

**Malynda Wenzl, Mayor**

Mariana Valenzuela, Council President  
Angel Falconer, Councilor  
Donna Gustafson, Councilor

Michael Marshall, Councilor  
Karen Martinez, Councilor  
Brian Schimmel, Councilor

[TVCTV Livestream](#)

[Zoom Webinar](#) Meeting ID: 850 7572 2488 Passcode: 97116

**5:30 - CITY COUNCIL WORK SESSIONS**

No public comment will be taken. The Council will take no formal action.

**Transient Lodging Tax (TLT)**

Staff: Kim Ezell, Assistant City Manager

**Downtown Placemaking**

Staff: Jesse VanderZanden, City Manager; Kim Ezell, Assistant City Manager

**Police Facility Bond Ballot Language**

Staff: Jesse VanderZanden, City Manager; Kim Ezell, Assistant City Manager

**7:00 - CITY COUNCIL MEETING**

**A. Call to Order**

1. Roll Call
2. Land Acknowledgement
3. Pledge of Allegiance
4. **Parks & Recreation Month Proclamation**
5. **Parks & Recreation Annual Awards**

**B. Public Comment:** Time provided for anyone wishing to speak to City Council on an item not on the agenda or on the agenda but not scheduled for a public hearing. Comments are limited to 2 minutes unless additional time is granted by the Presiding Officer. The public comment period shall not exceed 30 minutes unless a majority of Councilors present vote to extend the time. Zoom attendees may use the "Raise Hand" option to be called on.

**C. Consent Agenda:** Items under the Consent Agenda are considered routine and will all be adopted with a single motion, without separate discussion. Councilors may remove items prior to the motion to adopt. Any removed items will be discussed and acted upon following the approval of the remaining items.

1. Monthly Building Activity Report - May

**D. Additions/Deletions**

1. City Manager
2. Proposed by Councilors

**E. 7:15 Presentations:** The Council will hold questions until the end of each presentation.

1. **Parks & Recreation Commission Annual Report**  
Joe Offer, Chair
2. **Parks & Recreation Projects Update**  
Anne Lane, Parks & Recreation Director

**F. 7:45 Public Hearings, Ordinances, and Resolutions**

1. **ORDINANCE 2026-03 AMENDING THE FOREST GROVE COMPREHENSIVE PLAN MAP TO REMOVE THE FOREST GROVE GENERAL INDUSTRIAL PLAN DESIGNATION FROM TERRITORY TO BE REMOVED FROM THE FOREST GROVE URBAN PLANNING AREA: FILE NO. 311-26-000006-PLNG**  
Staff: Daniel Riordan, Senior Planner
2. Public Hearing  
**RESOLUTION 2026-28 FIXING WATER RATES FOR THE CITY OF FOREST GROVE, EFFECTIVE JULY 1, 2026, AND REPEALING RESOLUTION NO. 2023-17**  
Staff: Kim Ezell, Assistant City Manager
3. Public Hearing  
**RESOLUTION 2026-29 ESTABLISHING CITY SEWER UTILITY RATES FOR THE CITY OF FOREST GROVE, EFFECTIVE JULY 1, 2026, AND REPEALING RESOLUTION NO. 2025-34**  
Staff: Kim Ezell, Assistant City Manager
4. Public Hearing  
**RESOLUTION 2026-30 ESTABLISHING SURFACE WATER MANAGEMENT (SWM) RATE FOR THE CITY OF FOREST GROVE, EFFECTIVE JULY 1, 2026 AND REPEALING RESOLUTION NO. 2025-33**  
Staff: Kim Ezell, Assistant City Manager

5. **RESOLUTION 2026-31 ACCEPTING CLEAN WATER SERVICES SANITARY SEWER UTILITY RATES, SURFACE WATER MANAGEMENT (SWM) RATES, SWM SYSTEM DEVELOPMENT CHARGES (SDC) AND SANITARY SEWER SDC, EFFECTIVE JULY 1, 2026, AND REPEALING RESOLUTION NO. 2025-39**  
Staff: Kim Ezell, Assistant City Manager

**G. 8:00 Council Communications:**

1. Councilor Reports
  - a. Mariana Valenzuela (LC, CDBGPAB)
  - b. Angel Falconer (HLB, JWC, CCEC, Chamber of Commerce)
  - c. Donna Gustafson (PAC, RWPCB, WCCCA)
  - d. Michael Marshall (CFC, P&R)
  - e. Karen Martinez (FGRFPD, SCC, FGSCC)
  - f. Brian Schimmel (CCE, EDC, TVHSC)
2. City Manager's Report
3. Mayor's Report (WCCC, R1ACT, MMC, WCC&MG, WCMG, MYAC)

**H. 8:30 Adjournment**

**8:30 EXECUTIVE SESSION**

**EXECUTIVE SESSIONS ARE CLOSED TO THE PUBLIC.** No formal decisions or actions will be taken. Representatives of the news media may attend, but may not disclose any information discussed. News media representatives can request a link to attend via Zoom by emailing the City Recorder's Office at: [mwoods@forestgrove-or.gov](mailto:mwoods@forestgrove-or.gov)

**The Council will convene to hold an executive session: ORS 192.660(2)(i)** to review and evaluate the employment-related performance of the City Manager.

**Americans with Disabilities Act (ADA) Notice:** The City is committed to providing equal access to public meetings. Requests for accommodation can be submitted to the City Recorder at least 48 hours before the meeting at: [mwoods@forestgrove-or.gov](mailto:mwoods@forestgrove-or.gov) or 503-992-3235



# TRANSIENT LODGING TAX (TLT)

Miles Glowacki | Economic Development Coordinator

Kim Ezell | Assistant City Manager

Work Session June 22, 2026

City of Forest Grove

# AGENDA

Purpose

---

Vision 2040

---

Background

---

TLT Revenues

---

TLT Programs/Expenses

---

Case Studies

---

Discussion

# PURPOSE

---

## **The purpose of tonight's work session is to:**

- Deliver background information on the TLT in Oregon, Washington County, and Forest Grove
- Update Council on legislative changes to TLT
- Review the TLT revenue and expense projections
- Discuss current programs funded by TLT and proposed changes

# VISION 2040 PLAN

## GOAL – Economy

- 1.6 Strengthen partnerships with local small businesses
- 1.10 Incentive programs to support/retain small/local businesses
- 1.11 Encourage and attract more events to downtown
- 1.13 Increase wayfinding signage for downtown parking
- 1.14 Update Tourism Strategic Plan
- 1.15 Develop mural corridor/public art and cultural district/celebrations
- 1.17 Pursue grants to support tourism, placemaking, identity, and planning



## GOAL – Community Connection

- 4.2 Explore opportunities to create a central community gathering space that is safe and welcoming for all ages
- 4.5 Develop a festival street/pedestrian mall in downtown Forest Grove

# BACKGROUND: STATE AND COUNTY HISTORY

---

5

**The TLT was established primarily to fund tourism promotion and tourism-related facilities.**

**The State of Oregon** began regulating TLT in 2003 and established a statewide TLT, currently 1.5%, which funds Travel Oregon.

**Washington County** established a TLT in 1972, currently 9%, which funds the Visitors Association, Fair Complex, and Event Center. A portion is reserved for the General Fund and an equal portion is available to Washington County cities through Explore Tualatin Valley grant programs.

# BACKGROUND: LOCAL HISTORY

---

**In 2017, the Forest Grove City Council**, on the advice of the ad-hoc committee, created a 2.5% TLT.

Between 2017 and 2025 modifications were made to the types of programs the TLT funded.

**In November 2025**, City Council passed Ordinance 2025-03, which increased the local TLT from 2.5% to 3.5% to help fund Vision 2040 Action Items related to tourism.

# BACKGROUND: LEGISLATIVE CHANGES

---

7

Previously, state law required that 70% of collected TLT revenue be used for “tourism promotion” and “tourism-related facilities”

In **February 2026**, the Oregon Legislature passed House Bill 4148 which allows local governments to use up to 60% of local TLT revenues for City services. The new law takes effect January 1, 2027.

