	Max.	12 feet
Building Setbacks: Rear/Side Property Line *(Except where adjacent to Fanno Creek)*	Min.	0 feet
Residential Density *(Only applies in MUR Zone)*	Min.	25 dwelling units / acre
Residential Density	Max.	None
Residential Common Space *(Only applies when dwelling units proposed)*	Min.	36 sq. ft. / dwelling unit
Building Height *(Varies by zone and type of development)*	Min.	1 – 3 stories
Building Height *(Except where adjacent to Fanno Creek)*	Max.	6 stories

PROPOSED RESIDENTIAL DEVELOPMENT STANDARDS BY ZONE				
Zone	**Building Type**	**Min. # Stories**	**Min. # Units**	**Notes**
MUC Zone	Residential Only	3	5	Building must include units that are attached horizontally and vertically.
	Mixed-Use	2	1	None
MUE Zone	Residential Only	2	NA	At least 25% of the gross floor area of all buildings on the site must be designed for use by one or more nonresidential uses allowed outright.
	Mixed-Use	2	NA	
MUR Zone	Residential Only	2	25 units/acre	None
	Mixed-Use	2	5	None


Proposed Bicycle Network
Proposed Downtown Tigard Plan District Boundary
Existing or Planned Bike Lanes
Proposed Bike Facilities
Existing Trail
Proposed Trail
DOWNTOWN TIGARD
Reimagined
217
Greenburg Rd
Pacific Hwy
Main St
Heritage Trail
Fanno Creek Trail
Pacific Hwy
TC
Scoffins St
Ash Ave
Commercial St
Burnham St
Ash Ave
Hall Blvd
Hunziker Rd
Hall Blvd

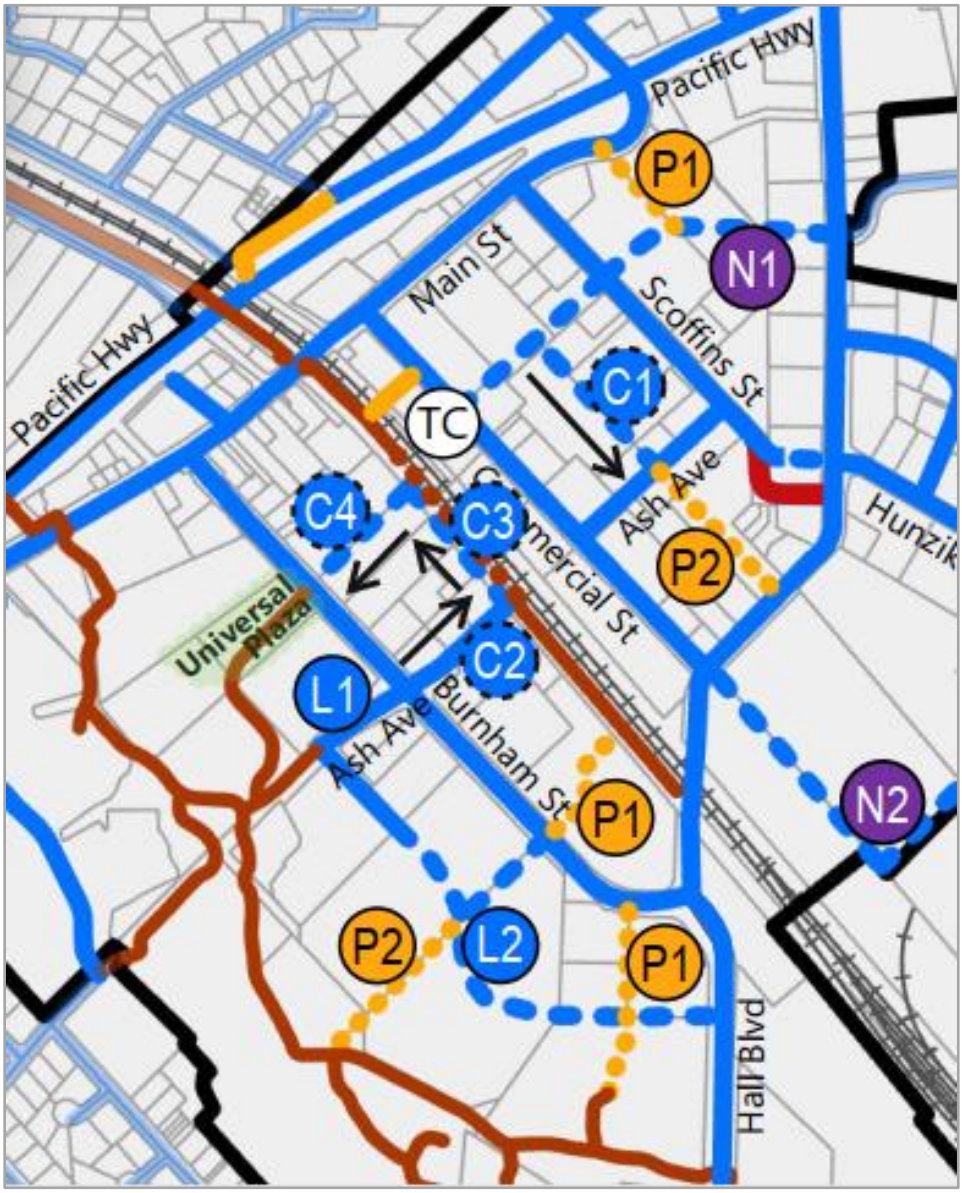

Proposed Transportation Network
Proposed Downtown Tigard Plan District Boundary
Existing Street
Proposed Street
Existing Trail
Proposed Trail
Existing Path
Proposed Path
DOWNTOWN TIGARD
Reimagined
217
Greenburg Rd
Heritage Trail
Fanno Creek Trail
Pacific Hwy
Pacific Hwy
Main St
Scoffins St
TC
Commercial St
Ash Ave
Hunziker Rd
Universal Plaza
Ash Ave
Burnham St
Hall Blvd
Scoffins proposed to align with Hunziker


Existing Natural Resources with Proposed Transportation Network
Proposed Downtown Tigard Plan District Boundary
Existing Street
Proposed Street
Existing Trail
Proposed Trail
Existing Path
Proposed Path
Wetlands
Resource Buffer
Floodplain
217
Greenburg Rd
Pacific Hwy
Pacific Hwy
Main St
Scoffins St
Ash Ave
Commercial St
Hunziker Rd
Hall Blvd
Ash Ave
Burnham St
Hall Blvd

Downtown Tigard | Proposed Transportation Standards

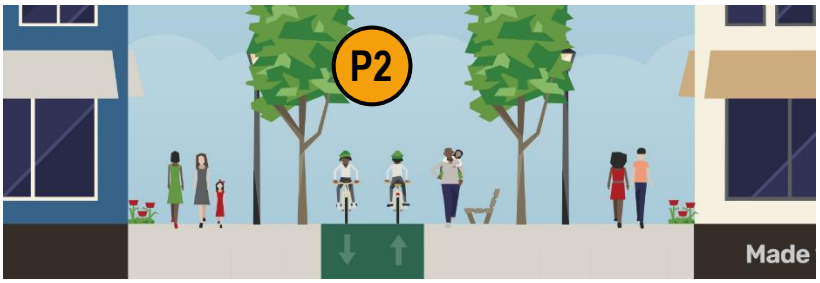
June 2026

Each circle on the image below corresponds to one of ten proposed street designs. Each street design is shown in cross section view, and a summary table provides their widths and design elements. P1 and P2 circles appear more than once on the image below because more than one location shares the same design.



Paths

Location: MUR Zone & MUC Zone

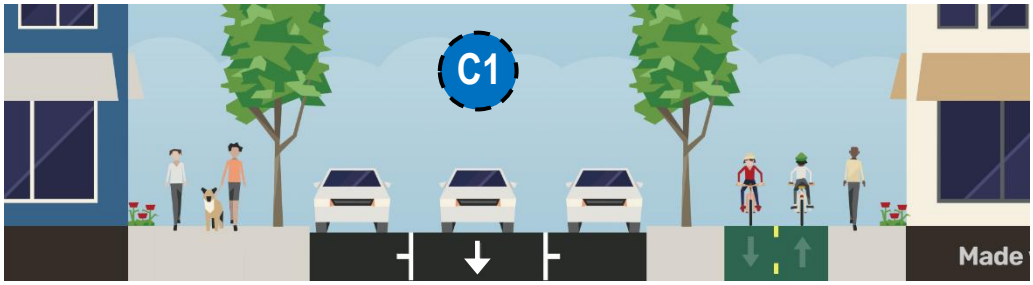


Location: MUR Zone

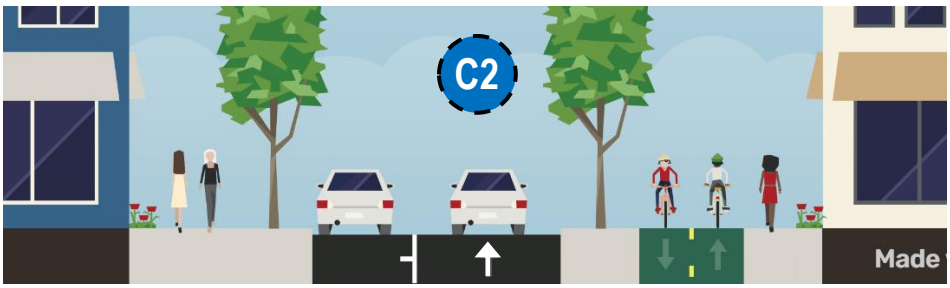
Staff recommends the inclusion of wider paths (P2) in strategic locations to:

- **Provide more room for pedestrians and cyclists,**
- **Provide space for street trees and their associated benefits,**
- **Support public life,**
- **Provide outdoor space for adjacent residents, and**
- **Facilitate economic activity where adjacent to businesses.**

One-Way Local Streets

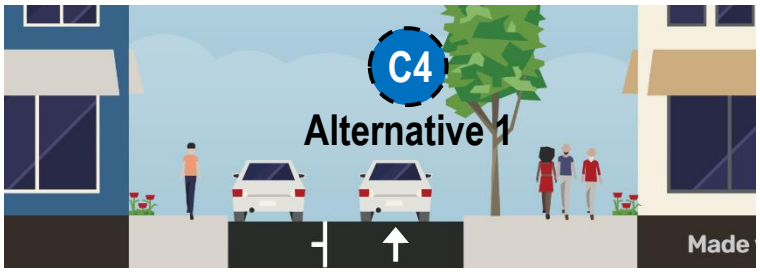


Location: MUR Zone

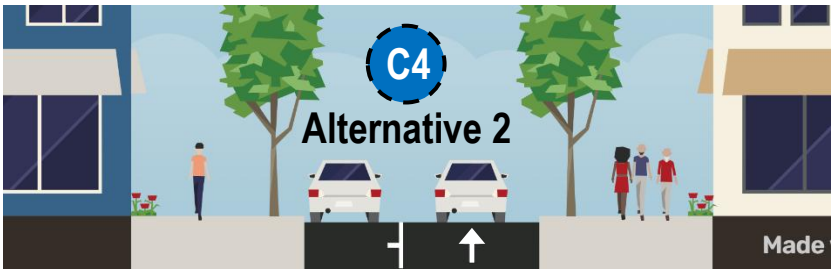


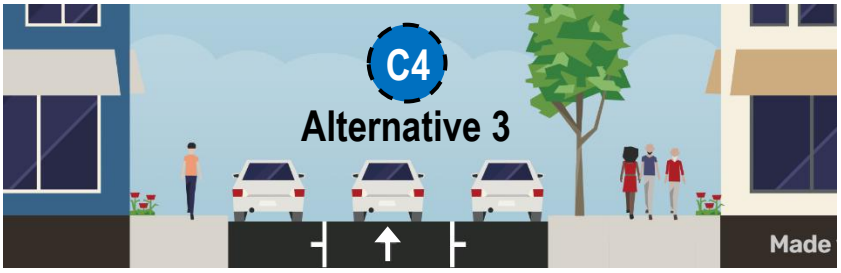
Location: MUC Zone (Ash Ave south of RR tracks)

Location: MUC Zone



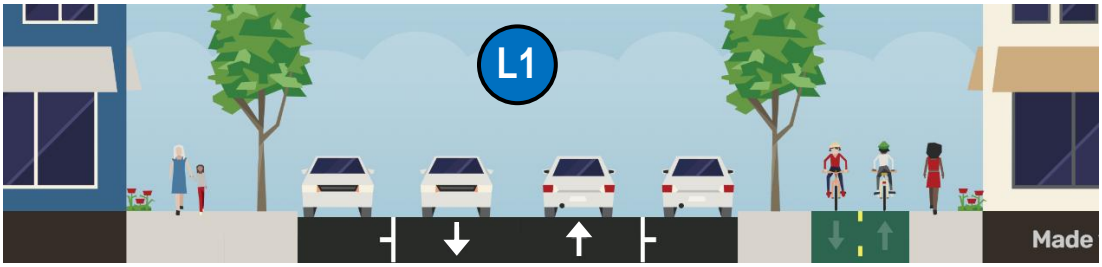
Staff recommends ALTERNATIVE 1 because it maximizes connectivity and minimizes private property impacts.



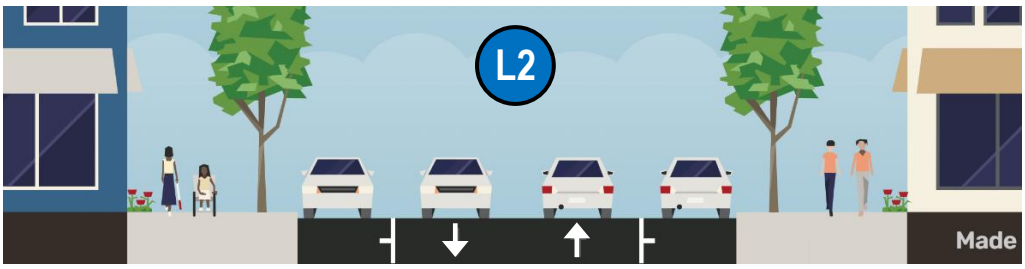


Location: MUC Zone

Two-Way Local Streets

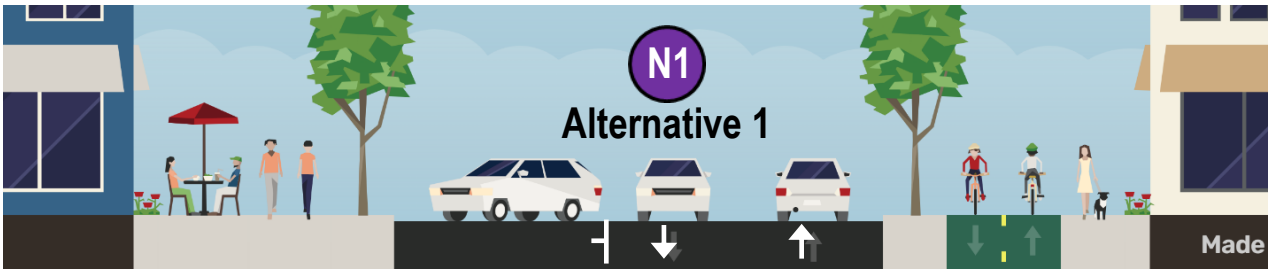


Location: MUC Zone (Ash Ave south of Burnham St)



Location: MUR Zone

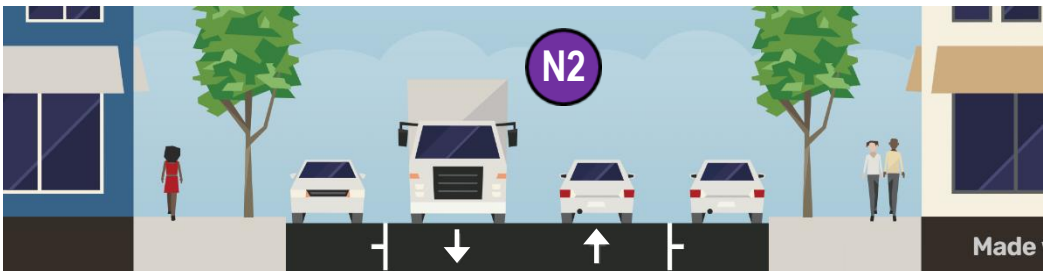
Two-Way Neighborhood Streets



Location: MUC Zone (north side) & MUR Zone (south side)

Staff recommends ALTERNATIVE 1 because it locates more parking spaces on the commercial side of the street and reduces the number of potential conflicts with cyclists. Angled parking is also easier to convert to ADA parking.

Location: MUC Zone (north side) & MUR Zone (south side)



Location: MUE Zone

All cross sections made with Streetmix.

PROPOSED TRANSPORTATION STANDARDS						
Map ID	**Approx. Min. ROW Need**	**Car Lanes**	**Parking Lanes**	**Off-Street Bike Facilities**	**Street Trees**	**Classification**
P1	20 ft	0	**No**	Yes	TBD	Path
P2	40 ft	0	**No**	Yes	Yes	Path
C1	48 – 60 ft	1	Yes (1 or 2 sides)	Yes	Yes	Local
C2[1]	49 – 51 ft 50-74' existing	1	Yes (1 side)	Yes	Yes	Local
C3[2]	51 – 53 ft 52-54' existing	1	Yes (1 side/angled)	Yes	Yes (1 side)	Local
C4	37 – 44 ft	1	Yes (1 or 2 sides)	**No**	Yes (1 or 2 sides)	Local
L1[1]	66 – 70 ft 75-115' existing	2	Yes	Yes	Yes	Local
L2	60 – 64 ft	2	Yes	**No**	Yes	Local
N1	72 – 80 ft	2	Yes	Yes	Yes	Neighborhood
N2	62 – 66 ft	2	Yes	**No**	Yes	Neighborhood

[1] **C2 and L1 are the two segments of Ash Ave on either side of Burnham St.**

- C2 existing ROW width: 50 – 74 ft.
- L1 existing ROW width: 75 – 115 ft.

[2] **C3 is a segment of the TriMet park and ride lot along the RR tracks.**

- C3 existing paved width: 52 – 54 ft.

DOWNTOWN REIMAGINED PROJECT | Phase 2 Policy Updates

Summary of Stakeholder Engagement (2022 – 2024)

Overview

A Community Engagement Strategy was developed to identify communication and public engagement techniques for reaching a broad cross-section of the community. Engagement techniques included a social media campaign, an open house event, focus groups, and direct mailings. The Community Engagement Strategy also identified stakeholder groups on which the project should focus, including business and property owners in Downtown Tigard and traditionally underrepresented community members. Lastly, a technical advisory committee, comprised of public agency representatives, was convened to support the project with professional and technical resources.

The following list summarizes the range of stakeholders engaged.

- Town Center Advisory Commission Briefings
- Tigard Downtown Alliance
- Tigard Transportation Advisory Committee Briefings
- Tigard Planning Commission Briefings
- Tigard City Council Briefings
- Equity Focus Group Meetings
- Affordable Housing Focus Group
- Developer Focus Group
- Rail Stakeholder Focus Group
- Community Engagement Events
- Technical Advisory Committee Meetings

A summary of stakeholder feedback is attached as Exhibits A and B.

Community Engagement Liaison Services

Downtown Tigard Reimagined – Milestone #1 Input Summary

Engagement conducted by the consultant team for Milestone #1 of the Downtown Tigard Reimagined Project included community focus groups, interviews with members of the development community, consulting the Technical Advisory Committee (TAC) for the project, and meeting with a Rail Stakeholder Group. Across all of these opportunities for input, a few common themes emerged:

- People are unsure where Downtown Tigard is, and those who are aware of Downtown associate that with Main St.
- There is a desire for Downtown Tigard to offer a greater number of destinations and amenities, as well more places for people to live.
- Current perceptions are that parking is difficult to find near Main St., and there are concerns that will increase as development in the area increases. Developers are also concerned about the cost of providing parking as part of redevelopment. A comprehensive Parking Management Strategy could take steps toward resolving these related issues.
- Fanno Creek Park and Trail are seen as a big asset in Downtown, and part of its intrinsic character. There was broad consensus that improving connections to and visibility of Tigard's natural assets should be integral to the future of Downtown and its unique character.
- Moving City Hall to an alternate location (likely the Public Works site) and redeveloping the current City Hall campus would be catalytic for development in Downtown Tigard and may present an opportunity to pilot a shared parking strategy.
- There is a strong desire for additional amenities in Downtown, including youth activities (basketball, etc.) and a Community Center.

The following summarizes key takeaways from each of the groups engaged during Milestone #1.

PUBLIC INPUT

The consultant team facilitated 3 focus groups for Milestone #1:

- 1 Chinese (9/10, 11 participants)
- 1 Latinx (9/28, 13 participants)
- 1 Arabic (9/1, 8 participants)

The following are the general observations from these focus groups:

City Boundary

Almost all participants had no clue where the downtown boundary starts and where it ends. Participants overall agreed that the City needs to create more vibrant landmarks, that will *welcome* a wide variety of uses and user types. Suggestions to accomplish this include:

- Creating multicultural events that bring people to Downtown.
- Launching a campaign with the support of local businesses.

- Improving parking awareness and accessibility Downtown.
- Improving bicycle connections within Downtown and connecting to adjacent neighborhoods. This should include connections across/around 99W.
- Pedestrian oriented lighting, street safety and street character are key to bring people together.
- Establish a stronger identity for Downtown Tigard.
- Create visible gateways and transitions to increase awareness of Downtown from 99W.

Current Downtown Destinations

Common destinations identified by participants included:

- Post Office
- Fanno Creek Trail and Park
- Main St.
- City Hall/Library

City Amenities

Common amenities suggested by participants included:

- Drinking fountains
- Restrooms
- Garbage cans
- Dog bag stations
- Information kiosks (including tribal history) in multiple languages
- Benches
- Art
- Playgrounds

Natural Area Boundary:

Fanno Creek is a major community destination and asset. Many community members appreciate Fanno Creek and Fanno Creek Trail because it offers a place for relaxation and the walking trail that's open and available to everyone. Community suggestions for how to make this natural asset a more prominent part of Downtown included:

- Integration of natural environment throughout the larger Downtown area
- Marked separation of bicycles and pedestrians
- Clear and frequent signage
- Showcase the natural history of Fanno Creek and the trail
- Provide safe crossings
- Develop a parking management strategy for heavy use times.
- Provide more garbage receptacles

Safety, Security, and Comfort

Participants largely drew from their experience at the Fanno Creek trail to inform the facilitators as to how the place can be safe and comfortable enough for them to use it regularly.

- One of the most common issues raised throughout the focus group sessions was a concern about presence of houseless campers and how they might impact user experience and likelihood to use the trail at all.
- Questions arose about trail maintenance, including trash cleanup and trail quality
- Concerns were expressed about safety, specifically in regard to hidden houseless populations along the trail, and the need for improved pedestrian safety at trail crossings

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DEVELOPER INPUT

The consultant team conducted five interviews with developers September- October 2022. Developers were identified and selected by the City of Tigard, and interviews were conducted confidentially by the consultant team.

Key Takeaways

- Downtown Tigard's greatest assets: proximity to other employment centers in the area, great school district, great reputation, natural assets (Fanno Creek Park + trail)
- Downtown Tigard has potential but there isn't much "there" there yet
- Moving City Hall and the Library to Main Street would reinforce it as the center of Downtown
- Differing opinions on where the City should focus development energy: more Main St. east of the tracks, along Burnham parallel to the Creek, and intensifying Main St. west of the tracks.
- Update code to accommodate more intense development; parking requirements need to be lowered and DU/acre allowed increased.
- Consider a form-based code.
- Need for a Parking Management Strategy to alleviate the parking burden for individual projects.

TAC INPUT

The consultant team met with the TAC for the Downtown Tigard Reimagined project in October 2022 to present initial finding, a summary of community and developer feedback, and receive initial input. The TAC for this project includes representation from the City of Tigard, Oregon Department of Transportation (ODOT), TriMet, Washington County, Clean Water Services, Metro, and Oregon Department of Land Conservation and Development (DLCD). The following summarizes the key takeaways from that meeting:

- The jurisdictional transfer of Hall Blvd from ODOT to the City of Tigard through the Downtown area will make a big impact on the City's ability to influence the design of that roadway. The City and ODOT are working together on this effort.
- Looking forward to seeing the City's Climate Action Plan integrated into any code updates that are completed for Downtown.
- Moving City Hall to the Public Works site and redeveloping the current City Hall site could be catalytic for Downtown, and an opportunity to pilot a shared parking strategy in Downtown.

- A parking management strategy could be a great way to entice development in Downtown.
- The natural features of Downtown are a unique asset that should be celebrated and further integrated into the Downtown area.

RAIL STAKEHOLDER GROUP INPUT

The consultant team met with representatives from the City of Tigard, ODOT, and the Federal Railroad Administration (FRA) in October 2022 to discuss issues related to the rail line in Downtown Tigard. The discussion focused primarily on establishing a quiet zone through the Downtown plan area, and the representative from FRA outlined a multi-step process to achieve a quiet zone in the area, including a number of supplemental safety measure improvements. A quiet zone would be an important step toward making Downtown Tigard more appealing for additional residential development. A follow up meeting will be scheduled to discuss additional issues related to rail crossings.

Downtown Tigard Reimagined – Milestone #2 Input Summary

Engagement conducted by the consultant team for Milestone #2 of the Downtown Tigard Reimagined Project focused on a public open house, with participation recruitment provided by PKS and the Community Engagement Liaisons (CELs), as well as consultation with the Technical Advisory Committee (TAC). Based on the input received, a few common themes emerged:

Land Use Concepts

- Interest in dense, affordable development, including northeast of railroad tracks.
- Interest in changing street maintenance fee (based on the quantity of commercial parking spaces) to incentivize use of shared existing parking for businesses.
- Desire for more kid-friendly amenities (e.g., climbing rocks along Fanno Creek Trail) and kid-friendly businesses (ice cream shop) downtown.
- Desire for increased visibility, wayfinding, and awareness of Fanno Creek Trail connections.
- Desire for more flexible setbacks to allow for urban living room type spaces.

Transportation Concepts

- Interest in bicycle facilities on Main Street and Burnham (increase comfort, calm traffic)
- Interest in crossing improvements at Main Street and Heritage Trail.
- Hall Blvd is an important connection for accessing Downtown and should be prioritized
- General support for the longer-term implementation of streets, even if that means that implementation will take longer to occur.

The following summarizes key takeaways from the input received as part of the public open house.

Public Open House

A public open house was held on Wednesday, April 26 from 6:00 – 8:00pm at the Tigard Library in downtown Tigard. The purpose of the public open house was to solicit input on the draft Connectivity, Land Use concepts as well as general development type/patterns desired for downtown Tigard based on community feedback. The public open house also provided the opportunity for community members to make general comments about downtown Tigard. Approximately 30 people attended the public open house.

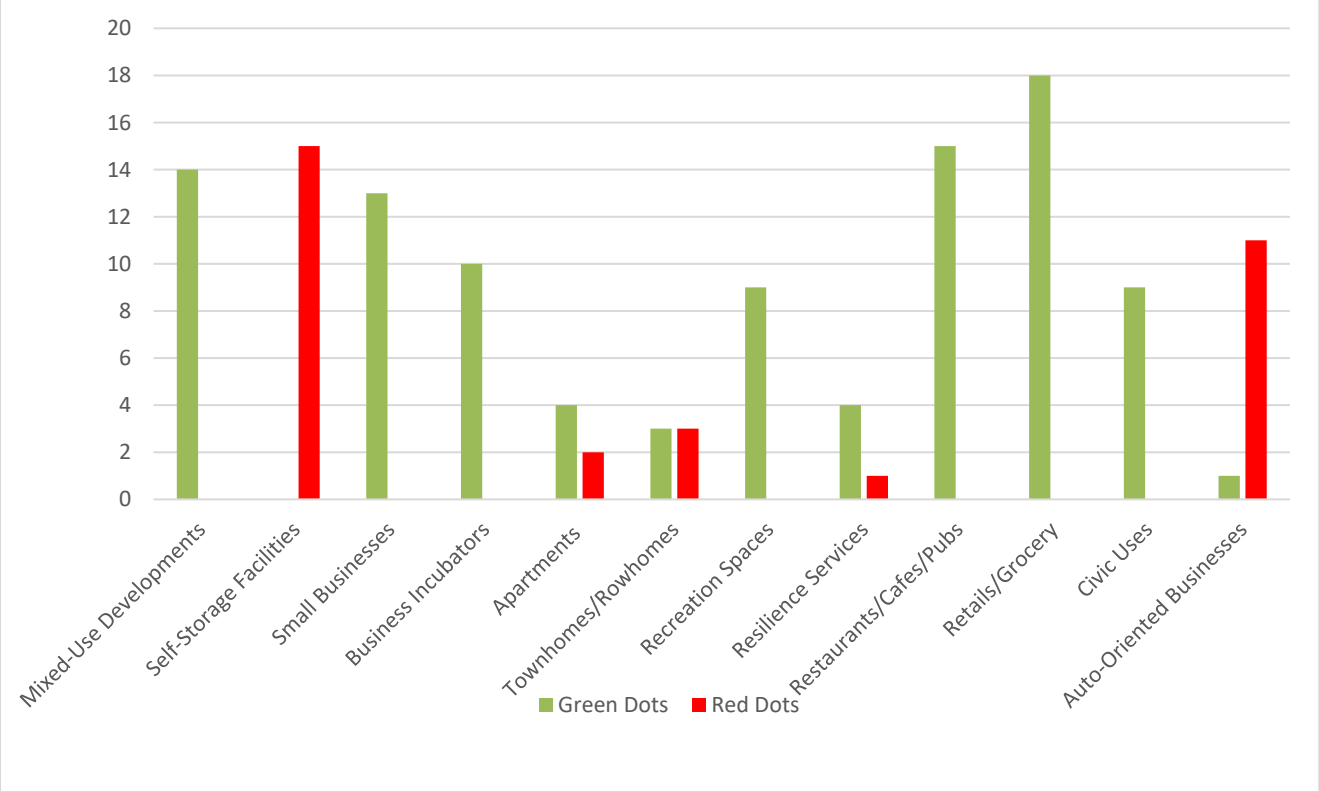
The following section summarizes key takeaways based on input received during the public open house.

What would you like to see in Downtown?

Public open house participants were asked what they would like to see Downtown and were provided with a range of development types with accompanying images. Participants placed a green dot on development types they support and red dots on development types they do not support.

The project team recognizes the subconscious bias that certain images may perceive and will consider this input subjectively.

A quantitative summary of the dot voting exercise is summarized below.



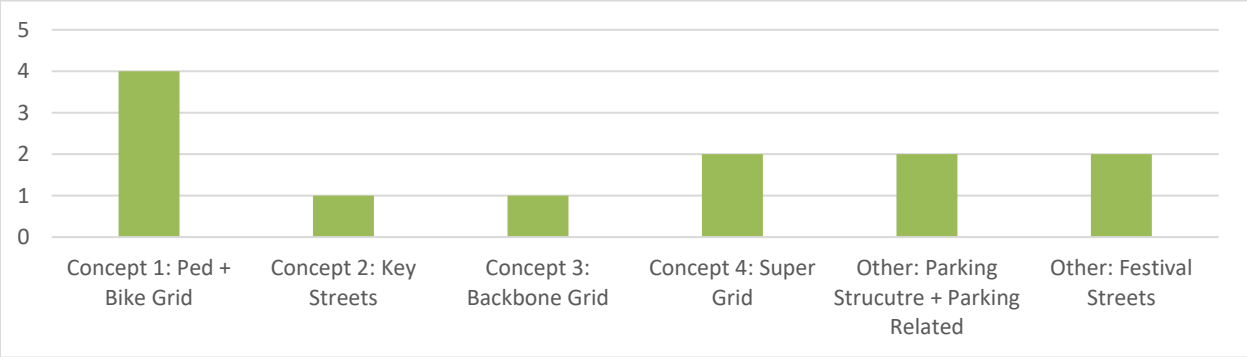
Based on the dot voting exercise, the primary land-use/development type preference is retail/grocery followed by restaurants/cafes/pubs, and mixed-use developments. Self-storage facilities were mostly strongly opposed, followed by auto-oriented businesses.

Where would you like to see new & improved connections? Should these be bike & pedestrian only? Streets for all modes?