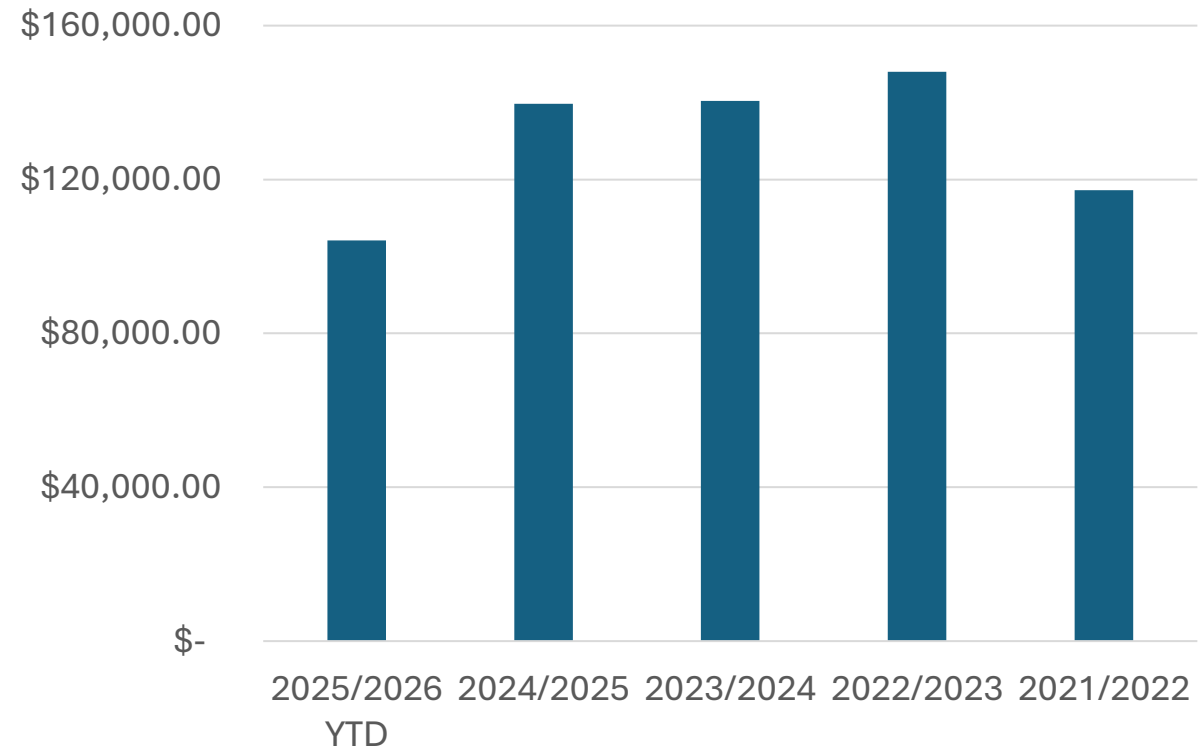
# TLT REVENUES

TLT revenues are collected by Washington County and distributed to Forest Grove monthly.

Revenue has been level at about \$140,000 post-pandemic.

Higher revenue is likely this year due to increase in TLT rate.

### TLT Revenue by Year



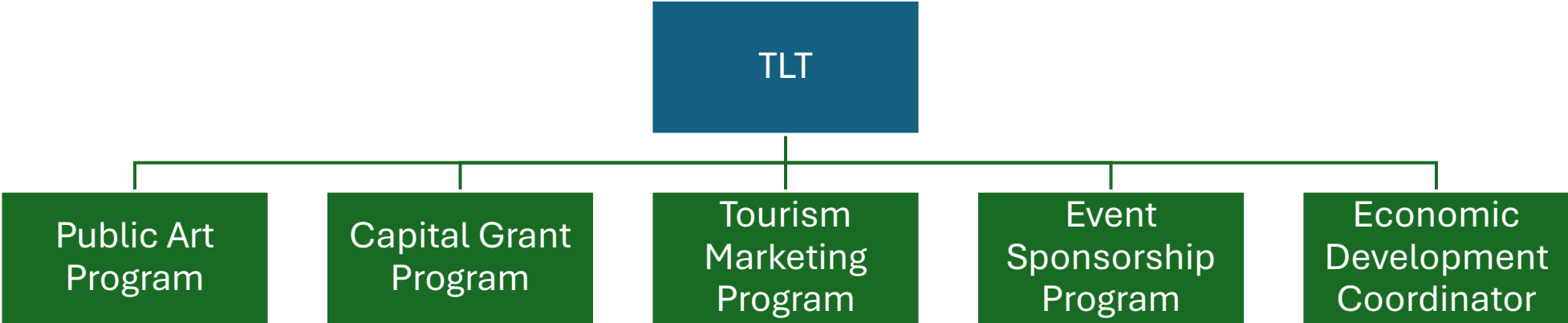
# TLT REVENUE INFLUENCERS

---

- McMenamin’s Grand Lodge continues to establish new events to entice visitors to Forest Grove, including their popular summer concert series.
- Holiday Motel is expanding with a grant from the Urban Renewal Agency. The Motel is adding 16 new rooms and making other investments in the property.
- Post-pandemic visitor expenditure numbers are consistently growing in Washington County, but lag behind pre-pandemic numbers when accounting for inflation.
  - 5.3% increase in visitors between 2023 and 2024
  - 2.9% increase in occupancy between 2023 and 2024
  - 5.9% increase in revenue per available room between 2023 and 2024\*

# TLT PROGRAM REVIEW

---



# PUBLIC ART PROGRAM

---

1  
1

**Public Art Program:** \$11,000 annually

The purpose of the Public Art Program is to fund installation and mural artworks throughout the city.

Program is administered by the Public Arts Commission.

# CAPITAL GRANT

---

1  
2

**Capital Grant Program: \$11,000 annually**

The purpose of the Capital Grant Program is to provide financial assistance for capital expenditures that directly contribute to the growth, development, and promotion of tourism, with the objective of increasing overnight stays in the city's TLT facilities.

The Program did not have any applicants this fiscal year. Last fiscal year there were two applicants awarded \$2,500 each for a total of \$5,000

**For Council Consideration – Sunset Capital Grant Program to invest in other tourism programming**

# TOURISM SPONSORSHIP PROGRAM

---

1  
3

## **Tourism Event Sponsorship Program: \$45,000 annually**

The purpose of the program is to provide financial assistance to events that directly contribute to the growth, development and promotion of tourism, with the objective of increasing overnight stays.

- Annual Chalk Art Festival - Pacific University's Indian Powwow
  - Corn Roast - Grapes & Gears Car Show
  - Junior Bowlers Tour - Restaurant Month
    - Farmers Market Special Events

# TOURISM SPONSORSHIP PROGRAM

---

1  
4

## Program Requirements

- Event must be open to the general public
- Expected attendees will likely travel from outside Forest Grove to attend the event
- Expected attendees will likely stay overnight in Forest Grove
- To receive funding the event must produce marketing material and highlight the City's sponsorship on the material
- The City may have a booth space at the event

# TOURISM SPONSORSHIP PROGRAM

---

1  
5

In FY2025/2026 seven programs were sponsored for \$35,000

In FY 2024/2025 seven programs were sponsored for \$32,500

In FY 2023/2024 four programs were sponsored for \$20,000

Cap of \$12,000 per organization each year

**For Council Consideration – Raise cap on Tourism Event Sponsorship Program for “event series” style programming**

# TOURISM MARKETING PROGRAM

---

1  
6

**Tourism Marketing Program:** \$44,000-\$45,000 annually

The purpose of the program is to market Forest Grove as a destination, highlighting all the City has to offer visitors, with the goal of increasing overnight stays in the city, and encouraging visitors to frequent the local establishments.

Contract awarded to the Forest Grove/Cornelius Chamber of Commerce in May 2026 for tourism marketing services for the next two years with an option to renew for a third year.

# PROGRAM EXPENSES

	<b>FY 2025-2026</b>	<b>FY 2026-2027</b>	<b>Biennium Total</b>
<b>Public Arts Program</b>	\$11,160	\$11,050	\$22,210
<b>Event Sponsorship Program</b>	\$45,000	\$44,200	\$89,200
<b>Marketing Program</b>	\$45,000	\$44,200	\$89,200
<b>Capital Grant Program</b>	\$11,160	\$11,050	\$22,210
<b>EcDev Coordinator</b>	\$28,400	\$28,460	\$56,860
<b>Total Expenses</b>	<b>\$140,720</b>	<b>\$138,960</b>	<b>\$279,680</b>

# CASE STUDIES

---

## Tourism-Related Facilities Focused Investments

**Beaverton:** TLT 4%

- Capital and operating costs for the Patricia Reser Center for the Arts

**Hillsboro:** TLT 3%

- Supported construction of the Wingspan Conference Center
- Support for the Hillsboro Hops Ballpark

## Tourism Promotion Focused Investments

**McMinnville:** TLT 10%

- 70% to Visit McMinnville, a non-profit marketing organization. 30% to the General Fund

**Wilsonville:** TLT 5%

- Support the Explore Wilsonville destination marketing organization and the Community Tourism Matching Grant Program

# CASE STUDIES

---

## Mixed Investments

**Sherwood:** TLT 3%

- Public Art Fund and Sherwood Arts Center

## Other

**Tigard:** TLT 2.5%

- Saving an estimated \$2.2m for future tourism related facility

# COUNCIL CONSIDERATIONS

---

2  
0

- Sunset Capital Grant Program to invest in other tourism programming
- Raise cap on Tourism Event Sponsorship Program for “event series” style programming
- Others?