Public open house participants were asked where they would like to see new and improved connections, followed by a question on the type of modal connections (bicycle and pedestrian only or all modes). Four (4) connectivity concepts were presented; participants were also provided the opportunity to create their own connectivity concept. The four (4) connectivity concepts are illustrated below.

The four (4) concepts included information on relative time to implement, cost to implement, and walking and biking improvements as well as auto circulation. Participants placed green dots on the concepts they support and red dots on the concepts they did not support. Participants also provided written comments.

A quantitative summary of the dot voting exercise is summarized below.

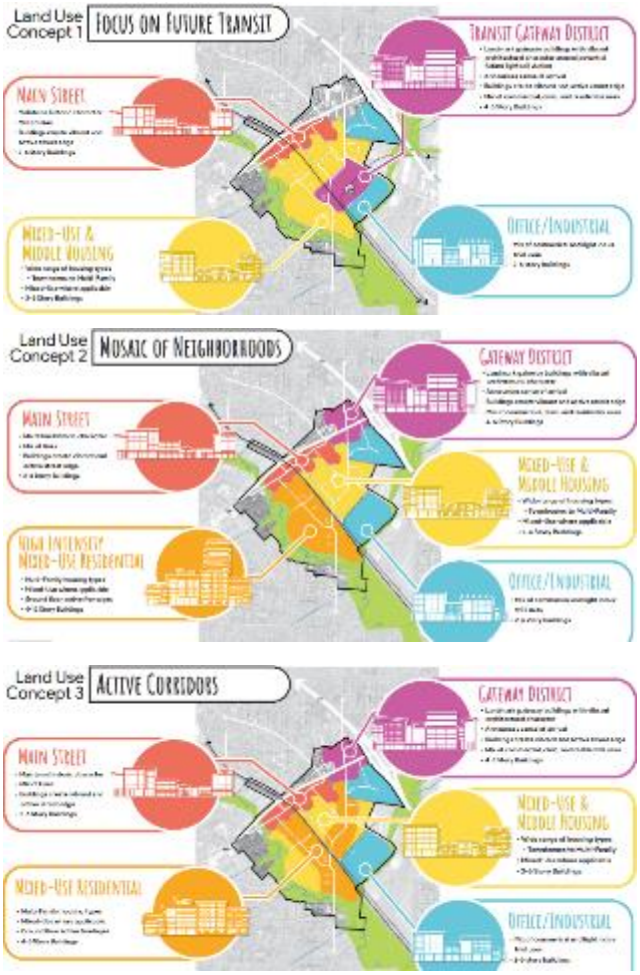


Additional qualitative comments are summarized below:

- We cannot afford maintenance on a transportation system that prioritizes private car ownership. More streets for more cars is not the answer. Prioritize people and vendors
- What about 'festival streets' (especially along newly created connections)
- Intersection of Main/Tigard street make two way stop not safe or walkable
- Trail crossing at Main needs improvement
- Bike lane connection along Main from trail to Burnham (remove street parking to make space)
- (leverage) jurisdictional transfer funds
- Complete Red Rock Creek Trail

Where should future growth be located?

Public open house participants were asked where they would like to see future growth within the downtown. Three (3) land use concepts were presented; participants were also provided with the opportunity to create their own land use concept. The three (3) land use concepts are illustrated to the right.



Themes based on qualitative input received and transcribed comments are summarized below:

Parking

Shared transit public parking structure. Wes Parking lot, better utilization (opportunity!). Public parking structure/ Parking - incentive, private prop. owner to share parking, look for other surface space to use for parking.

Light Rail/Southwest Corridor

"Gateway Transit District" call out: Light rail if it happens security gate to get on and off cars to prevent crime and theft. Yay! Lrt!

Development Patterns/Types

Allow more setbacks to create space for sidewalk gathering. Integration along street frontage (activate!). Go vertical 4-6 w affordable housing and mixed use. Middle-Use 4-6 stories. I like the mixed use along the corridors feels like a more fluid use of space and walking area. Gateway and middle housing.

Young Family Attractions

Need kid activities or businesses; some store frontage with pocket parks for kids things to do - keep it simple. Need young kid friendly equip at U.P., existing swing (not for young kids), kid swing set, use mound/topo for slide/climbing

Transportation

Trail lighting to library. Peds path (loop with trail). Pedestrian and Bike shopping street off of Main? Really like sidewalk eating spaces on Main St.

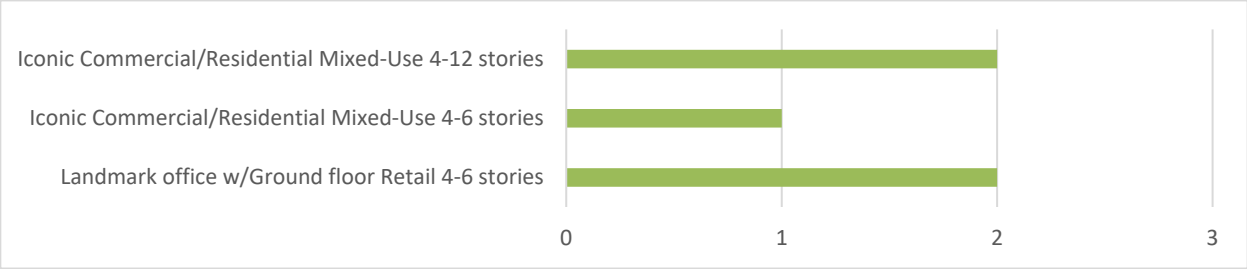
General

More transparency to green space and trail on both sides of creek. Be creative - utility bill rebate.

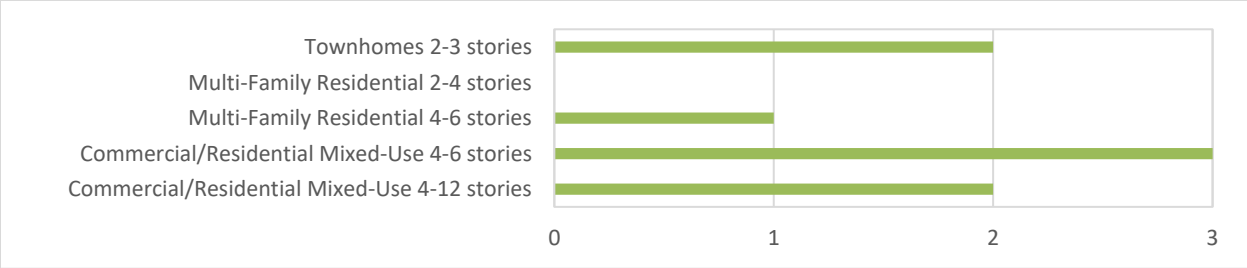
Create your own concept!

Participants were provided the opportunity to create their own land use concept and add dots to newly created community concepts that they supported. The concept themes were separated by building types: Gateway/Landmark, Residential, Official/Industrial, and Main Street. Community feedback is summarized below.

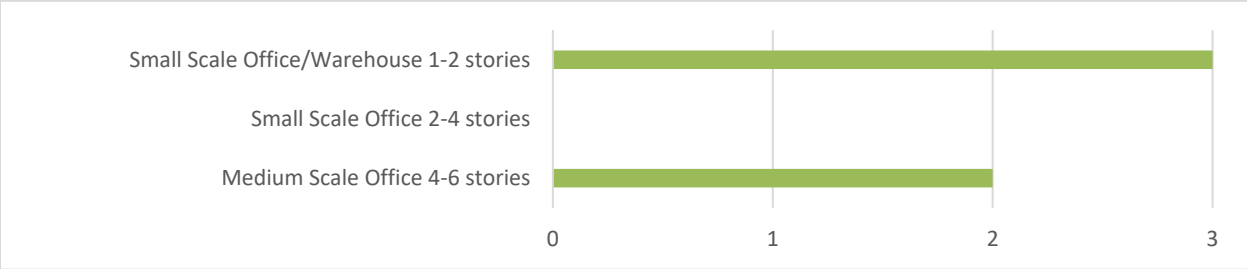
Gateway/Landmark Building



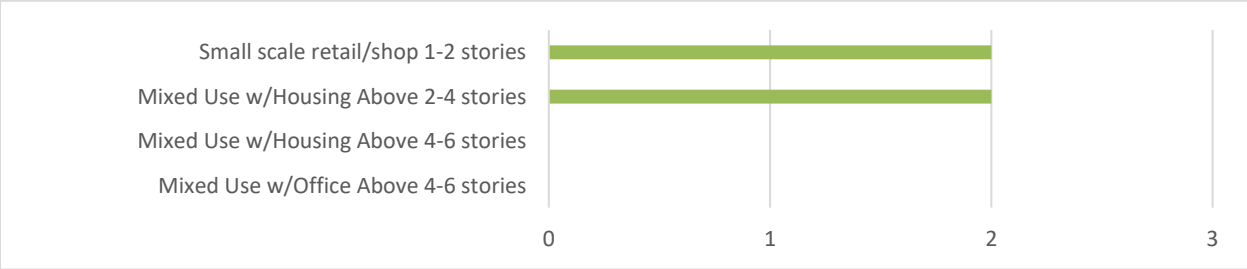
Residential Buildings



Office/Industrial Buildings

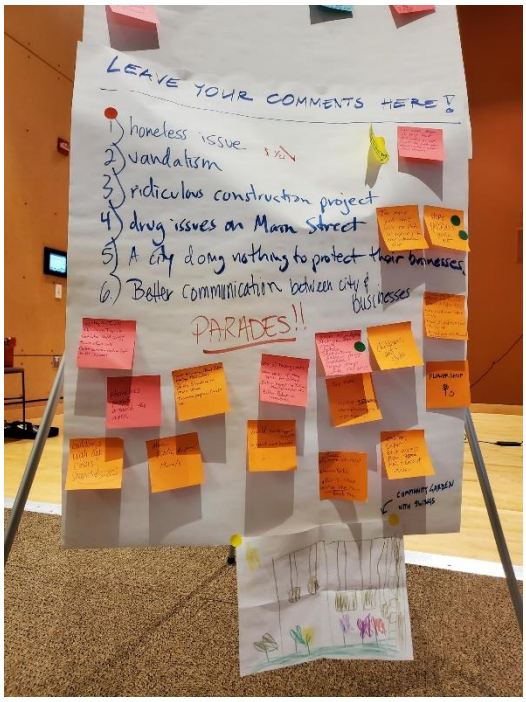


Main Street



General Comments

Public open house participants also had the opportunity to provide general comments. The comments were reviewed, transcribed, and placed into common themes by the project team.



Safety & Security

- Homeless issue
- Vandalism
- Drug issue on Main Street
- Lighting on trails, patrol on trail
- Homeless people around the area

Placemaking, Activation, Programmatic Events

- Parades
- Dedicated staff for DT, events and festivals
- More public art murals
- More entertainment for families
- Community garden with swings
- More murals and public art
- Art murals with diversity represented
- Please and thank you. More events and shows in Tigard downtown. We need more coffee shops. Hall St need to improve the asphalt. Need more entertainment for families.
- Spend money on murals to deter bad graffiti

Public Outreach & Communication

- A city doing nothing to protect their businesses
- Better communication between city & businesses
- Better communication tools to DT business

Development Patterns, Building Types, Land Use

- Buildings with all colors shapes and sizes
- Less insurance/real estate, parking structure on main street, business people will walk to
- Mix of housing costs, more parks with play spaces for children, better transit to Portland max/street car etc, better pedestrian connections
- Build more apartments, support more businesses
- Childrens art studio
- Flower shop
- Grow with independent vendors inside butcher, charcuterie, baker, pizza, produce, wine shop, like NW 21st
- Please remove industrial, more parks, public space, add max line please. Thank you.
- Buy kiss car wash and Tyler Auto, build mixed use rental and parking structure. Leave street surrounding.
- Mixed use, parking garage, funded by Trimet
- Playground by library and trail connections
- Diverse, family. Sell culture downtown. In absence of views. Do unique buildings (not generic). Representing diverse cultures. "International district" businesses to attract people.

Transportation & Recreation

- Trails
- Easier, safer bike access from Hall and Locust area
- Transportation Hall Blvd. Traffic and pedestrian crossing on Hall Blvd. Adds "La Real" "7-11".
- Bottleneck blocking traffic 12110 SW Hall Blvd Pedestrian cross all the time concern for accidents. Build crosswalks.

General

- Ridiculous construction project
- Too many junk cars with no plates or expired plates near automotive shops.
- Car wash dryer is very loud. It makes us not want to eat at food carts and other food businesses.
- Parking (lack of)
- Lots of cars don’t stop for school buses and run it on 12110 SW Hall Blvd just to rush thru and catch the greenlight or not get stuck. Thank you.

TAC INPUT

The consultant team met with the TAC for the Downtown Tigard Reimagined project in May 2023 to present the public open house finding and review the land-use and connectivity concepts. The TAC for this project includes representation from the City of Tigard, Oregon Department of Transportation (ODOT), TriMet, Washington County, Clean Water Services, Metro, and Oregon Department of Land Conservation and Development (DLCD). The following summarizes the key takeaways from that meeting:

Transit Center Gateway District

- This option hinges on the Southwest Corridor project getting funded and becoming a reality
- TriMet is still committed to trying to advance that effort, but it will need to be funded to advance
- The Gateway district in this option feels a bit isolated. If the light rail does come in, the gateway feels isolated from where density could be supported. The gateway concept is only a gateway when traveling for the NE of Tigard; consider a gateway for people traveling from the SW
- The current transit center is suboptimal and does not support downtown well, even if it stays there, it will be improved and densified. There is an opportunity to place bus stops along Commercial St. to supplement.
- A general question was asked about whether this scope of work will be looking at redevelopment opportunity sites (and if the current Transit Center would be considered)

99W/Hall Gateway District

- Redevelopment in this area could be very difficult to accomplish. Short term improvements to signal a gateway may be easier to achieve (i.e. art, street improvements, etc.).

Infrastructure Projects

- Like the proposal at Heritage, but would be good to vet it with rail, etc. Want it to connect all the way through. Maybe we consider additional uses along the trail?
- What is the arrangement TriMet has with ODOT for that park and ride? The property is actually ODOT-owned. To what extent would ODOT be open to redevelopment? To what extent is the park and ride a requirement of the federal funding for heavy rail?
- Downtown streets – these are “Downtown” Collector Streets, but they do have different development code requirements where they do not require bike lanes, but they have their own categorization.
- Connectivity is desired, but it is important how you do it (use more of a performative approach) – dependent on developers vs. prescriptive/the map approach.
- Connections into vs. through and within Downtown – seems like objective is more active uses, more people, make it more of a place to go, but connections are within Downtown. How do you get people there in the first place?
    - Goal is to walk to where you want to go. How do we do this in the meantime, for easier connectivity while supporting progress towards the long-term vision?

DOWNTOWN REIMAGINED PROJECT | Phase 3 Policy Implementation

Summary of Stakeholder Engagement to Date

City Council	Memorandum	**Sep 17, 2025**

PURPOSE: Reacquaint Council with project and provide a look ahead to the next phase. Council last considered the project at a July 2024 public hearing.

City Council	Briefing	**Feb 24, 2026**

PURPOSE: Describe and discuss preliminary zoning and transportation proposal.

- Want to understand how and why the transportation proposal evolved
- Vet transportation proposal with other stakeholders

TTAC	Briefing	**Mar 4, 2026**

PURPOSE: Describe and discuss preliminary zoning and transportation proposal.

TCAC	Briefing	**Mar 11, 2026**

PURPOSE: Describe and discuss preliminary zoning and transportation proposal.

TTAC	Work Session	**Apr 1, 2026**

PURPOSE: Receive feedback on preliminary zoning and transportation proposal.

- Like how transportation proposal balances different transportation needs
- Need ADA on-street parking
- Consider e-bike charging, cargo bike parking, covered bike parking
- Consider extending Heritage Trail south of Hall Blvd
- Consider bike lane on Center St
- Want revitalization and concerned about displacement
- Want bike/ped improvements and recognize need to balance with vehicular access and on-street parking for business success

Chamber/TDA	Briefing	**May 19, 2026**

PURPOSE: Reacquaint with project including purpose, schedule, stakeholder engagement plans.

- Attendance: Megan De Salvo, Bethany Pflug, Kyle Knepper (not available) & Sean Farrelly

Businesses/Property Owners	Online Info Session	**Jun 4, 2026**

PURPOSE: Describe and discuss preliminary zoning and transportation proposal and provide project contact info for specific business or property questions.