**Thank you!**



# DOWNTOWN PLACEMAKING

Jesse VanderZanden | City Manager

Kim Ezell | Assistant City Manager

Bryan Pohl | Community Development Director

Work Session June 22, 2026

City of Forest Grove

# AGENDA

Purpose

---

Background

---

Recap

---

Stakeholder Feedback

---

Placemaking Options

---

Council Discussion

---

Funding Opportunities

# 2040 PLAN

---



## 2040 GOAL AREA: ECONOMY

- 1.6 Strengthen partnerships with local small businesses
- 1.11 Encourage and attract more events downtown to promote foot traffic
- 1.13 Increase wayfinding signage for downtown parking
- 1.15 Develop mural corridor/public art and cultural district/celebrations

## 2040 GOAL AREA: COMMUNITY GROWTH

- 2.37 Enhance and add wayfinding signage in downtown and along arterials

## 2040 GOAL AREA: COMMUNITY CONNECTION

- 4.2 Explore opportunities to create a central community gathering space
- 4.5 Develop a festival street/pedestrian mall in downtown Forest Grove

# PURPOSE

---

- Council reached consensus at the April 13 work session on parking to have a focused work session on placemaking
- Council held a work session May 12 to discuss attributes of placemaking and options for placemaking in the downtown
- The purpose of tonight's work session is to reach consensus on downtown placemaking options. These options will be used to guide staff in the administration of event permits, temporary street closures, and planning for future improvements

# RECAP: PARKING

---

During the April 13 work session, Council reached consensus on:

- Prioritizing parking code enforcement
- Installing new, consistent, and recognizable wayfinding signs to all parking lots
- Retaining existing parking hourly limits
- Prioritizing resources/improvements for the Central City lot (Lot 2)
- Installing and piloting a “fast stop” 15-minute parking stall on Main Street
  - If successful, consider another stall on Pacific
- Restriping downtown parking to increase parking by approximately 16 stalls

# RECAP: PARKING

---

- Main and 21<sup>st</sup> (“T”)
  - Busier during evening than during the day
  - Busier on weekends than on weekdays
- College
  - Busier in the day than during the evening
  - Not busy during weekends
- Central Lot
  - Busy during weekdays then frees up after 4 p.m.
  - 50%-80% occupancy during weekends
- All other City Lots
  - Well under 85% capacity
- Study concluded
  - “localized congestion with little to no parking at peak times, however, congestion is limited to small areas and “downtown as a whole has ample parking supply to accommodate demand, even during the busiest times.”

# RECAP: LOCATIONS

## Locations included:

- Combinations of 2, 5, and 6
- Central City Lot 8 including consideration of alley between Pacific and 21st
- Consider placemaking as requisite for Site B (9) redevelopment

## Locations excluded:

- URA Woodfold property (7)
- URA Site B, notwithstanding above (9)
- City Gravel Lot (10)

**No other potential locations identified**



# RECAP: ATTRIBUTES

---

## Based on Council comments, top attributes included:

- **Safe:** away from traffic and hazards, good signage, traffic impact plan, walkable infrastructure
- **Location:** close to businesses and downtown, ADA accessible, less displacement of existing uses, near utilities, good infrastructure, "stretches" downtown
- **Business Impacts:** creates a positive economic impact by bringing customers or reducing a negative economic impact by closing roads and parking
- **Parking Impacts:** based on the number of closed parking stalls, impacts of closure, and the associated impact on adjacent parking
- **History/Longevity:** characterized by past usage, community familiarity, interim or long-term usage sustainability, ability to improve and expand
- **Strengthen Partnerships:** whether it strengthens partnerships
- **Outside investment:** extent location meets grant criteria and is can attract outside investment
- **Environment:** sun, rain, and tree exposure; gravel or paved; hilly or flat

## **May 26, 2026: Meeting with Adelante Mujeres**

City staff met with the Farmers' Market leadership team to discuss the upcoming market season, plans for the future of the market, and downtown event space.

## **June 8, 2026: Downtown Placemaking Forum**

Nearly 30 attendees representing business owners, property owners, non-profits, and community members attended the forum to learn about the City's placemaking efforts and offer feedback on the proposed locations, attributes, and process.

## **June 11, 2026: Meeting with the Forest Grove / Cornelius Chamber of Commerce**

City staff met with Chamber leaders to discuss the different proposals for a dedicated event space in downtown.

# COMMUNITY OUTREACH SUMMARY

---

1  
0

**Conversations centered upon process, vision, and future of events in downtown, over placemaking locations.**

**Stakeholders' priority attributes largely aligned with those the Council identified, including:**

- Expandability
- Visibility from major cross streets
- Pedestrian safety and emergency vehicle access
- Minimizing business impacts

## **Other Feedback**

- Local businesses eager to engage with the City on this project and appreciate the opportunity to provide early feedback in the process
- Community members expressed concerns about permanent street closures
- Some stressed the importance of appropriate infrastructure for events in downtown, such as designated/recommended vendor parking, infrastructure investments (bathrooms, utilities), and consistent communication with downtown business owners prior to street closures

# PLACEMAKING OPTIONS: UPDATED



Site	Area SF	Parking Stalls	Road Closure	# of Bus.	Surface	Fiscal Impact
1.	12,000	32	Yes	19	Paved	N
2.	6,000	14	Yes	1	Paved	N
3.	5,500	11	Yes	5	Paved	N
4.	8,500	15	Yes	5	Paved	N
5.	28,000	73	Yes	0	Paved	N
6.	12,000	35	Yes	1	Paved	N
7.	29,500	64	No	0*	Paved	Y

\*Some businesses back up to alley and could be affected by closures

# OPTION 1 : MAIN

1  
2

- Safety: all-stop intersection at top of segment and signalized intersection at bottom. Can close independently
- Location: close to businesses, ADA curb compliant, near utilities
- Business impact: 19 businesses on street
- Parking impact: 32 stalls in high demand area in evening and on weekends
- History/Longevity: historically and frequently used, very familiar for Farmer's Market
- Partnerships: could strengthen partnerships with downtown non-profits and businesses
- Environment: paved, sloping south to north, walkable



# OPTION 2 : 21<sup>ST</sup> AVE (COLLEGE TO MAIN)

1  
3

- Safety: in between all-stop intersections of 25 MPH. Can close independently by marking East and West
- Location: close to businesses, ADA curb compliant, near utilities
- Business impact: 1 business with morning/lunch hours, close to downtown businesses
- Parking impact: 14 stalls in medium demand location
- History/Longevity: historically and frequently used, very familiar to community, ability to expand across College with permission from Pacific U. and College Way
- Partnerships: could strengthen partnership with Pacific University
- Environment: paved, protected from sun in morning and afternoon, flat, walkable, scenic, open areas East and West, bricks, trees, architecture
- Comprises primary area for Campus Corridor Gateway (Festival Street)



# OPTION 3 : 21<sup>ST</sup> AVENUE (MAIN TO ALLEY)

1  
4

- Safety: all-stop intersections of 25 MPH to the east, requires barricades to west if not expanded to A St. Could be closed independently, but would require diverting cars down alley
- Location: close to businesses, ADA curb compliant, near utilities
- Business impact: 5 businesses, close to downtown businesses
- Parking impact: 11 stalls in medium demand location
- History/Longevity: historically and infrequently used, past use by Farmer's Market as second expansion area after Main St and 21<sup>st</sup> between Main and College
- Partnerships: could strengthen partnerships with downtown non-profits and businesses
- Environment: paved, protected from sun in morning and afternoon, flat, walkable



# OPTION 4 : 21<sup>ST</sup> AVENUE (ALLEY TO A ST)

1  
5

- Safety: two-way-stop intersections of 25 MPH to the west, requires barricades to east if not expanded to Main St. Could be closed independently, but would require diverting cars down alley
- Location: close to businesses, ADA curb compliant, near utilities
- Business impact: 5 businesses on segment, close to downtown businesses
- Parking impact: 15 stalls in medium demand location
- History/Longevity: Infrequently used
- Partnerships: could strengthen partnership with Pacific University if used as part of a lengthened Campus Corridor.
- Environment: paved, protected from sun in morning and afternoon, flat, walkable



# OPTION 5 : COLLEGE WAY (21<sup>st</sup> to UNIV)

- Safety: one-way of 25 MPH. Can close independently by marking North and South. Must plan for emergency access to dorms
- Location: close to businesses, ADA curb compliant
- Business impact: no businesses, close to downtown
- Parking impact: 73 stalls in high demand area during weekday until 4 p.m. then low demand. Low demand all weekend. Often used for parking during downtown closures
- History/Longevity: historically and infrequently used on weekends, very familiar to community, if expanded, requires closure of 21<sup>st</sup> and South College Way; presently hosts Corn Roast
- Partnerships: could strengthen partnership with Pacific University
- Environment: paved, protected from sun during all hours, flat, walkable, scenic, open areas East, trees, grass, architecture, holiday tree



# OPTION 6 : COLLEGE WAY (PACIFIC to 21<sup>ST</sup>)

1  
7

- Safety: one-way of 25 MPH. Can close independently. Adjacent to couplet but not a common traffic pattern
- Location: close to businesses, ADA curb compliant
- Business impact: 1 businesses with daytime hours, close to downtown
- Parking impact: 35 stalls in high demand area during weekday until 4 p.m. then low demand. Low demand all weekend. Often used for parking during downtown closures
- History/Longevity: historically and infrequently used on weekends, very familiar to community
- Partnerships: could strengthen partnership with Pacific University
- Environment: paved, gently sloping South to North, protected from sun evening hours, flat, walkable, scenic, open areas East, trees, grass



# OPTION 7 : CENTRAL CITY LOT

- Safety: sheltered, little to no street or traffic exposure. Can close in conjunction with closure of Alley between Main and Pacific. Does not require any road closures
- Location: close to businesses, ADA curb compliant
- Business impact: Some businesses back up to alley and could be impacted by closures
- Parking impact: 64 stalls in high demand area during weekday until 5 pm and weekend all day. Used for business employee parking during weekday day. Would encourage on-street parking along the “T” and College
- History/Longevity: historically and infrequently used on weekends, very familiar to community, if expanded, requires closure of 21st and South College Way. Presently hosts Corn Roast.
- Partnerships: could strengthen partnerships with downtown non-profits and businesses
- Environment: paved, gently sloping South to North, protected from sun evening hours, flat, walkable, scenic, open areas East, trees, grass



# DISCUSSION

---

With updated information, are there any modifications to the May 12 Council direction (summarized below)?