- Attendance: **19** participants (**604** mailed invitations + **148** email reminders)
- Participant questions and comments attached as Exhibit A
- **Presentation, draft proposal**, and **video recording** available on **project webpage**

Developers	Email	**Jun 9, 2026**

PURPOSE: Inform about draft proposal on project webpage.

Planning Commission	Briefing	**Jun 15, 2026**

PURPOSE: Describe and discuss draft zoning and transportation proposal.

- Like inclusion of library and MUE area (potential future light rail) east of Hall Blvd
- Like the purpose and location of the MUC and MUR zones
- Like 6-story height limit
- Like realignment of Scoffins & Hunziker at Hall Blvd
- Like that street designs relate to future land uses
- Want landscaped buffer between Fanno Ck and new development
- Solicit feedback from Engineering about how Main St angled parking working
- Consider 3-story minimum height along Pacific Hwy

City Council	Study Session	**Jun 23, 2026**

PURPOSE: Discuss and answer questions about draft proposal.

Businesses/Property Owners	Online Survey	**XXXXX 2026**

PURPOSE: Solicit feedback on draft proposal through online survey and provide project contact info for specific business or property questions.

City Council	Briefing	**Jul 7, 2026**

PURPOSE: Review draft proposal and seek direction for development of Final Proposal.

Exhibit A

DOWNTOWN REIMAGINED PROJECT | Online Information Session

Downtown Businesses & Property Owners
June 4, 2026 | 10:00 – 11:30 AM

AGENDA

Presentation	10:00 – 10:30 AM
Q & A Session	10:30 – 11:30 AM

QUESTIONS

Land Use

1. What will happen to the established business and properties that are affected by the zone change?

Transportation

2. Are the proposed bike facilities structured bike lanes or sharrow style striping?
3. There's a lot of focus on paths and bikes in future phases, but not enough focus on the current phase, which is that people are driving a lot. The kind of businesses that exist here need cars to be able to move material in and also for people to buy and move things out.
4. Truck freight is critical to many of our businesses in downtown, but food and beverage has been one of the drivers of successful downtowns. The elimination or the reduction of truck traffic is critical to our success.

Stakeholder Engagement

5. What changes were incorporated into the proposal because of public input? How has the proposal been modified?
6. What policy updates were presented and how many stakeholders participated?
7. Why were business owners on Main Street not asked about the proposal in the beginning?

Finance

8. What budget does the city have to support this plan and the desired redevelopment?
9. Will the city ever use eminent domain to take property?

Historic Buildings

10. Is the SHPO historical survey being considered by or informing this plan?

Economic Development

11. I really appreciate the economic development plan by EcoNorthwest that is a three-year strategic plan. How do you see that plan specifically supporting the downtown plan? Is the economic development plan going to expand to incorporate the downtown plan?
12. There's a lot of focus to bring residents into Tigard, but what is the plan for supporting the existing businesses for those residents and visitors to want to come to Tigard?

FOLLOW-UP REQUESTS

- Could the city send out a survey to get our feedback on the specific streets and trails being proposed?
- Do you have a map that shows the names of impacted businesses and residences so they can better understand the proposal?

CITY RESPONSES

- **Video recording** with staff responses available on **project webpage**
- **Presentation and draft proposal** also available on **project webpage**

CITY OF Tigard

City Council Briefing

July 7, 2026

Downtown Reimagined

BRIEFING

1. Project Overview
2. Project Schedule
3. Stakeholder Engagement
4. Draft Proposal

Downtown Reimagined

1. PROJECT OVERVIEW

Project Type.

Long-range planning project

Project Purpose.

Integrate Downtown Tigard's historic roots with a modernized approach to housing, development, and multi-modal transportation.

Project Outcome.

Updated policies and regulations that govern Downtown Tigard's re/development.

Downtown Reimagined

1. PROJECT OVERVIEW

PHASE 1 | 2020 Community Vision

"Downtown Tigard is a vibrant, active, and welcoming city center at the heart of the community. It provides transportation, recreational, residential, and business opportunities that are accessible to everyone."

PHASE 2 | 2024 Policy Updates

COMPREHENSIVE PLAN AMENDMENTS

Community vision adoption.

PHASE 3 | 2026 Policy Implementation

DEVELOPMENT CODE AMENDMENTS

Community vision and Comp Plan policy implementation.

Downtown Reimagined

2. PROJECT SCHEDULE

Sep 2025 – Jan 2026
- Draft Zoning Proposal
- Draft Transportation Network Proposal
- Draft Development Standards Proposal

Feb – Aug 2026
- Stakeholder Engagement & Feedback
- Draft Proposal Refinements

TBD
- Final Proposal Public Comment Period
- Final Proposal Public Hearings & Testimony

Downtown Reimagined

3. STAKEHOLDER ENGAGEMENT

- Planning Commission
- Tigard Transportation Advisory Committee
- Town Center Advisory Commission
- Tigard Downtown Alliance
- Tigard Chamber of Commerce
- Downtown Businesses & Property Owners
- Potential Developers

Downtown Reimagined

3. STAKEHOLDER FEEDBACK

Concerns:

- Impacts of use restrictions/prohibitions on businesses
- Potential for displacement w/ redevelopment

Likes:

- Balanced multimodal network
- Off-street bike network
- Six story height limit
- Location of new zones
- No maximum density

Wants:

- Preserve historic buildings/character
- Landscaped buffer along Fanno Ck
- On-street ADA parking spaces

Downtown Reimagined

4. DRAFT PROPOSAL

1. Plan District Boundary
2. Zoning Map
3. Land Use Standards
4. Development Standards
5. Transportation Maps
6. Transportation Standards

Downtown Reimagined

4. DRAFT PROPOSAL CRITERIA

- Support community vision for downtown
- Maximize connectivity & minimize impacts
- Remove regulatory barriers to re/development
- Unlock development potential of large lots & blocks
- Be safe and comfortable for everyone
- Provide more direct/convenient access to Fanno Creek Trail, Tigard Heritage Trail, Universal Plaza, and TriMet Transit Center

City Council Feedback

1. Do you support the size and location of the “P2” paths? **(See ATT 2 Pages 4 & 5)**
2. Which “C4” street design alternative do you prefer? **(See ATT 2 Pages 4 & 6)**
3. Which “N1” street design alternative do you prefer? **(See ATT 2 Pages 4 & 7)**
4. Are there land use or development standards you’d like to change?
5. Any other feedback?

CITY OF Tigard

Thank you!

AIS-6184 **7.**

Business Meeting

Meeting Date: 07/07/2026

Length (in minutes): 45 Minutes

Agenda Title: Tigard HOME (Housing, Opportunity, Mobility and Enterprise) Project Update

Authored By: Amber Gomez

Presented By: Associate Planner Gomez

Item Type: Update, Discussion, Direct Staff

Information

Explanation of Issue

Staff will provide an update on the Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) project engagement efforts and present recommended policy approaches.

Action Requested

No formal action is requested. Planning staff are providing Council with a briefing on community engagement efforts and asking for feedback on the recommended policy approaches.

Background Information

The Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) project community engagement plan kicked off in June 2025. Engagement was split into three phases. The first phase went from June through October 2025 and gathered input on the types of amenities, shops, and services residents want in Tigard neighborhoods. The second phase went from November 2025 through June 2026 and focused on residents' preferred building forms and locations for new neighborhood shops and services. During these first two phases, staff engaged over 1,000 community members across 27 different events. The third, shorter phase is planned to begin and end later this summer. This phase will seek feedback on the recommended policy approaches based on the first two phases of community engagement.

This briefing will provide a summary of the second phase of community engagement, present key takeaways and recommended policy approaches based on those efforts, outline next steps for the project, and receive Council feedback on the policy approaches and final phase of engagement.

The recommended policy approaches address different business types allowed in neighborhoods and the level of review they would require. They also address standards that would apply to the different business types, in particular building design and business location.

Dates of Previous and Potential Future Considerations

Previous Considerations:
May 17, 2022: Introduction to the Tigard HOME project.
November 2022: Adoption of urban livestock regulations.
July 15, 2025: Briefing to reintroduce Tigard HOME and early community engagement efforts.
February 10, 2026: Briefing on summer 2025 through winter 2026 engagement efforts.

Future Considerations:
Fall 2026: Conclusions from Tigard HOME engagement phase and consideration for accepting and endorsing the final HOME Community Engagement Report findings.
2027: Bring solutions for Council adoption.

Public Involvement:
Robust community engagement is the foundation of the Tigard HOME project. The success of Tigard HOME relies on effective community engagement. We are focused on people who live in Tigard and want engagement to reflect the diversity of our community. We want to ensure HOME solutions are truly built by all community members, not just those who speak English or feel naturally comfortable being part of government processes. Grant funding from Metro and the city's committed funding is supporting creative engagement with Tigard community members who typically do not have their voice heard.

The engagement plan uses multiple strategies to connect with our community. These strategies include:

1. Hosting tables at events and locations throughout the city where residents are encouraged to answer brief project-related questions. This activity helps staff introduce the HOME project to the community in a welcoming and approachable way and direct interested residents to the project's webpage for additional information and opportunities to engage.
2. Pop-up events in neighborhoods, where staff host an interactive and creative engagement activity. This approach meets our community where they are and the pop-up events provide an opportunity to demonstrate what activating a residential neighborhood with new uses could look and feel like.
3. Targeted outreach by partnering with Community Based Organizations (CBOs) with established ties in the community are instrumental in reaching voices not typically heard.
4. Community dinners that encourage residents to talk to staff about the Tigard HOME project.

Since June 2025, we have engaged the community at five targeted outreach events, sixteen tabling events, three community dinners, and three pop-up events, with over 1,000 active participants in engagement activities. In March, we held a focus group with members of the Asian Health & Services Center, where we heard feedback on the types of business and amenities participants would like to see in their neighborhoods, and where they'd like to see them. Most recently, we hosted a pop-up in a greenspace along the Pathfinder-Genesis Trail. More than 40 people attended the pop-up and provided feedback on locations and building forms for businesses in neighborhoods. The final phase of community engagement will wrap up this summer.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

Community: The HOME project will allow for greater community-building and complete neighborhoods throughout Tigard. Specific solutions will be built with community members only after significant engagement identifies their top community priorities. Ultimately, this project should allow for:

1. Community gatherings, amenities, services, and activities at a neighborhood scale.
2. Safe connections for all mobility types.
3. Generating activities closer to residents to make walking/biking/rolling more attractive.
4. Empowering homeowners and renters to use their property/home as they see fit while anticipating and mitigating negative impacts for neighbors.

This project delivers on Community Promises for equity, engagement, and the environment.

Budget: No budget impacts at this time.

Policy Alignment and Plans: Tigard HOME supports Council Goal 1: Creating housing opportunities for current and future residents. The Tigard HOME project will analyze the current residential zoning code and consider changes to increase the variety of housing types, while balancing community input and the infrastructure capacity needs of the city. The Tigard HOME project will provide opportunities to expand the city's economic base with needed goods, services, and jobs in residential areas, thereby addressing Council Goal 2. By bringing needed goods and services to neighborhoods, Tigard HOME will reduce vehicle miles traveled (VMT), resulting in enhanced environmental sustainability and resilience. Increased housing, economic, and community-building opportunities will align with City Council Goal 3: Cultivate Tigard as a great place to live, work, and play.
The tangible deliverable of this project is a set of policy and development code amendment recommendations to be considered by City Council for adoption. Any final policy changes are at the discretion of the City Council.

Alternatives & Recommendation

Staff is asking Council to provide direction on two points: proceed with developing regulations based on the recommended policy approaches, and identify any particular elements of the recommended policy approaches that staff should highlight when seeking feedback during the final phase of community engagement.

Additional Resources

The Winter Community Engagement Report and Appendices A & B are attached.

Attachments

Winter Community Engagement Report

Winter Community Engagement Report Appendix A

Winter Community Engagement Report Appendix B

Presentation

TIGARD **HOME**

Winter Community Engagement Report

Figure 1. Participants at the St. Anthony Community Dinner engagement event.

This report summarizes the engagement activities conducted throughout the late fall of 2025 and winter of 2025/2026 for the Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) planning project. It provides an overview of the engagement events held from November 3, 2025, through January 21, 2026, community input received, a brief update on graphics received from the storyteller consultant, and follow-up steps the project team is taking based on the community input received. Appendices A and B contain the graphics products created by the storyteller consultant and used in the engagement activities.

Engagement Strategies

Tigard HOME aims to do four types of engagement events throughout the course of the project: targeted outreach events, community dinners, pop-up events, and tabling events.

- Targeted Community-based Organization (CBO) outreach events involve the engagement consultant, Zan Associates, partnering with a community-based organization to develop an engagement event suited to that community group. These may include focus groups, key informant interviews, tabling at existing events, or presentations at meetings.
- Community dinners are events staged in different venues around Tigard that provide a free meal to participants and interactive activities to participate in. Community dinners primarily involve engagement consultant support from First Forty Feet.

- Tabling events feature project staff at existing events or high-traffic areas with an activity and incentives to participate.
- Pop-up events will be staged at high-traffic locations with food trucks and interactive displays to attract participants. Engagement activities will be designed in collaboration with the engagement and urban design consultants.

Between November 2025 and January 2026, the Tigard HOME team hosted one targeted outreach event, one community dinner, and three tabling events. The team has not yet hosted any pop-up events; the goal is to host these in spring/summer 2026. Table 1 below summarizes the events by event type, title, date, location, and number of activity participants. During the Fall/Winter 2025/2026 Community Engagement events, staff directly engaged with over 100 community members, for a total of more than 800 active participants throughout the length of the Tigard HOME project.

Table 1. Engagement Activity Overview

Event Type	Event Title	Date	Location	# of Participants
Targeted CBO Outreach Event	Muslim Educational Trust Focus Group	11/3/2025	Muslim Educational Trust	8
Community Dinner	St. Anthony Community Dinner	1/12/2026	St. Anthony Catholic Church	13
Tabling Event	Holiday Tree Lighting	12/5/2025	Universal Plaza	80
Tabling Event	Tigard Public Library Tabling	12/18/2025	Tigard Public Library	13
Tabling Event	Senior Center Lunch	1/21/2026	Tigard Senior Center	5

The following sections further describe the individual events and community input received.

Targeted Outreach Event

The Muslim Educational Trust (MET) is an organization that seeks to enrich the greater public's understanding of Islam, serves the local Muslim community's needs, and operates a Pre-K – 5th grade Islamic school in Tigard. This event consisted of a focus group with eight people, including six staff and two students at the school. Participating community members were given gift cards for their time. The engagement method used in this meeting was a guided discussion that started with participants looking at a set of 75 precedent images to help them envision what their community could look like, then asking them what they like, don't like, need more of, and would change to make Tigard more livable. Facilitators also specifically asked participants for their opinions on building types, materials, mixed-use buildings, and preferred locations for businesses. No photos were collected at this event due to participants' preference to remain anonymous.

Community Dinner

The city hosted a community dinner on January 12, 2026 from 6:30-8:30 PM at St. Anthony Catholic Church and School. This particular event had to be postponed a few times due to difficulty in securing a location. Other locations staff considered either fell through or did not end up being a good fit for a community event. St.

Anthony is a central location in Tigard within a Medium-High Disparity area[1] and directly across from a High Disparity[2] and High Equity Need Area[3]. St. Anthony provides services in English, Spanish, and Vietnamese. It also operates an emergency food pantry and serves meals to anyone in need every Sunday.

The community dinner was held in the St. Anthony café, and coordinated through the church's Social Justice Coordinator, Danny Rauda. The city provided dinner for participants. The event was timed to coincide with a weekly meeting for a group that is interested in housing justice issues in Tigard, but it was open to everyone and flyers were distributed in English and Spanish to advertise the event. There were several attendees who were most comfortable speaking Spanish; the Social Justice Coordinator acted as a translator when needed, and while project staff were speaking, St. Anthony provided a device that delivered live translations to an app on participants' phones.

The urban design consultant, First Forty Feet, led the evening's activity, which consisted of a giant floor map of the City of Tigard (see Appendix A). The map highlighted the project areas, existing commercial development, landmarks, and major streets to help orient participants. Participants were given transparent discs and chalk markers to identify locations where they would like to see (or not see) new shops and services, as well as sticky notes to provide additional context. There were also a few informational boards around the room explaining the Tigard HOME project, what input has been received so far from engagement events, and activity instructions. Another board, which has also been used at previous engagement events, gave participants an opportunity to use stickers to identify building features they would like to see incorporated with new shops and services. Results from the stickers on the board are shown in Figure 4. The boards from the event are included in Appendix B. Written materials were provided in both English and Spanish.