- Prioritize combination of 2 (21<sup>st</sup> between Main/College Way), 5 (College Way North), and 6 (College Way South) for downtown placemaking
- Consider Central City Lot with alley between Pacific and 21<sup>st</sup> for some events

# FUNDING OPPORTUNITIES

---

2  
0

- **Travel Oregon:**
  - Project must extend visitor season and increase spending year-round either through tourism infrastructure or tourism promotion. Examples include outdoor recreation, sports tourism, arts culture and events, transportation, marketing and promotion. Projects that score high have a statewide impact.
  - Project must be over \$1 million with minimum grant award of \$500,000. 1:1 matching funds required.
- **Main Street Revitalization Grant:**
  - Supports downtown revitalization efforts in communities participating in the Oregon Main Street Network.
  - The purpose is to acquire, rehabilitate, and construct buildings on properties in designated downtown areas statewide; and facilitate community revitalization that will lead to private investment, job creation or retention, establishing or expanding viable businesses, or creating a stronger tax base.
  - Grants up to \$400,000 and requires 30% match (Not currently funded)
- **Congressional Directed Spending Request:**
  - The city has routinely applied for federal funds to construct the Campus Corridor Gateway Project, formerly known as the Festival Street.

# FUNDING OPPORTUNITIES

---

2  
1

- **Our Town:**

- The program supports activities that integrate arts, culture, and design into local efforts that strengthen communities over the long term
  - Cultural planning, cultural district planning, creative asset mapping, and public art planning
  - Artist/designer-facilitated community planning, design of art spaces; design of cultural facilities; and public space design.
- Grants up to \$150,000. 1:1 matching funds required.

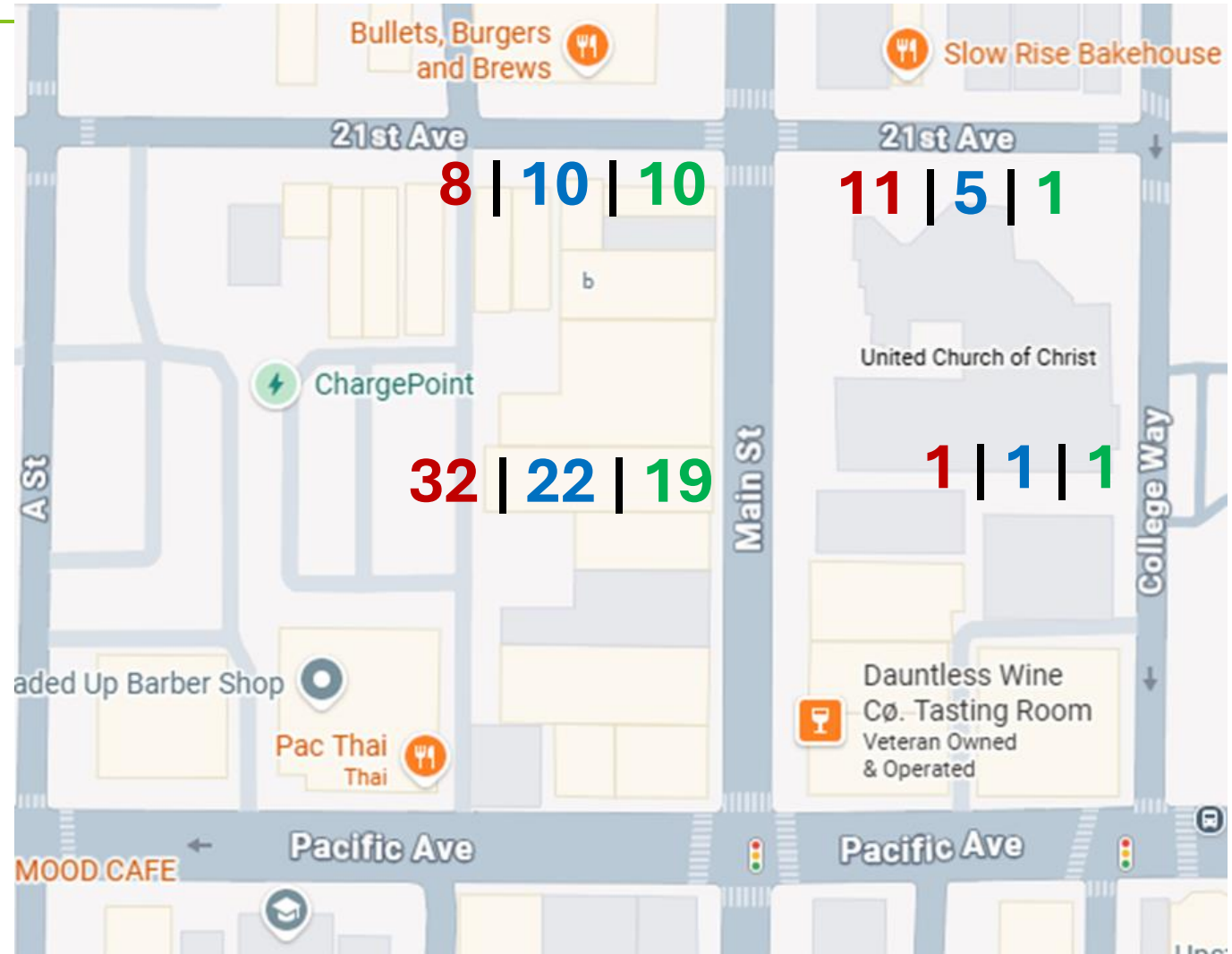
**THANK YOU!**

# BACK UP SLIDES

# CURRENT CLOSURES

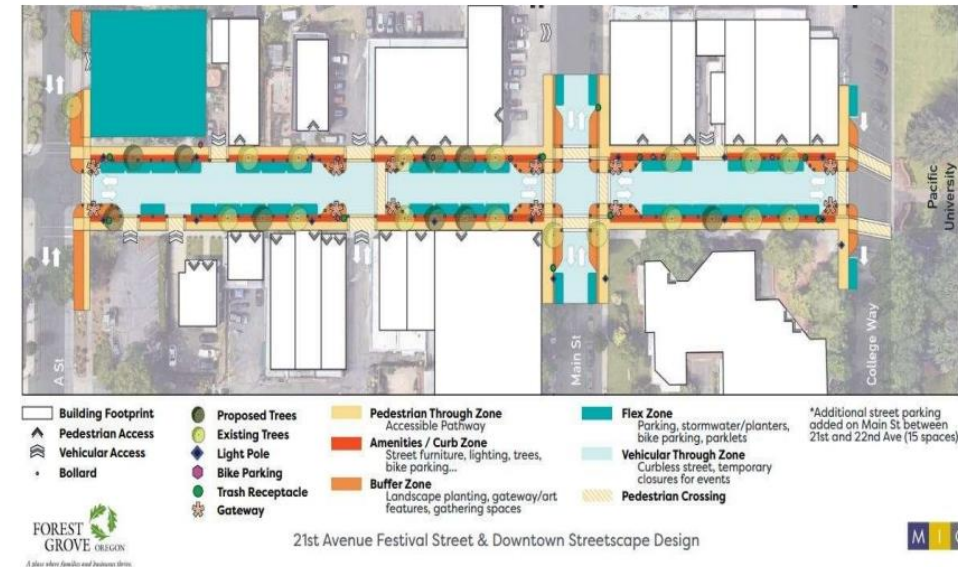
This map shows the total number of:

- # = days the street was closed for an event for six hours or more
- # = storefronts on that section of street
- # = small businesses on that section of street