Figure 2. Mapping activity set up at the St. Anthony Community Dinner.

[1] According to the Oregon Statewide Equity Index. https://geo.maps.arcgis.com/apps/View/index.html?appid=0f72be330f7a4c93b552ede8a5b17100&extent=-131.1986,40.2474,-110.1049,47.6444
[2] Ibid.
[3] According to the Tigard Safe Streets Action Plan. https://www.tigard-or.gov/home/showpublisheddocument/4790/638615777178430000

Figure 3. Participants and the project team interacting with the mapping activity. Photo credit First Forty Feet.

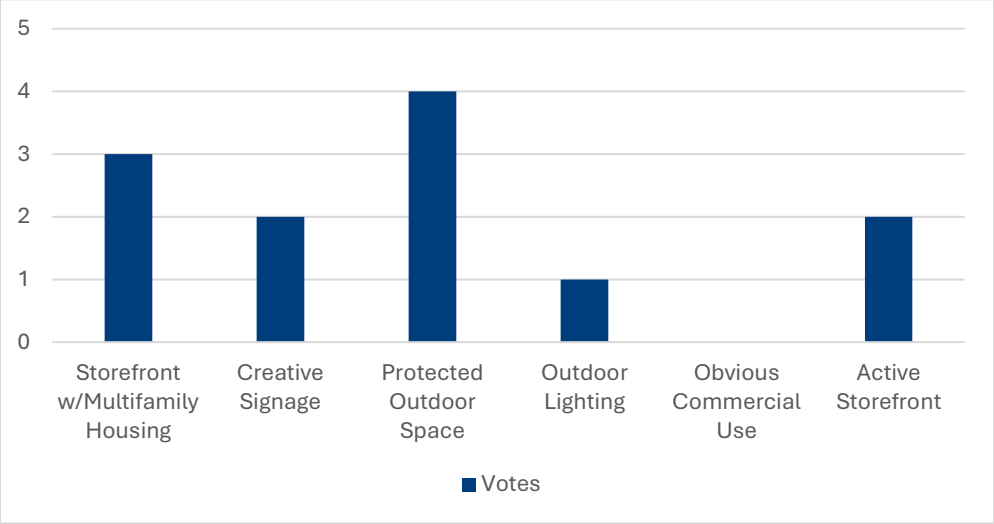


Figure 4. Number of Stickers Placed on Design Feature Board Options at St. Anthony Community Dinner

Tabling Events

Across the three tabling events, the project team hosted two different activities. Each activity was selected based on the set-up and purpose of the event. Table 2 summarizes which activity was used at each event.

Table 2. Tigard HOME Tabling Events and Activities

Event	Event Activity
Holiday Tree Lighting	Preference Survey Jars
Tigard Public Library Tabling	Preference Survey Jars
Senior Center Lunch	Mapping Activity

PREFERENCE SURVEY JARS

The first activity featured preference survey jars, where participants could place up to four pom-poms into jars to indicate what building forms they would like to see if a new shop or service located in their neighborhood. The four jars were labeled stand-alone commercial, adaptive reuse, two-story mixed use, and three-story mixed use. Each jar had two images selected from the preference images developed by First Forty Feet to show examples of the different building form types. This activity was utilized during both the Holiday Tree Lighting and Tigard Public Library tabling events. Coloring sheets and crayons were available to kids who participated. Figure 4 shows the results of the preference survey across the two events. All four building form types were within four pom-pom counts of one another; three-story mixed use had the most pom-poms at 43, two-story mixed use had 41, and stand-alone commercial and adaptive reuse had 39 each.

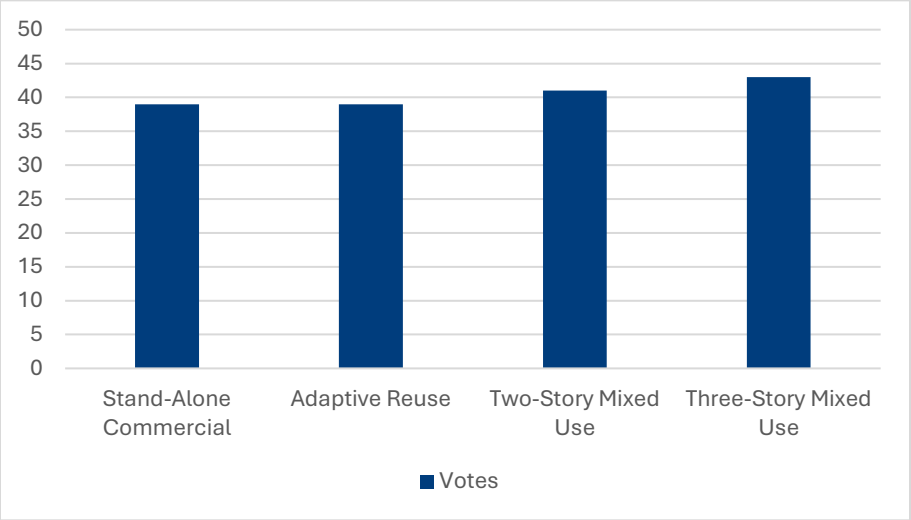


Figure 5. Number of Pom-Poms in Jars Representing Different Building Forms across the Holiday Tree Lighting and Tigard Public Library Tabling Events

MAPPING ACTIVITY

The second activity featured a smaller version of the giant floor map developed by First Forty Feet. Participants were encouraged to share where they would like to see new shops and services in existing Tigard neighborhoods. This information could be written on a sticky note and placed on the map. This activity was utilized at the Senior Center Lunch tabling event. Figure 5 shows the set up of the activity. Much of the location-related input received during this event related to more shops and services near the Senior Center, public library, and nearby corridors.

Figure 6. Mapping activity set-up at Senior Center tabling event.

Community Input

This section summarizes the key takeaways from community input received during the winter engagement timeframe. Though the current phase of engagement is more focused on gathering input related to building forms and design and location preferences for potential new shops and services, the project team continues to receive valuable information related to desired community amenities, barriers to using active modes of transportation, and preferred types of businesses and services in Tigard neighborhoods. The key takeaways are grouped into these categories accordingly.

AMENITIES

- **Residents want to see community services and creative spaces, such as swimming pools, community gardens, spaces for community arts programs, or a cultural museum.** Participants currently travel out of Tigard to places like Beaverton for pool access. Community gardens provide tactile learning opportunities for children that contrast with typical park activities.
- **Artistic elements, murals, and colorful streetscapes would make Tigard feel more vibrant and less monotonous.** Participants want community identity markers and interesting architecture integrated into walls and infrastructure, noting they rarely see creative pieces and want to "walk outside and enjoy what I'm seeing."
- **Downtown Tigard lacks parking and compelling walkable destinations.** Participants suggest placing parking facilities that offer free parking within 10-minute walks of clustered services, similar to the Old Town where everything is in one place.
- **Little Free Libraries should be more prevalent and potentially placed at bus stops where people are already waiting.** These could also include community shelves for food sharing and provide small-scale gathering points with benches.

- **Grade-separated bike lanes, paved, car-free trails, and complete sidewalk networks are essential for family safety.** Many areas lack sidewalks and participants don't feel comfortable biking with children on streets. Participants like Fanno Creek but think it could use width upgrades and flood prevention measures.

BARRIERS

- **Hall Boulevard, Bull Mountain Road, and Gaarde Street in particular were identified as barriers to active transportation.** Residents have concerns about unsafe crossings on these streets.
- **Need to ensure safe routes to schools, parks, shops, and future small-scale commercial nodes**. If people are going to walk to these destinations, they need to feel safe doing so.

DESIRED TYPES OF BUSINESSES & SERVICES

- **Late-night, family friendly gathering spaces are critically needed for Muslim community members who observe different schedules around holidays and cultural practices**. Participants emphasized the lack of cafes, tea houses, or non-bar establishments open after sunset, noting "we get kicked out of places because we stay up late." A free, public indoor community center would serve as an essential "third place" for year-round gathering, especially during rainy weather.
- **Clear preference to avoid more self-storage facilities locating in the area**. There is a desire to shift toward neighborhood-serving uses rather than low-intensity single-use development.
- **Strong desire for teen-focused hangouts and places for youth to gather safely.** There is a large population of young folks south of Pacific Highway that could benefit from a youth center.

BUILDING FORMS & DESIGN

- **Natural building materials, including wood and brick combinations, help residents feel connected to Oregon's regional identity.** Participants want visual variety and diverse building types rather than "bland universal design," with strong preference for smaller-scale development over tall buildings that block views.
- **No strong consensus on preferred building form based on the preference survey tabling activity.** Some participants like how “cute” and “quaint” the stand-alone commercial and adaptive reuse examples were, and felt they might support small local businesses well. Others thought the three-story mixed use options were needed to accommodate density, housing, and commercial space, but some had concerns the commercial spaces might sit empty. Many participants commented that they liked all the examples shown.
- **Residents that like the character of their neighborhood as-is expressed interest in infill commercial, garage conversion development, and accessory commercial units**. One person brought up the example of the small coffee shop COTTA in SW Portland and how small stores like this can create a sense of community.

LOCATION PREFERENCES

- **Small, local businesses that are clustered together and feel neighborhood-oriented are desired.** Participants want more developments like Universal Plaza with diverse options in one area that encourage repeat visits and create gathering places rather than requiring driving between destinations.
- **Placement of complementary services (coffee shops near parks, family restaurants) near recreation facilities would reduce car dependency.** Some destinations mentioned were Woodard Park, Summerlake Park, the library, trailhead intersections, and Cook Park. The current environment is "too quiet," with lack of visual interest and multi-purpose engagement. Stand-alone destinations that only meet one need per trip discourage walking even short distances.
- **Some community members expressed a desire for minimal change, with a focus on protecting existing natural resources,** expanding open space and wildlife corridors, and preserving the character of creeks, wetlands, and wooded areas.
- **There is a lack of restaurants, cafes, and convenience stores in the neighborhoods south of Pacific Highway.** The area south of Durham Road, near Cook Park, was highlighted as missing desired shops and services.

Graphics Update from Storyteller Consultant

As noted above, First Forty Feet is the Tigard HOME storyteller consultant. During this engagement period, First Forty Feet created the large illustrated map (see Appendix A), poster boards (Appendix B), and activity used at the community dinner. The map was also shrunk down to be used at tabling events. Examples of the graphics can be seen in Figures 1-3 and 6 above.

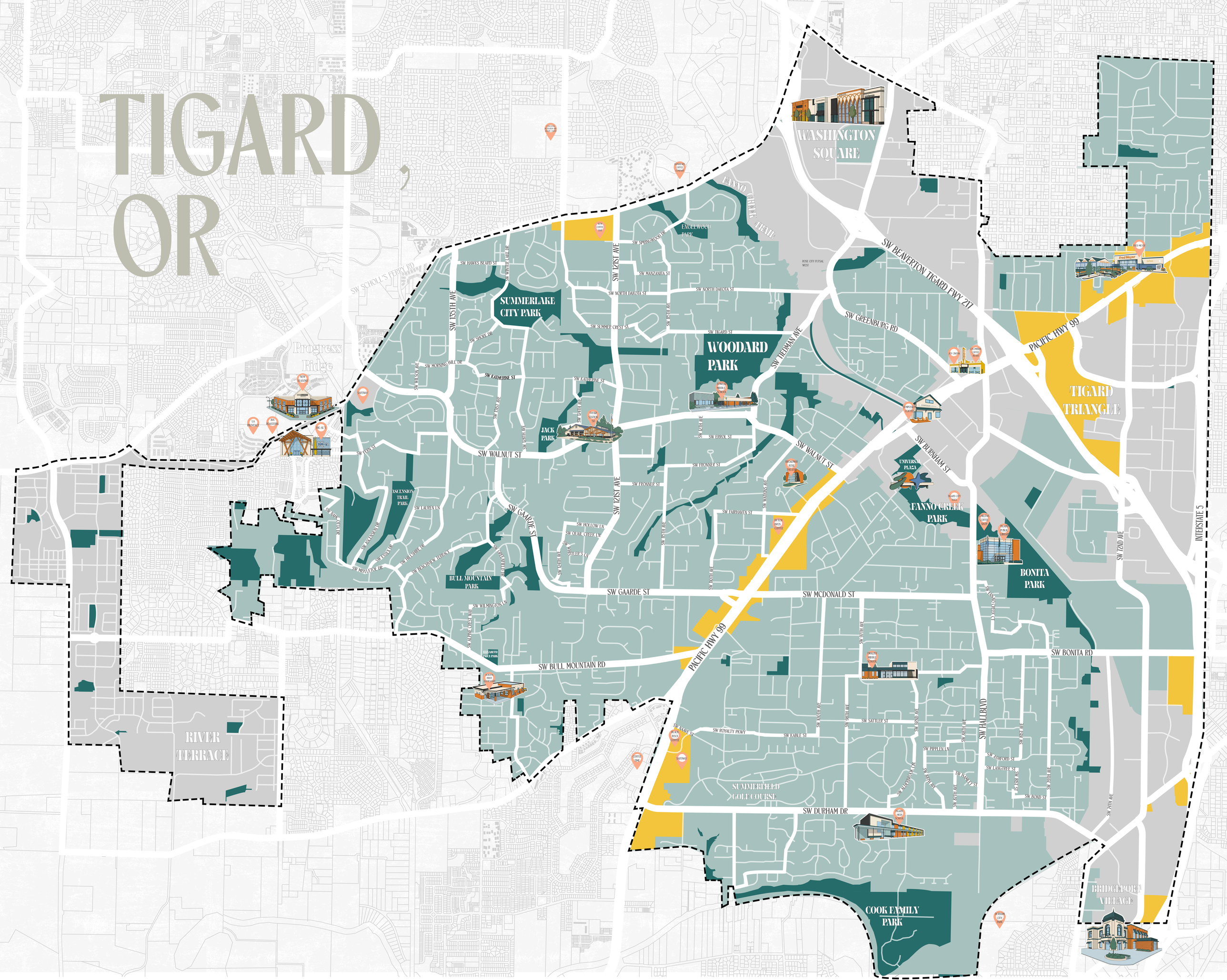
Next Steps

The first phase of engagement for the Tigard HOME project focused on what residents want to see in their neighborhoods: what types of businesses and services they want to be able to walk, bike, or roll to, and what types of amenities they want on streets leading to and featuring these businesses and services. The second phase of engagement, which started in November 2025, has shifted to focus more on how residents want the desired businesses to fit into their neighborhoods, as well as where they should be allowed. Through focus groups, preference surveys, and mapping activities, the project team has sought input on potential building form, size, and design of new shops and services in residential areas, as well as where residents would like to see this type of development. This type of engagement will continue for several months to gain input from a variety of community members in order to best inform proposed changes to the Tigard Development Code.

As engagement continues, First Forty Feet will work to refine graphics and activities to best capture the input needed to inform code changes. They will develop visualizations to help the community envision what new shops and services in their neighborhoods could look like, and what they would like to see differently. During this time, the project manager will continue code framing to identify chapters and code sections that will likely need updates based on what the community has shared so far. The project manager is also researching development codes of other cities to identify code examples that could apply well to Tigard HOME.

As was described in the Summer Community Engagement Report, the goal of Tigard HOME engagement is to reflect the diversity of the community and to make sure HOME solutions are truly built by all community members, not just those who speak English and/or feel naturally comfortable being part of government processes. So far, Tigard HOME engagement has reached several diverse groups and the project team is continuing to strategically plan engagement efforts to further connect with these communities, as well as to reach those who have not yet been engaged. The project team is actively planning the next set of engagement events. Staff is currently working with the engagement consultant, Zan Associates, to schedule a targeted outreach event with Asian Health & Services Center, which serves significant Korean, Mandarin, and Vietnamese speaking communities. Staff are also planning to host a table at an affordable housing complex's weekly coffee hour. Future engagement events will aim to cover a broader geographic area of the city, with an emphasis on the High Equity Need Areas identified in the City of Tigard Safe Streets Action Plan.