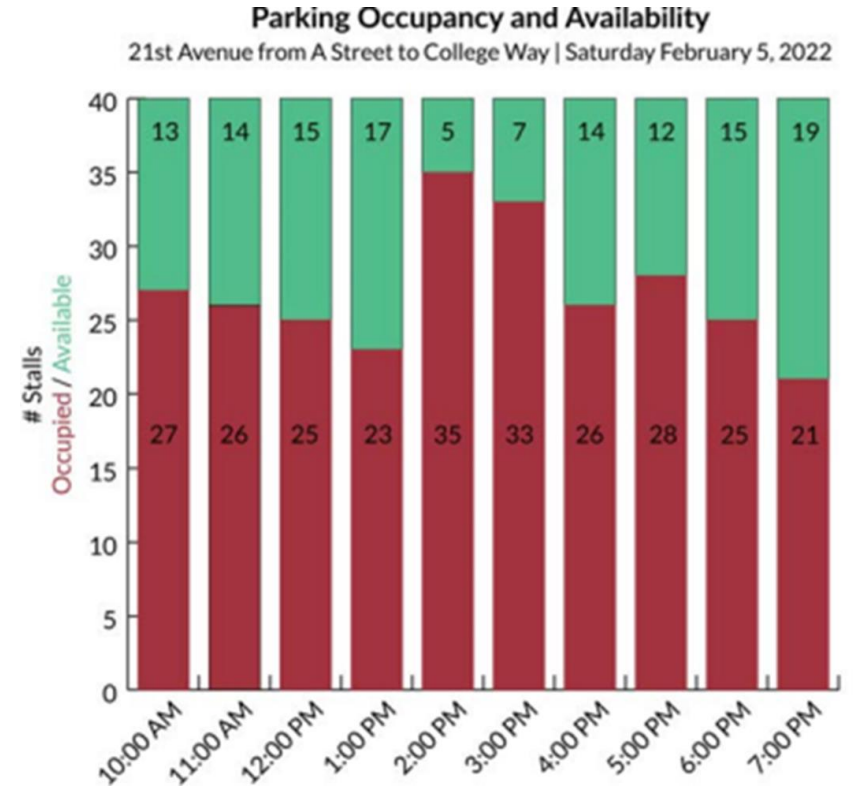
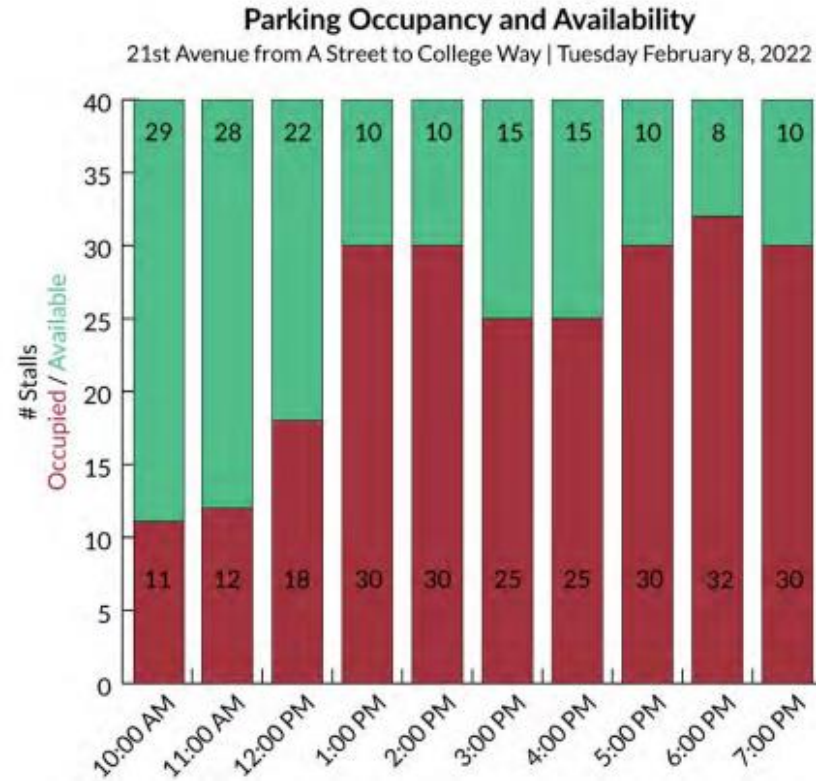
# FESTIVAL STREET

- Concept only
- Size: scalable from 6,000 to 20,000 SF
- Primary is 21<sup>st</sup> from College to Main, secondary is from Main to Alley, and third is from Alley to A
- Two-way
- When closed, displaces 14, 11, and 15 parking stalls respectively
- Impacts 1, 5, and 5 businesses respectively
- College, Main, and A remain open
- Fiscal impact contingent upon amount of area and type of improvements
- Paved surface, sun exposure in evening, flat and walkable
- Portions have been used frequently. Concept offered to aid in long-term consideration of community space

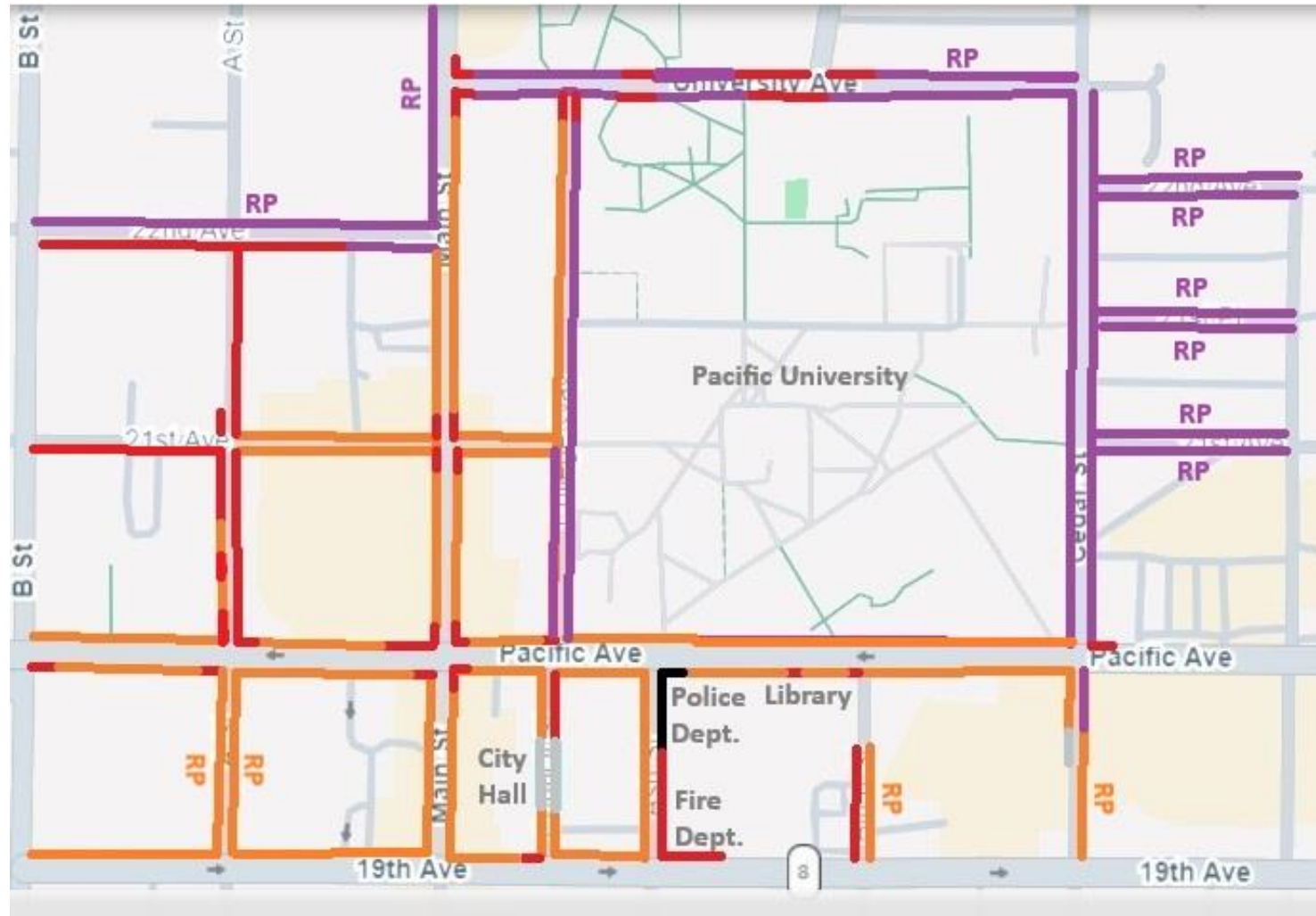








# 21<sup>st</sup> AVENUE PARKING OCCUPANCY

- These graphs show parking availability on 21<sup>st</sup> Avenue between A and College.



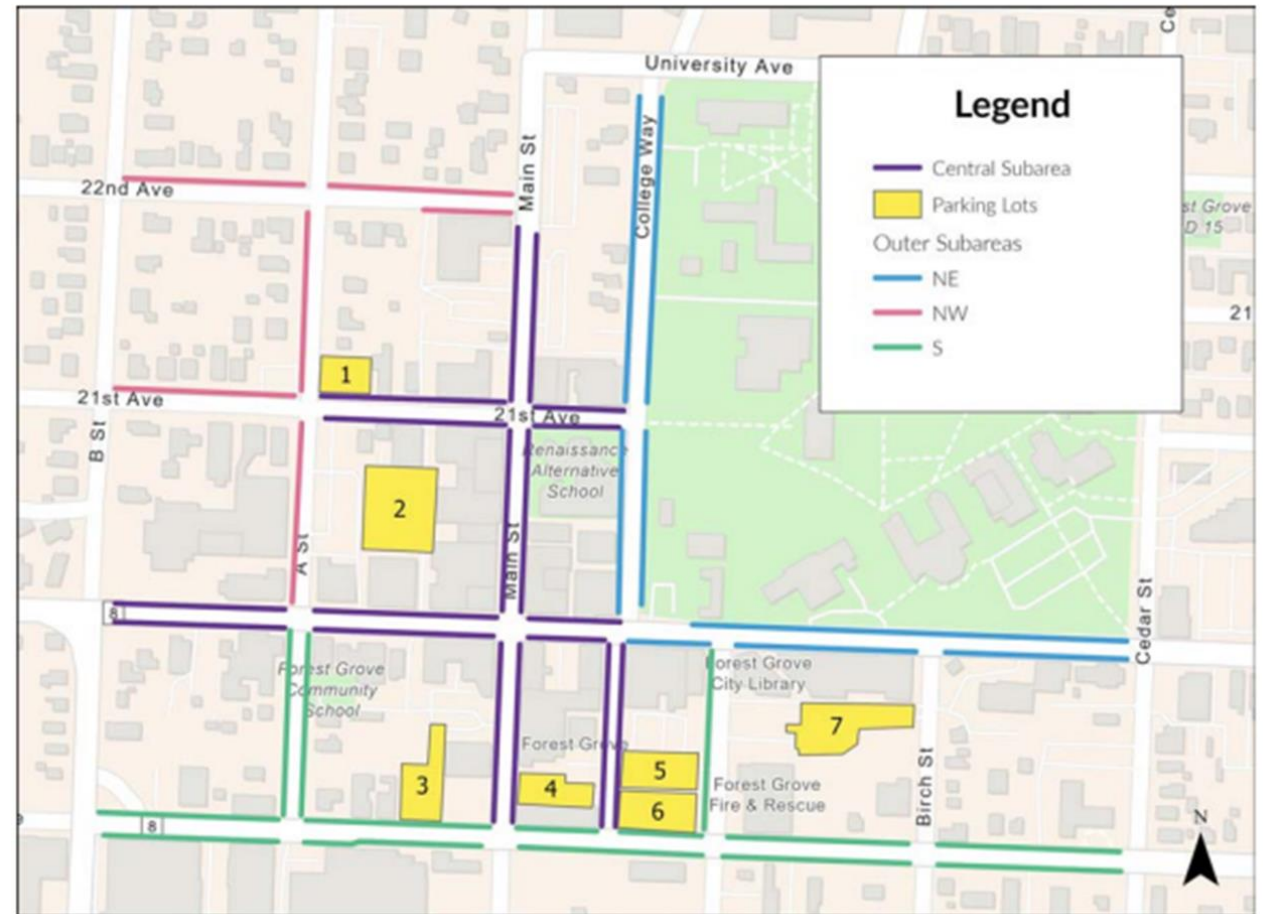
# BACKGROUND: TIMED PARKING MAP



-  4 hour 8 am to 5 pm
-  2 hour 8 am to 5 pm
-  No Parking
-  Authorized Vehicles
-  Residential Permit Zone
-  Residential Permit Zone

# BACKGROUND: PARKING STUDY AREA

- Study area was downtown where the highest demand occurs and where timed parking, i.e., 2-hour and 4-hour exist.
- City public parking lots were also included in the study and are in yellow.



**Figure 6:** Study area for a parking study in Forest Grove. Hourly turnover data were collected for “Central Blocks;” hourly occupancy data were collected for parking lots; and periodic occupancy data were collected for “Outer Blocks.”

# STUDY RESULTS: TUESDAY 1:00 PM

Occupancy Map | Tuesday February 8, 2022 1:00 pm

- This graph shows where the parking occupancy issues occur at 1:00 p.m. on a Tuesday.
- The graph denotes parking is crowded along College due to Pacific U. being in session and that both city parking Lots 1, 2 and 3 are crowded or full.
- City parking lots 4 and 6 have available occupancy.



Figure 3: Percentage of stalls occupied for each blockface and parking lot in the study area at 1pm on the midweek study day

# STUDY RESULTS: TUESDAY 5:00 PM

- This graph shows where the parking occupancy issues occur at 5:00 p.m. on a Tuesday.
- The graph denotes the opposite of daytime. College Way has parking due to Pacific U. being out of session, however, Main Street is crowded due to business.
- City parking lots 1-7 have available occupancy.

Occupancy Map | Tuesday February 8, 2022 5:00 pm

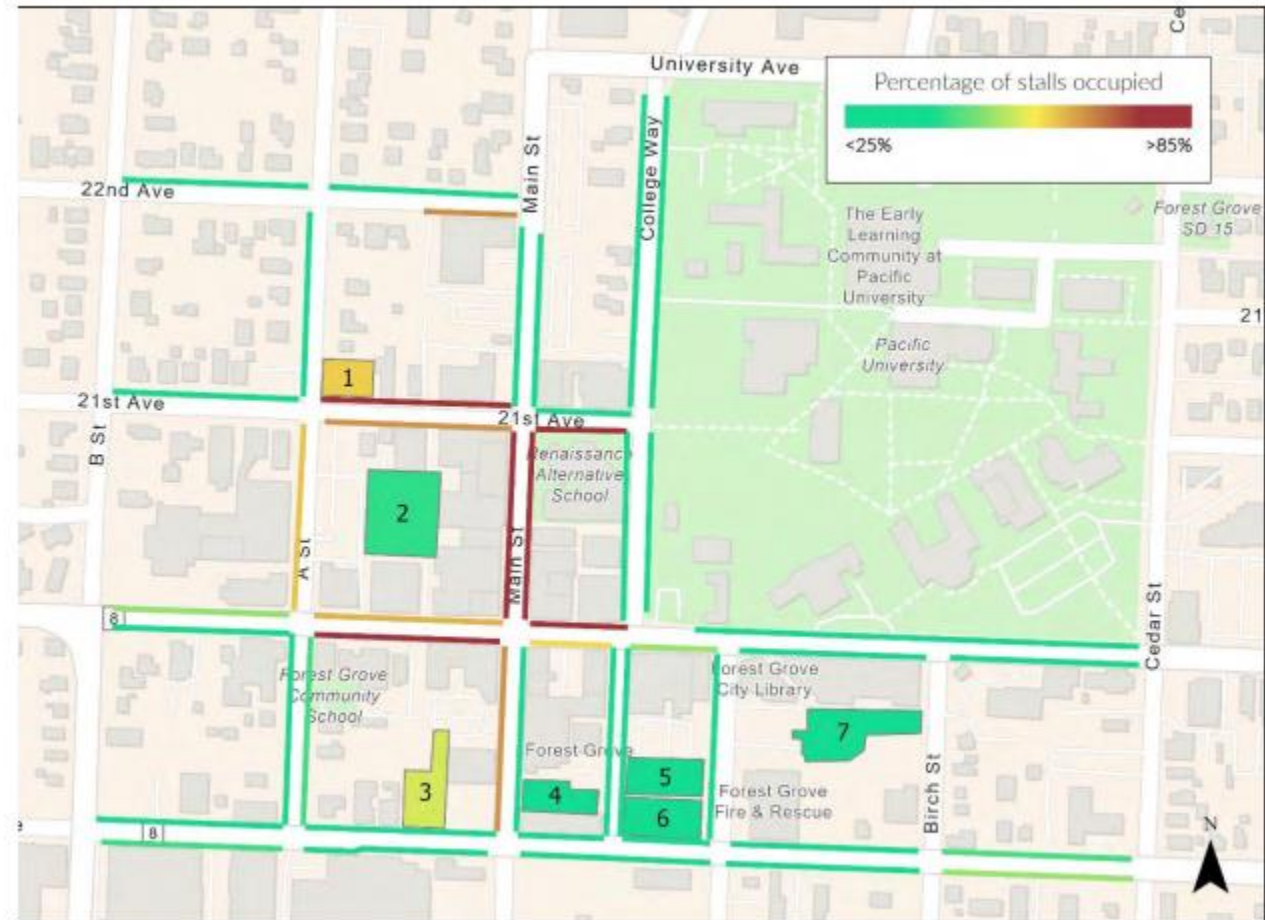


Figure 4: Percentage of stalls occupied for each blockface and parking lot in the study area at 5pm on the midweek study day

# STUDY RESULTS: SATURDAY 12:00 PM

- This graph shows where the parking occupancy issues occur at Noon on a Saturday.
- The graph denotes parking on Main Street both South and North of Pacific Avenue is crowded, however, parking is open a block or two away.
- Parking Lot 2 is full, however, parking lots 1, 3-7 have available occupancy.