TIGARD, OR


WASHINGTON SQUARE
FANNO CREEK TRAIL
ENGLEWOOD PARK
SUMMERLAKE CITY PARK
WOODARD PARK
JACK PARK
ASCENSION TRAIL PARK
BULL MOUNTAIN PARK
ELIZABETH CLEE PARK
FANNO CREEK PARK
BONITA PARK
TIGARD TRIANGLE
RIVER TERRACE
SUMMERFIELD GOLF COURSE
COOK FAMILY PARK
BRIDGEPORT VILLAGE
UNIVERSITY PLAZA
Progress Ridge
SW SCHOLLS FERRY RD
SW HAWKS BEARD ST
SW 135TH AVE
SW 121ST AVE
SW SPRINGWOOD DR
SW MANZANITA ST
SW NORTH DAKOTA ST
SW SUMMER CREST ST
SW TIGARD ST
SW SHORE DR
SW MORNING VALLEY DR
SW KATHERINE ST
SW WALNUT ST
SW FERN ST
SW FRONNER ST
SW GAARDE ST
SW MCDONALD ST
SW BULL MOUNTAIN RD
SW BONITA RD
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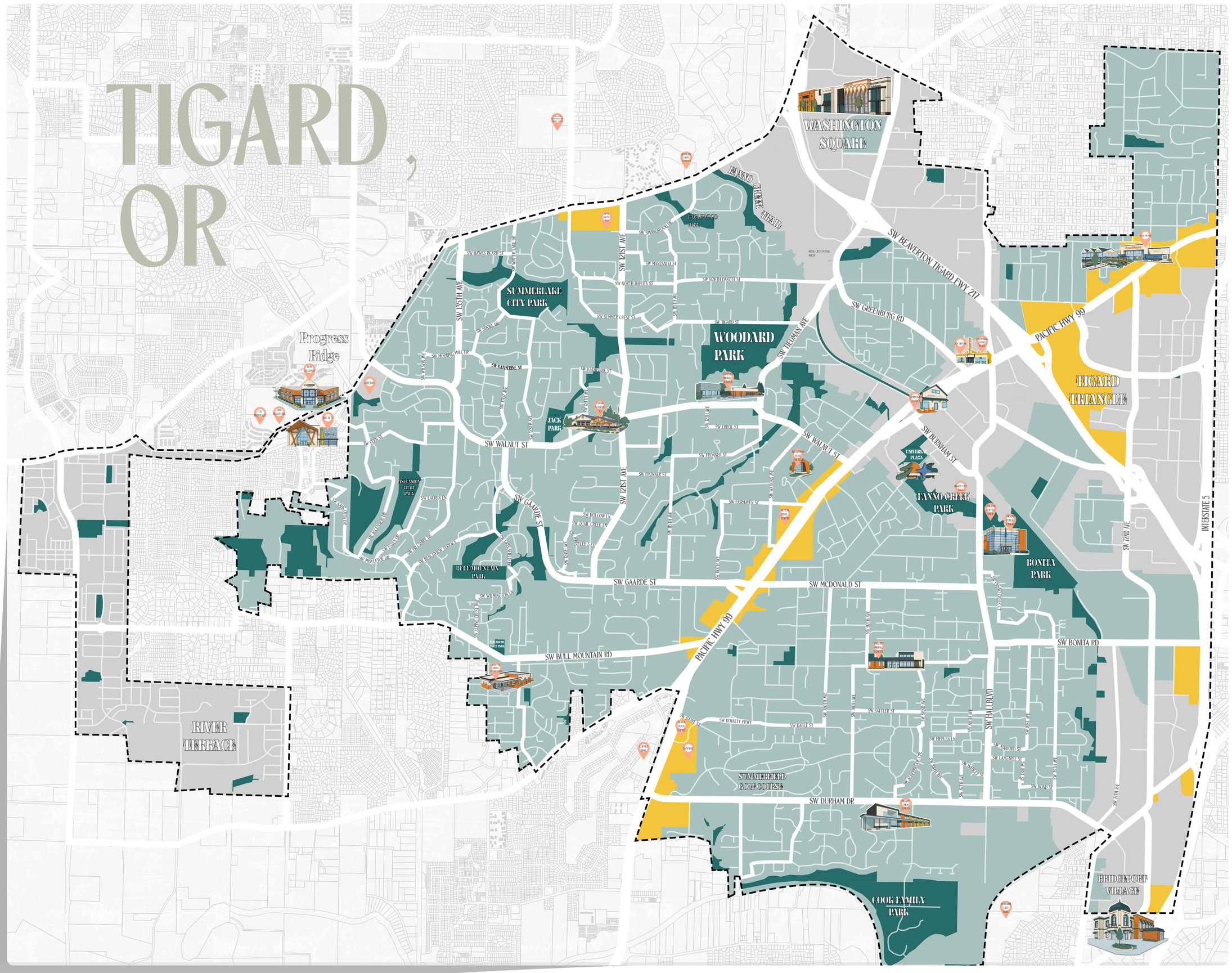
SW 6TH AVE
SW 4TH AVE
SW 2ND AVE
SW 1ST AVE
SW BEAVERTON TIGARD FWY 217
SW GREENBURG RD
PACIFIC HWY 99
SW BURNHAM ST
INTERSTATE 5
SAFEWAY
NEW SEASONS
LA MONTANA
RED MOUNTAIN
BIG AL'S
TAYLOR STATION
FRONTIER MODELS
BROADWAY ROSE THEATRE
BUTCH BROS COFFEE
TIGARD CITY HALL
PILETIS COFFEE SHOP
PCC/TU PUBLIC LIBRARY
Fred Meyer
PCC CERT
LA MONTANA
SHOPS AT TIGARD
ROSE CITY FUTSAL WEST
FRUITH MIDDLE SCHOOL
TIGARD HIGH SCHOOL
COFFEE TIME
BLACK ROCK COFFEE
SAFEWAY
TIGARD CITY PARK

THE TIGARD HOME PROJECT

HELP SHAPE THE FUTURE OF TIGARD'S NEIGHBORHOODS



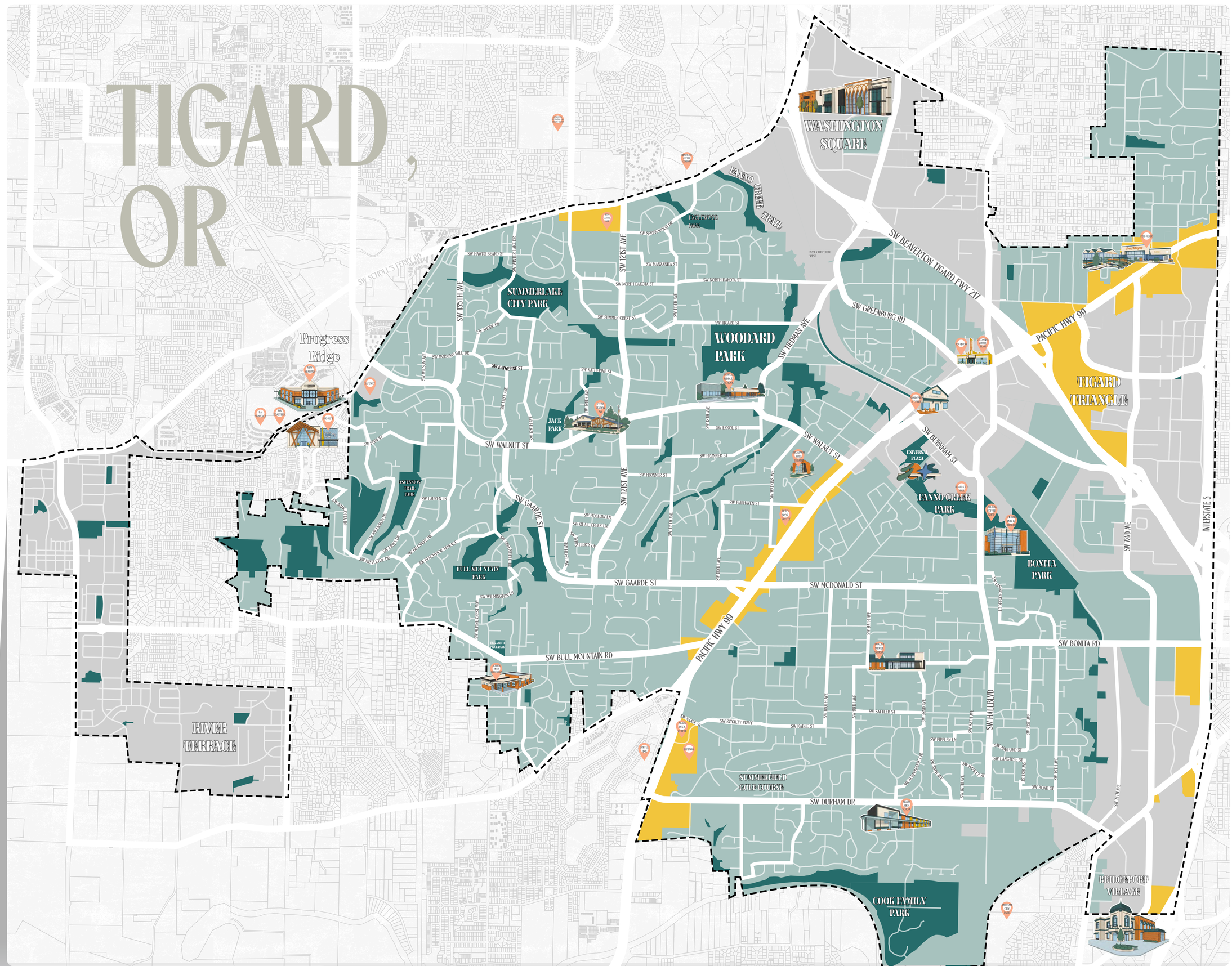
Purpose

Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) *is a long-range planning effort to expand choices for housing, jobs, local services, and places to gather. The project focuses on creating vibrant, walkable neighborhoods where people of all ages and abilities can easily access everyday shops and services.*

We're looking for your input *to help update the Tigard Development Code and guide where small-scale neighborhood businesses could be located.*

EL PROYECTO TIGARD HOME

AYUDE A DAR FORMA AL FUTURO DE LOS VECINDARIOS DE TIGARD



Propósito

Tigard HOME (Vivienda, Oportunidad, Movilidad y Empresa) *es un esfuerzo de planificación a largo plazo para ampliar las opciones de vivienda, empleo, servicios locales y lugares de encuentro. El proyecto se centra en crear vecindarios vibrantes y caminables, donde personas de todas las edades y capacidades puedan acceder fácilmente a tiendas y servicios cotidianos.*

Estamos buscando su opinión *para ayudar a actualizar el Código de Desarrollo de Tigard y orientar dónde podrían ubicarse pequeños negocios a escala de vecindario.*

WHAT WE'VE HEARD SO FAR

The following is a collection of community insights and inputs from engagements over the past 6 months.

WHAT KINDS OF STORES, SERVICES, AND HOUSING OPTIONS YOU WOULD LIKE TO SEE IN YOUR NEIGHBORHOOD?

THE EL TIGRE FEST COMMUNITY EVENT

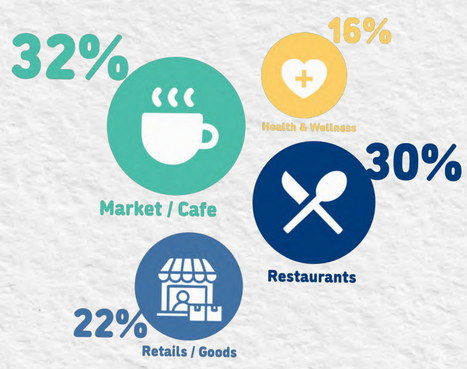
WHAT KINDS OF STORES, SERVICES, AND HOUSING OPTIONS YOU WOULD LIKE TO SEE IN YOUR NEIGHBORHOOD?

HALLOWEEN SILLY WALK COMMUNITY EVENT

COMMUNITY MEMBERS : KEY TAKEAWAYS

JUST COMPASSION FOCUS GROUP

WHAT TYPES OF BUSINESS AND SERVICES DO YOU WISH WERE CLOSER TO YOUR HOME?



WHICH IMPROVEMENT WOULD MAKE YOU MORE LIKELY TO WALK OR BIKE IN YOUR NEIGHBORHOOD?

WHAT DESIGN FEATURES WOULD FIT WELL FOR COMMERCIAL BUILDINGS IN TIGARD NEIGHBORHOOD?

COMMUNITY DEVELOPMENT GET TOGETHER

TIGARD HOME Housing, Opportunity, Mobility, & Enterprise

ZAN ASSOCIATES

FIRST FORTY FEET

LO QUE HEMOS ESCUCHADO

Lo siguiente es una recopilación de ideas y aportes de la comunidad obtenidos a través de las actividades de participación durante los últimos seis meses

¿QUÉ TIPOS DE TIENDAS, SERVICIOS Y OPCIONES DE VIVIENDA LE GUSTARÍA VER EN SU VECINDARIO?

EL EVENTO COMUNITARIO EL TIGRE

¿QUÉ TIPOS DE TIENDAS, SERVICIOS Y OPCIONES DE VIVIENDA LE GUSTARÍA VER EN SU VECINDARIO?

EVENTO COMUNITARIO DE CAMINATA DIVERTIDA DE HALLOWEEN

MIEMBROS DE LA COMUNIDAD: CONCLUSIONES CLAVE

GRUPO DE ENFOQUE JUST COMPASSION

¿QUÉ TIPOS DE NEGOCIOS Y SERVICIOS LE GUSTARÍA QUE ESTUVIERAN MÁS CERCA DE SU CASA?

¿QUÉ MEJORA HARÍA QUE FUERA MÁS PROBABLE QUE CAMINARA O ANDUVIERA EN BICICLETA POR SU VECINDARIO?

¿QUÉ CARACTERÍSTICAS DE DISEÑO SERÍAN ADECUADAS PARA LOS EDIFICIOS COMERCIALES EN LOS VECINDARIOS DE TIGARD?

REUNIÓN DE DESARROLLO COMUNITARIO

TIGARD HOME Housing, Opportunity, Mobility, & Enterprise

ZAN ASSOCIATES

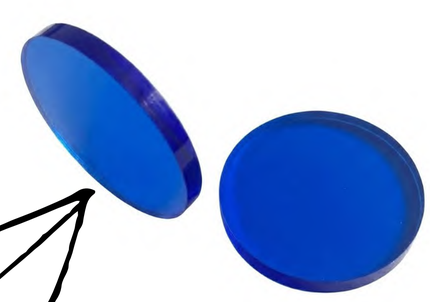
FIRST FORTY FEET

WE WANT TO HEAR FROM YOU!

Let's explore your neighborhood — and imagine what it could become!

- **Select a medallion + choose a marker** - Select a medallion and choose a marker —add as many as you'd like to the map!
- **Find your spot** - Locate your neighborhood or a familiar area on the big Tigard map. Use parks, schools, or familiar streets to get oriented.
- **Explore Walk Distances** - Use the walk distance templates to see what's within a 5-minute walk. Take a quick "walk" on the map from your home to places you already visit — parks, schools, churches, libraries, shops, or community centers. Notice where distances overlap or reveal gaps in access.
- **Dream Up New Spots** - Place medallions where you'd love to see new or improved shops, services, or gathering places. Use sticky notes to add ideas or details — like "family-friendly," "local," "outdoor seating," or "better lighting."
- **Mark What to Protect** - Use sticky notes for streets or corners that should stay calm or residential, and add a note explaining why it matters to you
- **Share Your Thoughts** - Write a quick idea or story: "This would help because..."
- **Step Back & Compare** - See how everyone's ideas connect — find patterns, overlaps, and new possibilities!

USE MARKERS TO WRITE ON MEDALLIONS

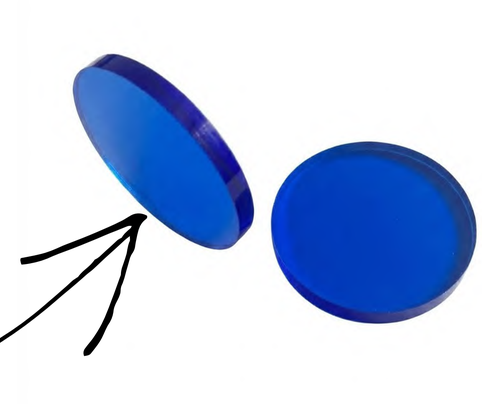


¡QUEREMOS SABER DE USTED!