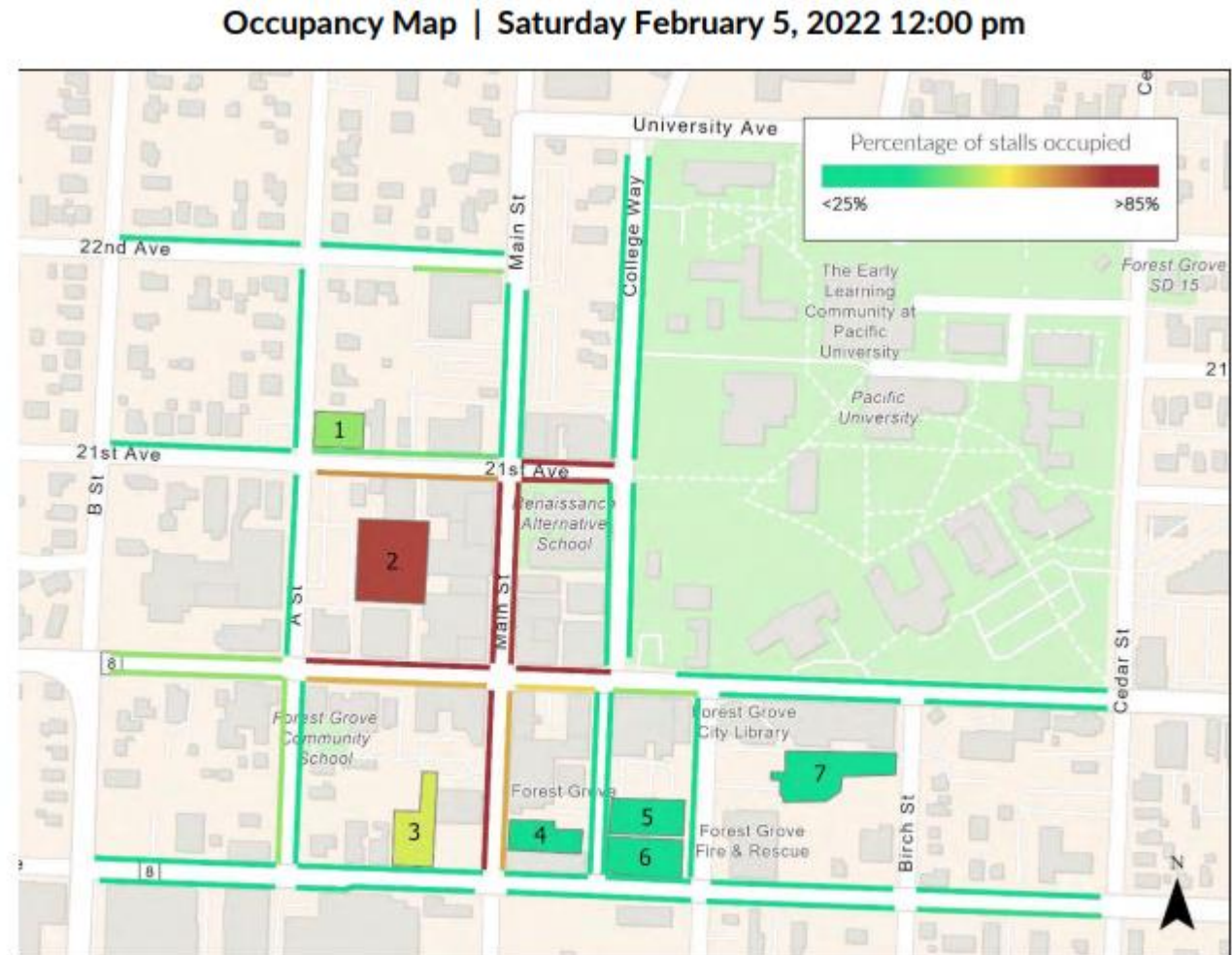


Figure 5: Percentage of stalls occupied for each blockface and parking lot in the study area at 12pm on the weekend study day

# STUDY RESULTS: SATURDAY 6:00 PM

3  
2

- This graph shows where the parking occupancy issues occur at 6:00 p.m. on a Saturday.
- The graph denotes parking on Main Street, 21<sup>st</sup>, and A is crowded, however, parking is open a block or two away.
- Parking lots 1 and 2 are crowded, however, parking lots 3-7 have available occupancy.

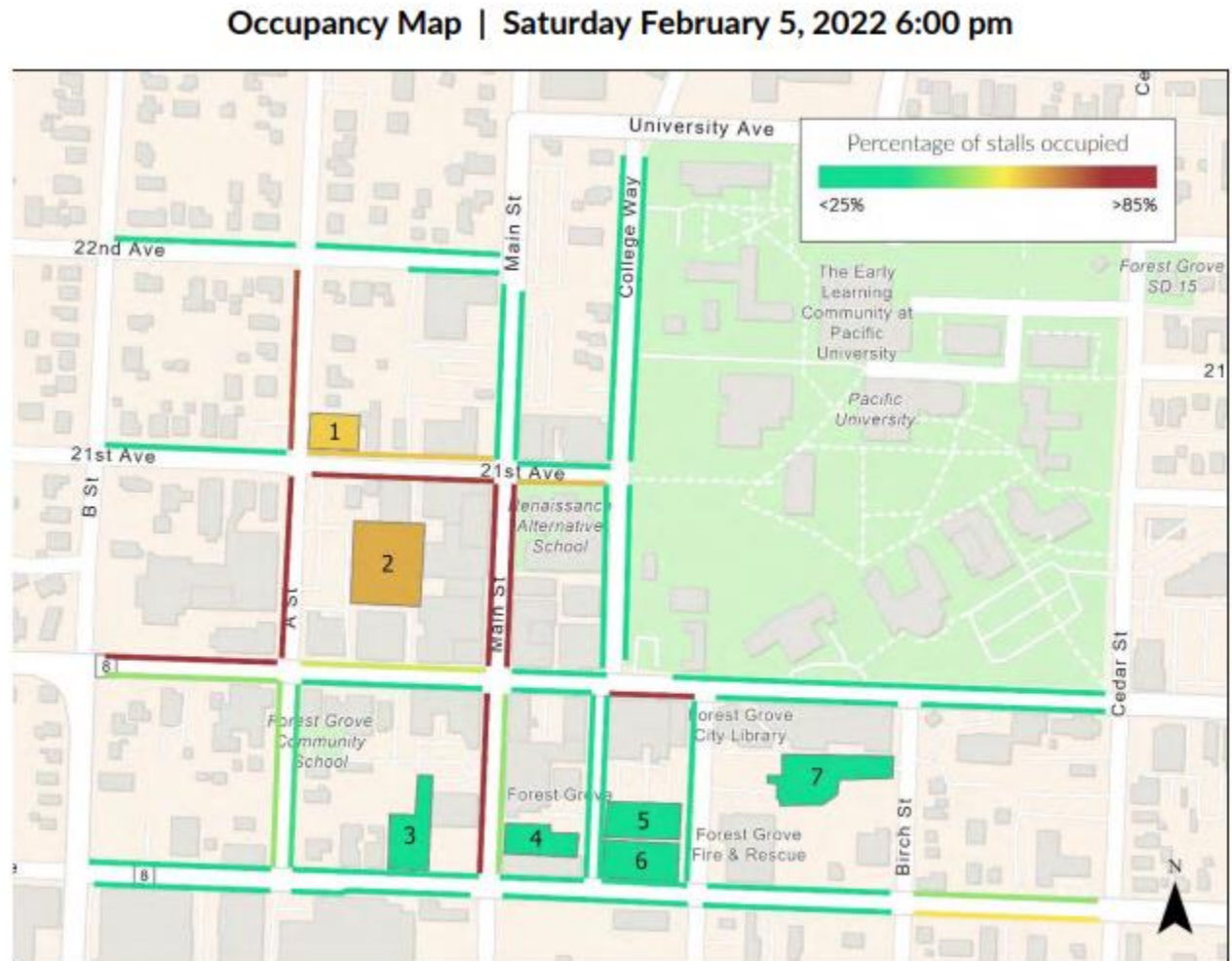


Figure 7: Percentage of stalls occupied for each block face and parking lot in the study area at 6pm on the weekend study day

# STUDY RESULTS: TUESDAY

- This graph shows the parking occupancy of the entire city center study area on Tuesday.
- Occupancy ranges from 40%-65% indicating no additional demand management is needed.
- The reason 85% is not reached is because of the parking pattern noted on the previous two slides.



**Figure 8:** Percentage of stalls occupied by hour in Central Forest Grove during midweek study day

# STUDY RESULTS: SATURDAY

- This graph shows the parking occupancy of the entire city center study area on Saturday.
- Occupancy ranges from 50%-70% indicating no additional demand management is needed.
- 85% is not reached likely because Pacific U. is out of session.



Figure 9: Percentage of stalls occupied by hour in Central Forest Grove during weekend study day

# STUDY RESULTS: TUESDAY

- This graph shows the parking occupancy of the Central “T” or Main and 21st on Tuesday.
- Occupancy ranges from 45%-90% with the peak period between 5:30-6:00 p.m.
- 85% and above is reached because the study area was limited to Main and 21<sup>st</sup> and did not include available parking a block or two away.



# PARKING STUDY RESULTS: SATURDAY

- This graph shows the parking occupancy of Main and 21<sup>st</sup> on Saturday.
- Occupancy ranges from 60%-85% indicating higher overall demand throughout the day than the city center area, with the peak period between 1-3 p.m.



# PARKING LOTS: CAPACITY

- The City has 7 public parking lots comprised of:
  - 202 total stalls
  - 37 of which are timed in Lots 4 & 5 during the weekday (Comm. Aud. and City Hall).
  - All other lots are unregulated meaning there is no permit, no time limits and no fee to park.

**Table 1:** Locations, numbers, and types of stalls in the downtown study area

Location	Stall Counts by Type					Total
	Unregulated	Timed	ADA	EV	School	
<b>On-Street</b>						
Central Subarea	0	169	2	0	0	<b>171</b>
Northeast Subarea	0	180	1	4	0	<b>185</b>
Northwest Subarea	46	24	0	0	0	<b>70</b>
South Subarea	69	73	0	0	0	<b>142</b>
<b>Lots</b>						
Lot #1	18	0	1	0	0	<b>19</b>
Lot #2	49	0	3	3	0	<b>55</b>
Lot #3	22	0	2	0	7	<b>31</b>
Lot #4	0	22	1	0	0	<b>23</b>
Lot #5	0	15	1	0	0	<b>16</b>
Lot #6	30	0	2	1	0	<b>33</b>
Lot #7	22	0	3	0	0	<b>25</b>

# PARKING LOTS: OCCUPANCY

- The Central lot (Lot 2) is comprised of 55 stalls and has the highest occupancy.
- The graph shows parking for a Thursday and a Saturday in February.
- Occupancy is between 85-90% during weekday working hours indicating it is used for employee parking. This relieves demand from nearby on-street parking.
- During all other times, including weekends, occupancy ranges from 50%-80%.



Figure 16: Hourly occupancy of Parking Lot #2 during both study days

# PARKING LOTS: OCCUPANCY

- The next busiest is Lot 3 located North of 19<sup>th</sup> between A and Main Street. It indicates the same pattern as the Central Lot where it goes above 85% during weekday working hours indicating it is used for employee parking.
- All other lots are consistently below 85% occupancy.