¡Exploremos su vecindario y imaginemos en qué podría convertirse!

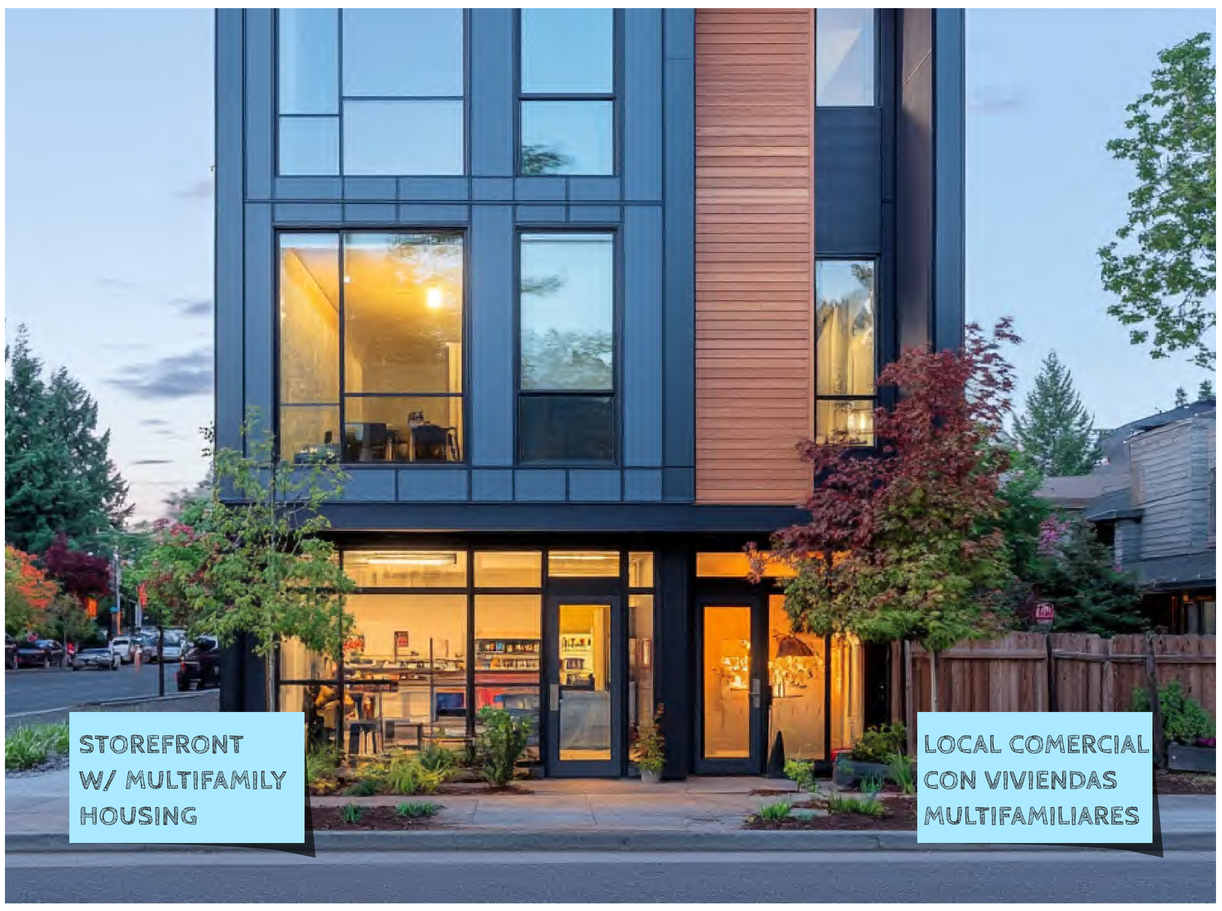
- **Seleccione un medallón y elija un marcador** — agregue tantos como desee al mapa!
- **Encuentre su lugar** - Ubique su vecindario o un área conocida en el gran mapa de Tigard. Use parques, escuelas o calles familiares para orientarse.
- **Explorar distancias a pie** - Use las plantillas de distancia a pie para ver qué está dentro de un recorrido de 5 minutos. Haga un "paseo" rápido en el mapa desde su casa hasta lugares que ya visita: parques, escuelas, iglesias, bibliotecas, tiendas o centros comunitarios. Observe dónde se superponen las distancias o se revelan brechas en el acceso.
- **Cree nuevos lugares** - Coloque medallones donde le gustaría ver nuevas tiendas, servicios o lugares de encuentro mejorados. Use notas adhesivas para agregar ideas o detalles, como "familiar," "local," "con asientos al aire libre" o "mejor iluminación."
- **Marque lo que desea proteger** - Use notas adhesivas para calles o esquinas que deberían mantenerse tranquilas o residenciales, y agregue una nota explicando porqué es importante para usted.
- **Comparta sus ideas** - Escriba una idea o historia breve: "Esto ayudaría porque..."
- **Retroceda y compare** - Vea cómo se conectan las ideas de todos: ¡encuentre patrones, coincidencias y nuevas posibilidades!

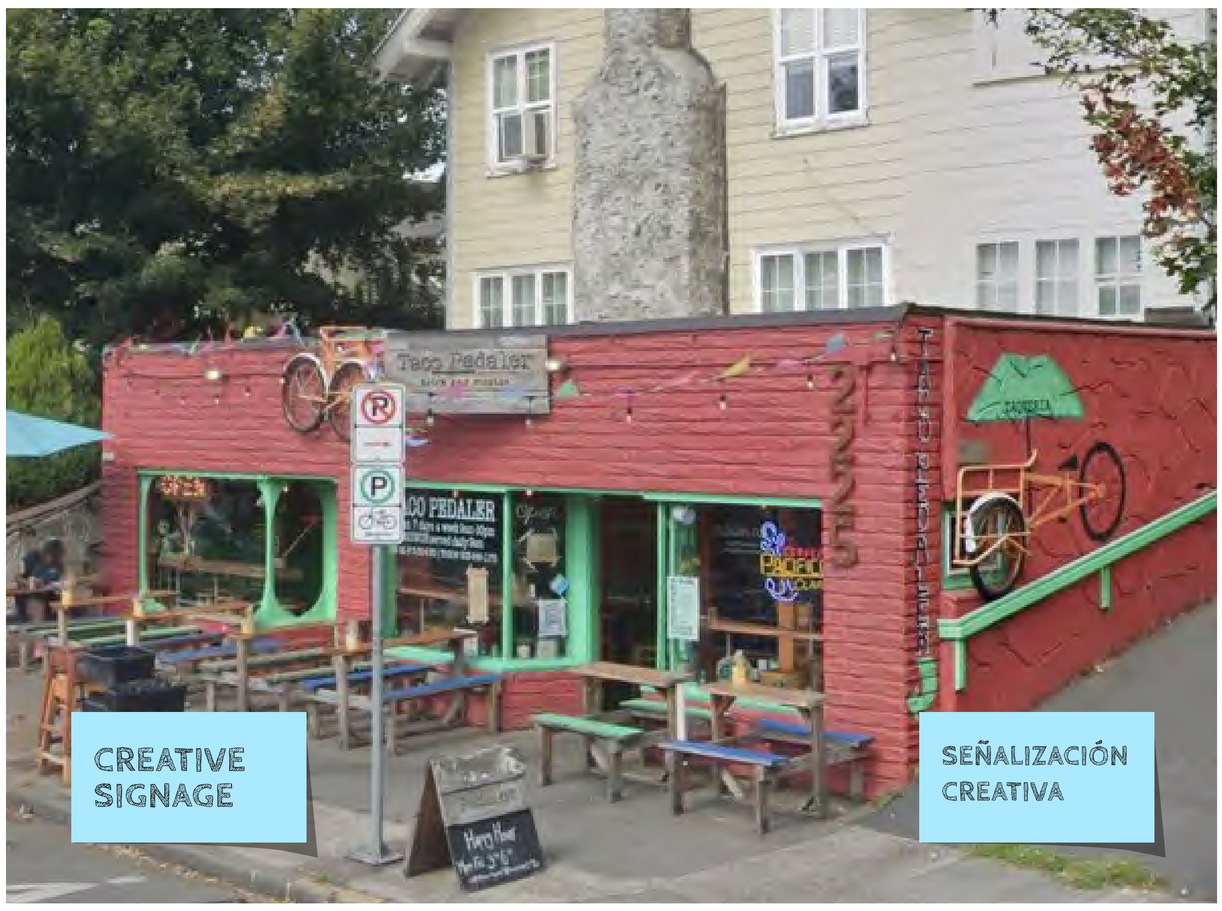
USE MARCADORES PARA ESCRIBIR EN LOS MEDALLONES

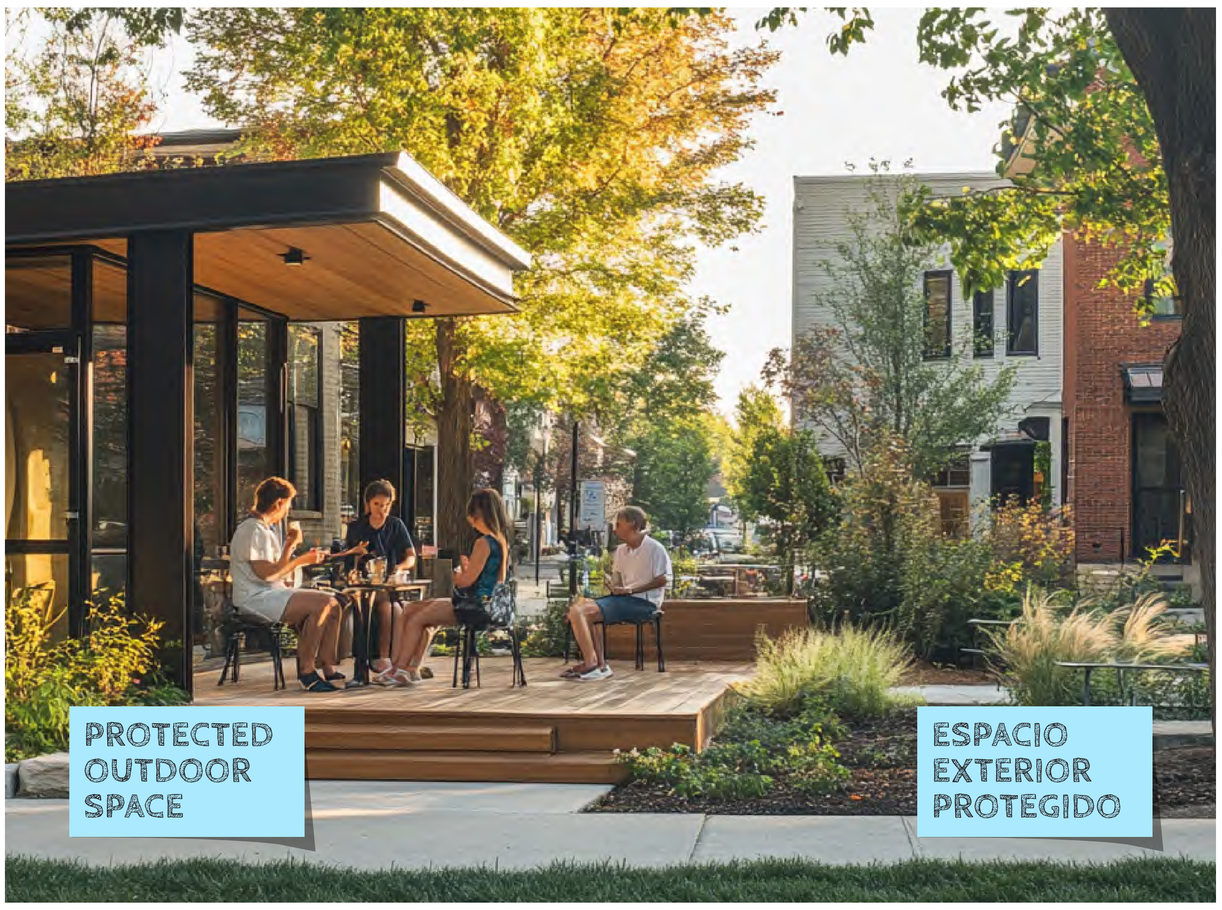


WHICH DESIGN FEATURES WOULD FIT WELL FOR COMMERCIAL BUILDINGS IN TIGARD NEIGHBORHOODS?

¿QUÉ CARACTERÍSTICAS DE DISEÑO ENCAJARÍAN BIEN EN LOS EDIFICIOS COMERCIALES DE LOS VECINDARIOS DE TIGARD?







TIGARD HOME Housing, Opportunity, Mobility, & Enterprise

ZAN ASSOCIATES

FIRST FORTY FEET

TIGARD HOME

Housing, Opportunity, Mobility, & Enterprise

Presented by Amber Gomez, Associate Planner | July 7, 2026

Agenda

- Project Timeline
- Phase 2 Engagement Summary
- Key Takeaways & Recommended Policy Approaches
- Next Steps
- Feedback

Project Timeline

- **June 2025**: Engagement plan kicked off
- **Summer 2026**: Community engagement expected to conclude
- **Fall 2026**: Present Final Tigard HOME Community Engagement Report findings to Planning Commission and City Council
- **2027**: Adoption hearings to Planning Commission and City Council

Engagement Plan

Summer/Fall 2025

Phase One

Understand the types of amenities, shops, and services residents want in Tigard neighborhoods

Winter/Spring 2026

Phase Two

Gather input on residents' preferred building forms and locations for these uses

Summer 2026

Phase Three

Receive feedback on recommended policy approaches based on community engagement input

Engagement Events

- 16 tabling events
- 5 community-based organization targeted outreach events
- 3 community dinners
- 3 pop-up events
- Over 1,000 community members directly engaged

Participants at the Summerlake Pop-up event engage with a mapping activity.

Recommended Business Types Framework

Home Occupations	Home Businesses	Neighborhood-Scale Commercial
- Allowed by right – no approval required - Minimal standards - Little to no impacts to surrounding properties - Examples: bookkeeping, off-site services, online sales	- Type I review - More standards - Minimal impacts to surrounding properties - Examples: in-person tutoring, therapy, barber	- Type II review - Requires notice - Most standards - Impacts to surrounding properties mitigated by standards - Examples: corner market, small restaurant

Recommended Standards Framework

	Home Occupations	Home Businesses	Neighborhood-Scale Commercial
Employees	Not allowed	Restricted	Unrestricted
Customers	Not allowed	Restricted	Unrestricted
Outdoor Activity	Minimal	Restricted	Restricted
Operating Hours	Unrestricted	Restricted	Restricted
Building standards	None	Minimal	Most
Site design standards	None	Minimal	Most
Location Restrictions	None	None	Restricted
Signs	Not allowed	Restricted	Restricted

Recommended Standards Framework

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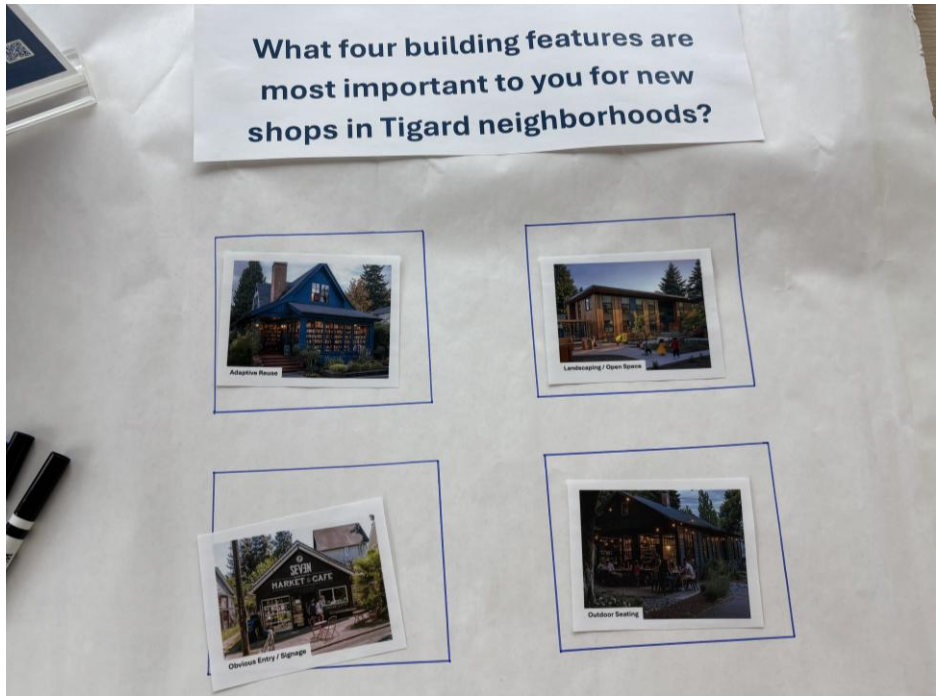
Recommended Building Design Standards Approach



Images selected by a participant during a tabling activity.

- **Recommendation: Develop standards to allow for neighborhood-scale commercial to take place in a variety of building forms.**
  - Participants like both traditional and more modern designs
  - No clear preference for a particular neighborhood-scale commercial building type
    - Adaptive Reuse
    - Mixed Use
    - Accessory Commercial Units
    - Standalone Commercial

CITY OF Tigard

Recommended Business Location Restrictions

Comments left as part of a mapping activity at the Black History Month Market & Celebration.

- **Recommendation: Allow neighborhood-scale commercial businesses on main roads.**
  - This type of location was preferred among engagement participants
  - Many participants support shops near parks and trails, but some want to keep these areas more tranquil
  - Participants emphasized the importance of safe walking routes to get to new shops and services

CITY OF Tigard

Next Steps

- Wrap up final phase of community engagement
- Draft the final Community Engagement Report
- Continue drafting code recommendations

Community members reviewing engagement materials at the Rise Church community dinner.

Questions

- Should staff proceed with developing regulations based on the recommended policy approaches?
- Are there any particular elements of the policy approaches that City Council would like staff to highlight when seeking feedback during the final phase of community engagement?

AIS-6235 **8.**

Business Meeting

Meeting Date: 07/07/2026

Length (in minutes): 10 Minutes

Agenda Title: Consider City Manager Employment Contract

Authored By: Laura Gomez

Presented By: HR Director Gomez

Item Type: Motion Requested

Information

Explanation of Issue

Council will consider an employment agreement with Brian Rager for the position of City Manager.

Action Requested

Staff requests Council's action on the proposed employment agreement and signature from the Mayor if approved.

Background Information

Over the past several months and in partnership with a recruiting firm (Prothman), the City has conducted a nationwide search for its next City Manager. In June, City Council narrowed the candidate pool to three finalists. Each of the three finalists participated in a staff and community meet and greet, and completed interviews with three panels consisting of City Council, the City's Leadership Team, and union leaders. Taking into consideration the feedback from each of these forums, the City Council met and selected Brian Rager as the next City Manager for Tigard. Staff and Mr. Rager have negotiated an employment agreement, and that agreement is before Council this evening for consideration and approval.

Alternatives & Recommendation

Council may request amendments to the employment agreement, which would need to be negotiated with Mr. Rager.

Additional Resources

N/A

Attachments

City Manager Contract

EMPLOYMENT AGREEMENT
CITY MANAGER

City of Tigard Employment Agreement
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City of Tigard Employment Agreement

Introduction

This Employment Agreement ("Agreement"), made and entered into this day, July 6, 2026, by and between the City of Tigard, Oregon, a municipal corporation, (hereinafter called "City") and Brian Rager (hereinafter called "Employee"), each a "Party" and collectively referred to as the "Parties," agree as follows:

Section 1: Term and Effective Date

This Agreement is effective July 7, 2026 and will remain in full force and effect until terminated by the City or Employee as provided in Section 12 or 14 of this Agreement.

Section 2: Employment, Duties, and Authority

A. City agrees to employ Employee as City Manager to perform the functions and duties of the City Manager specified in the Charter, Municipal Code, and Job Description of the City.
B. City agrees to promptly communicate and, where appropriate, provide Employee a reasonable opportunity to cure all substantive criticisms, complaints, and suggestions with respect to Employee's performance of services pursuant to this Agreement.
C. The City expects the Employee to adhere to the highest professional standards. The Employee's actions will always comply with those standards. The Employee agrees to follow the rules, regulations, and laws of the City of Tigard and State of Oregon.

Section 3: Compensation

A. Base Salary: The City agrees to pay the Employee an annual base salary of $220,000, payable in installments at the same time and in the same manner that the other management employees of the City are paid.
B. This Agreement will be automatically amended to reflect any salary adjustments that are provided or required by the City's compensation policies to include all salary adjustments on the same basis as applied to the management employees of the City.
C. In addition, consideration will be given on an annual basis to an increase in compensation to take effect in the first pay period of each fiscal year based upon Employee's satisfactory performance of duties and functions, and satisfaction of the goals and priorities established by the Council. Such increased compensation may come

in the form of performance adjustments to Employee's base salary, performance bonuses, or both.

D. At any time during the term of the Agreement, City may, in its discretion, review and adjust the salary of the Employee, but in no event will the Employee be paid less than the salary set forth in Section 3.A of this Agreement, except by mutual written agreement between Employee and City. Such adjustments, if any, will be made pursuant to a lawful City Council action. In such event, City and Employee agree to provide their best efforts and reasonable cooperation to execute a new agreement incorporating the adjusted salary.

E. The City agrees to pay to the Employee, during the term of this Agreement and in addition to other salary and benefits herein provided, the sum of $6,000 per year, payable monthly, as a vehicle allowance to be used to purchase, lease, or own, operate and maintain a vehicle.

Section 4: Hours of Work

It is recognized that the Employee must devote a great deal of time outside the normal office hours on business for the City, therefore Employee will be allowed to establish an appropriate work schedule, and that reasonable time off from the normal office hours is permitted to the Employee, such as is customary for management employees of the City so long as the time off does not interfere with the normal conduct of the office of the City Manager.

Section 5: Performance Evaluation

A. City will annually review Employee's performance in July subject to a process, form, criteria, and format for the evaluation, which will be mutually agreed upon by the City and Employee. City will also conduct quarterly check-ins with Employee in October, January, and April. The evaluation process at a minimum will include the opportunity for both Parties to: (1) prepare a written evaluation, (2) meet and discuss the evaluation, and (3) present a written summary of the evaluation results. The final written evaluation should be completed and delivered to both Parties within 30 days of the evaluation meeting. The date during which the annual performance evaluation or quarterly check-ins must be conducted may be adjusted by mutual consent of the Parties.

B. Unless the Employee expressly requests otherwise in writing, the evaluation of the Employee will at all times be conducted in executive session of the City Council and be considered confidential to the extent permitted by law. Nothing herein prohibits the City or Employee from sharing the content of the Employee's evaluation with their respective legal counsel or Human Resources Department.

Section 6: Health, Disability, and Life Insurance, and VEBA Benefits

A. The City agrees to provide and to pay a share of the premiums for health, vision, and dental insurance for the Employee and Employee's dependents equal to that provided to all other management employees of the City. The share of the premium paid may be adjusted by the City Council but may not be any greater or any less that that paid for all other management employees of the City. In the event Employee is required to contribute toward the premium cost of such benefits, Employee agrees to the deduction of such amounts from Employee's paycheck. If the City's insurance requires a waiting period before the Employee is eligible for coverage under the City's plan, the City agrees to reimburse the Employee for the costs of COBRA insurance for the same, during the initial waiting period.
B. The City agrees to put into force and to make required premium payments for long-term disability coverage for the Employee consistent with group coverage provided to management employees of the City. The City will reimburse the Employee for the cost of Employee-purchased Life or Long-term Care insurance, based upon proof of payment, in addition to any City-sponsored Life Insurance not to exceed $750 per year.
C. The City will make a contribution of no more than $1,000 per year to an HRA Voluntary Employee Beneficiary Account (VEBA) in the name of the Employee. This contribution may be adjusted from time to time as authorized by the City Council for all management employees of the City.
D. The City agrees to provide Employee the same benefits and allowances as paid and provided by the City to other management employees as provided in the City's personnel policies, except as modified by this Agreement.

Section 7: Leave Benefits

Employee will accrue leave benefits pursuant to the Paid Time Off Policy, No. 19.0, of the Management, Supervisory, and Confidential Employees Personnel Policies of the City of Tigard, with the following exceptions:

A. Paid Time Off accrues at a rate based on 30 years of service as of the date of this Agreement and will continue to increase according to the accrual schedule in the Policy as it currently exists or as it may be adjusted in the future. Employee maintains current PTO accruals earned as of the date of this Agreement.
B. On July 1 of each year, Employee will be credited with sixty (60) hours of Paid Time Off in addition to their regular accrual rate of Paid Time Off pursuant to the City PTO policy.
C. Employee is entitled to other leave not mentioned in this Agreement which is available to all other management employees of the City as provided in City Personnel policies.
D. In the event Employee's employment is terminated, either voluntarily or involuntarily, Employee will be compensated for all earned and unused Paid Time Off.
E. Prior to taking any scheduled Paid Time Off of three or more successive days, Employee is responsible for providing at least two weeks' notice to City Council of the absence.

Employee will coordinate the planned time off with planned absences of other senior city management staff so that there is appropriate coverage. Employee will delegate City Manager responsibilities for all planned absences.

Section 8: Retirement and Deferred Compensation

A. Employee will be eligible to participate in the City's retirement programs under the terms and conditions provided to other management employees of the City, including the 401(a) and deferred compensation plans.
B. City will continue to contribute 11% of Employee's salary to the City-provided 401(a) retirement program on behalf of the Employee.
C. The City will match any Employee contributions to City-provided deferred compensation accounts up to a maximum of 3% of the Employee's base salary.

Section 9: Professional Certifications and Professional Development

A. The City agrees to budget for and to pay for Employee's professional dues, including but not limited to the International City/County Management Association and Oregon City/County Management Association, and subscriptions as necessary for continuation and full participation in national, regional, state, and local associations, and organizations necessary and desirable for Employee's continued professional participation, growth, and advancement, and for the good of the City.
B. The City agrees to budget for and to pay for travel expenses, consistent with the City's Travel Policy and state law, for Employee's reasonable professional and official travel, consistent with the City's adopted budget and as may be approved from time to time by the City Council.
C. The City acknowledges the value of having Employee participate and be directly involved in local civic clubs or organizations. Accordingly, the City will pay for the reasonable membership fees or dues to enable Employee to become an active member in local civic clubs or organizations, as may be approved from time to time by the City Council and subject to the limits of Oregon ethics laws.
D. The City will not require Employee to use Paid Time Off when participating in professional development activities; however, prior to participating in any professional development activity of three or more successive days, Employee is responsible for providing at least two weeks' notice to City Council of the absence. Employee will coordinate the absence with planned absences of other senior management staff so that there is appropriate coverage.

Section 10: Use and Return of City Property

Recognizing the importance of constant communication and maximum productivity, the City will provide Employee for business use, certain City property (such as, but not

limited to, cell phones, laptop, tablet, keys, etc.) required for the Employee to perform their duties and to maintain communication with City's staff and officials, as well as other individuals who are doing business with the City. All such property is and will remain the property of the City. Employee will preserve, use, and hold City property only for the benefit of the City and to carry out the City's business. When Employee's employment is terminated, Employee will promptly deliver to the City all City property in Employee's possession or control in good working order. Employee will also gather and return any and all City information or material, including confidential or proprietary information or material, whether in paper or electronic form, wherever located or stored.

Section 11: Outside Activities

The employment provided for by this Agreement will be Employee's primary employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to the City and the community, With proper notice to the City Council, the Employee may elect to accept limited teaching, consulting or other business opportunities with the understanding that such arrangements may neither constitute interference with nor a conflict of interest with Employee's responsibilities under this Agreement.

Section 12: Termination

For the purposes of this Agreement, termination occurs if:

A. A majority of the City Council votes to remove Employee from the position of City Manager at a duly authorized public meeting.
B. The City, electors, or the legislature acts to amend any provisions of the City Charter pertaining to the role, powers, duties, authority, responsibilities of Employee's position that substantially changes the form of government. In such case, Employee will have the right to declare that such amendments constitute termination.
C. The City reduces the base salary, compensation or any other financial benefit of Employee, unless it is applied in no greater percentage than the average reduction of all department heads of the City.
D. Employee resigns following an offer to accept resignation, whether formal or informal, by the City as representative of the majority of the City Council, then Employee may declare a termination as of the date of the suggestion.

Section 13: Severance

A. In the event Employee is terminated by the City Council during such a time that Employee is willing and able to perform Employee's duties under this Agreement, City agrees to pay Employee a severance payment equal to six (6) months of aggregate

salary. This severance will be paid in a lump sum unless otherwise agreed to by City and Employee. The severance is not qualifying deferrable earnings pursuant to IRC 415(c)(3).

B. The City will also pay Employee an amount equal to Employee's City-provided health, dental, and life insurance benefits at the time of termination for the equivalent number of months of severance under Subsection A of this Section, or until Employee is professionally reemployed, whichever comes first. Employee is responsible for applying for and securing COBRA benefits or new coverage.

C. Employee will also be compensated for all earned and accrued vacation leave and other entitlement benefits, consistent with City personnel policies and applicable law.

D. If Employee is terminated because of a conviction of, plea of guilty to, or plea of nolo contendere to a felony, misdemeanor, dishonesty, violation of City Personnel Policies, malfeasance, or misfeasance then the City is not obligated to pay severance under this Section.

Section 14: Resignation

Employee may terminate this Agreement by providing a minimum of 90 days' notice of Employee's voluntary resignation subject to any applicable requirements set forth by state or local law. In the event of resignation, no severance will be paid by the City.

Section 15: Indemnification

To the full extent permitted by law, City will defend, save harmless and indemnify Employee against any tort, professional liability claim, administrative proceeding or action, or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring within the course and scope of the Employee's duties as City Manager unless the act or omission involved gross negligence or willful or wanton conduct under which circumstance the Employee will be personally responsible for any and all damages, costs and fees caused by the misconduct or negligence. Employee's actions within the course and scope of Employee's employment will be indemnified by City until the statute of limitations has expired without regard to Employee's continued employment with the City.

Legal representation, provided by City for Employee, extends until a final determination of the legal action including any appeals brought by City or other party. Any settlement of any claim must be made with prior approval of the City in order for indemnification, as provided in this Section, to be available.

Employee recognizes that City has the right to compromise or settle any claim, suit, proceeding or action.

Section 16: Bonding

The City will bear the full cost of any fidelity or other bonds that Employee is required to obtain by any law or ordinance.

Section 17: Other Terms and Conditions of Employment

The City, only upon agreement with Employee, may fix such other terms and conditions of employment relating to the performance of Employee, as it may determine from time to time, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City of Tigard Charter, or any other law.

Section 18: Notices

Notice pursuant to this Agreement will be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:

(1) CITY:

Mayor
City of Tigard
13125 SW Hall Blvd
Tigard, OR 97223
yikang.hu@tigard-or.gov

With a copy to:

City Attorney
City of Tigard
13125 SW Hall Blvd
Tigard, OR 97223
shelbyr@tigard-or.gov

(2) EMPLOYEE:

Brian Rager
City Manager
[redacted]

Alternatively, notice required pursuant to this Agreement may be personally delivered or submitted by email with acknowledgement of receipt. Either Party may change its address at any time by providing written confirmation to the other Party.

Section 19: General Provisions

A. **Binding Effect**. This Agreement is binding on City and Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.

B. **Severability**. The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions will be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

C. **Attorney's Fees**. In the event suit or action is instituted to interpret or enforce the terms of this agreement, the prevailing party is entitled to recover from the other party such sums as the court may adjudge reasonable as attorney's fees and court costs prior to settlement, at trial, or upon appeal of such suit or action.

D. **Modification or Amendments**. No amendment, change, or modification of this Agreement will be valid unless in writing and signed by the Parties.

E. **Entire Agreement**. This Agreement constitutes the entire agreement between the City and the Employee, integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations of previous agreements between the parties with respect to any or all of the subject matter hereto.

F. **Waiver**. Failure of either party at any time to require performance of any provision of the Agreement will not limit the Parties' rights to enforce the provision or provisions, nor will any waiver of any breach of any provision or provisions be a waiver of any succeeding breach of the provision itself or any other provision.

Yi-Kang Hu, Mayor	Brian Rager, City Manager
Date	Date