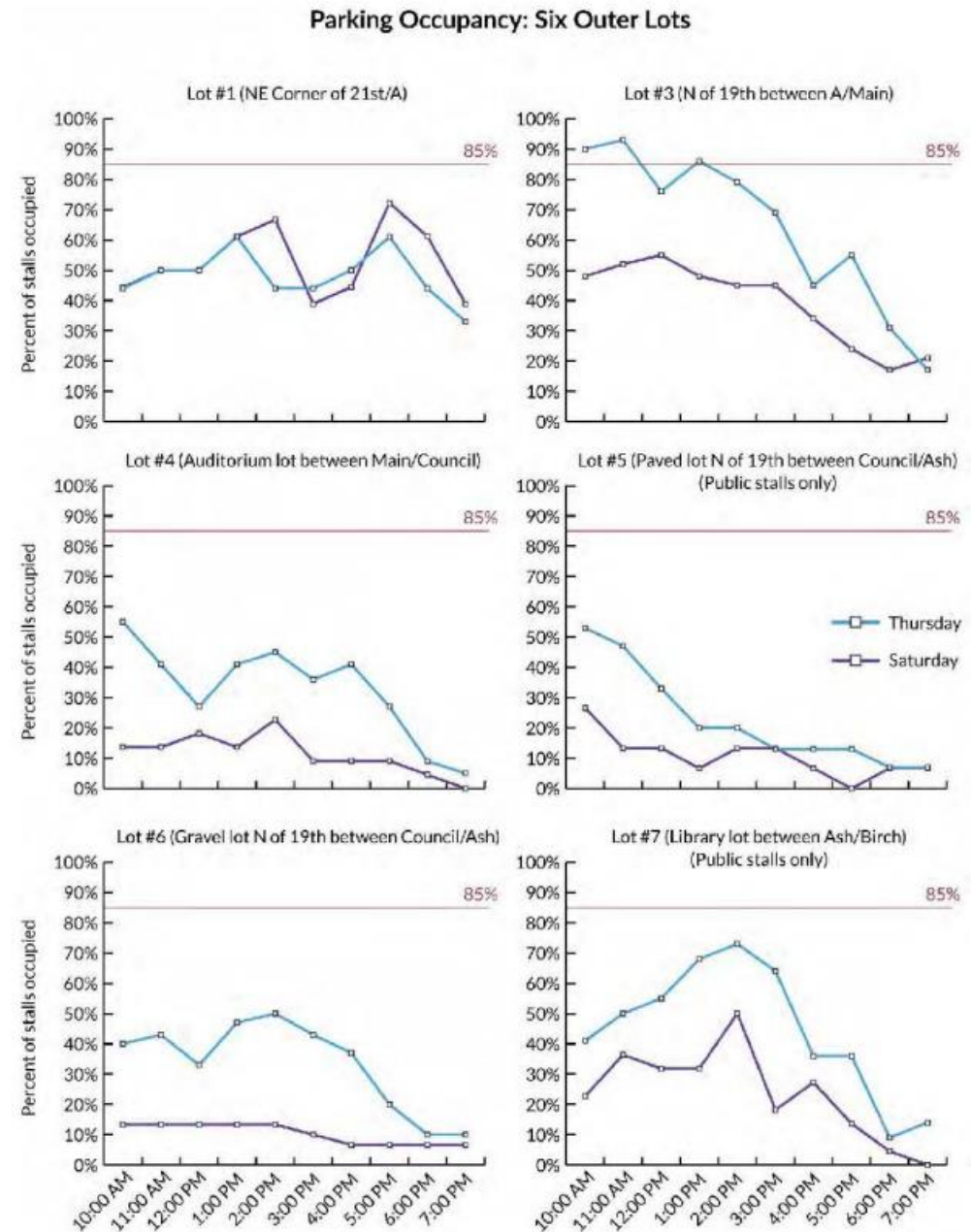


Figure 17: Hourly occupancy of Lot #1 and Lots 3-7



# POLICE FACILITY BOND BALLOT LANGUAGE

Kim Ezell | Assistant City Manager

Jesse VanderZanden | City Manager

City Council Work Session | June 22, 2026

City of Forest Grove

# AGENDA

Purpose

---

Background

---

Ballot Language

# 2040 VISION PLAN

---

3



- **GOAL:** Community Growth
- **OUTCOME:** Improve public safety response in Forest Grove
- **ACTION:** 2.17: Build a new police facility

# PURPOSE

---

Reach Council consensus on proposed ballot measure language and provide direction to staff to prepare a resolution for Council consideration and approval on July 13, 2026.

# BACKGROUND: POLICE FACILITY

---

2015-16	Needs Assessment & Concept Design
2018	Building site purchased (19th and Birch Street)
2019-21	Alternatives Analysis and 10% design <ul style="list-style-type: none"><li>• Determined new facility build is most cost effective</li><li>• Value engineered from 25.5k SF to 21.5K SF</li></ul>
2021-22	COVID, consensus not to ballot
2023-24	Reached 35% design
May 2025	BM 34-343 issuing \$29.5m in bonds failed <b>Yes:</b> 47.75%, <b>No:</b> 52.25%
Nov 2025	Value engineered \$1.4 million in savings, keeping bond at \$29.5m
Jan 2026	Polling results reviewed and Council consensus to consider Nov. 2026 ballot
Feb 2026	Applied for \$3 million state grant, not successful
Mar 2026	Council consensus to place bond on Nov. 2026 ballot
June 2026	Council consensus on 20-year bond term

# BACKGROUND: BALLOT TIMELINE

## November 2026 Election Timeline

Polling	Jan 26
Resolution approving ballot title, question, and summary	Jul 13
Final day for ballot title submittal	Aug 14
SEL 802 Notice of Measure / Explanatory Statement	Sept 3
Final day to file arguments	Sept 7
Ballots mailed	Oct 14
<b>Election Day</b>	<b>Nov 3</b>

# BALLOT FORM: SEL 802

## Notice of Measure Election

## SEL 802

City

rev 01/18 ORS 250.035, 250.041,  
250.275, 250.285, 254.095, 254.465

### Notice

Date of Notice

Name of City or Cities

Date of Election

**Final Ballot Title** The following is the final ballot title of the measure to be submitted to the city's voters. The ballot title notice has been published and the ballot title challenge process has been completed.

**Caption** 10 words which reasonably identifies the subject of the measure.

**Question** 20 words which plainly phrases the chief purpose of the measure.

**Summary** 175 words which concisely and impartially summarizes the measure and its major effect.

**Explanatory Statement** 500 words that impartially explains the measure and its effect.

If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:

→ any measure referred by the city governing body; or

→ any initiative or referendum, if required by local ordinance.

**Explanatory Statement Attached?**  Yes  No

# BALLOT CAPTION (TITLE)

---

Proposed Caption (10 word maximum):

General Obligation Bonds to replace the current police facility. (9 words)

# BALLOT QUESTION

---

Proposed Caption (20 word maximum):

Shall Forest Grove issue general obligation bonds not to exceed \$29.5 million in principal amount for a new police facility? (20 words)

# BALLOT SUMMARY

---

## Proposed Ballot Summary (175 word maximum):

Approval of this measure would authorize the City of Forest Grove to issue up to \$29.5 million in general obligation bonds to construct a new police facility on City property.

The original facility was constructed in 1977. Since then, the department has grown from 12 to 42 personnel while the facility has remained the same size. Renovating or expanding the original facility is more expensive than building a new facility. The bonds would finance capital costs, including:

- Adding space for evidence
- Creating a safe place to interview victims
- Ensuring separation of adults and juvenile offenders
- Providing access for those with disabilities
- Meeting seismic and building codes
- Secure parking for police vehicles and equipment
- Site improvements, demolition, and furnishings

The levy rate is estimated at \$0.69 per \$1,000 assessed value. The cost of the bonds is estimated to be approximately \$175/year for the average assessed home. Actual levy rate may differ due to the final interest rates and changes in assessed value. Bonds may be issued in multiple series, maturing 21 years or less from issuance.

(175 words)

# BALLOT EXPLANATORY STATEMENT

---

## Proposed Explanatory Statement (500 word maximum):

Proceeds from this bond would finance a new police facility for the Forest Grove Police Department. The current police facility was constructed in 1977. Since then, the police department has grown from 12 to 42 personnel, while the 12,120-square-foot facility has remained the same size.

Police officers utilize the police facility to investigate cases, secure and process evidence, temporarily detain and process offenders, meet with victims, interview suspects, train on current practices and procedures, write reports, secure patrol vehicles and equipment.

A 2016 Police Facility Needs Assessment identified 34 significant deficiencies including:

- Inadequate space for processing and storing evidence, which can jeopardize cases.
- Lack of a safe and private place to interview victims which can result in sensitive information being overheard.
- Lack of adequate separation between adult and juvenile offenders as required by state law.
- Limited accessibility to critical areas for persons with disabilities.
- Does not meet current Americans with Disabilities Act, building, and seismic safety codes.
- Insufficient secure parking for police vehicles and equipment.
- Inability to expand or cost effectively remodel the existing building.

# BALLOT EXPLANATORY STATEMENT cont. <sup>12</sup>

---

In 2018, an Alternatives Analysis was conducted to evaluate whether to remodel, expand, or replace the current facility. Findings included:

- Remodeling or expanding the existing building is impractical and more expensive than constructing a new facility.
- The current structure cannot support a second story.
- Does not meet current building codes and safety standards.
- The lot size is insufficient to expand the building and secure parking.

Based on these findings, Mackenzie Architecture designed a new police facility. The facility was value engineered from approximately 25,000 to 21,500 square feet to reduce the cost. The new facility is about 45% larger than the current structure. The design provides:

- Expanded storage for evidence and records in a climate-controlled environment to support evidence integrity.
- Dedicated, private and safe interview spaces for victims and families.
- Separate holding areas for adult and juvenile offenders to comply with state law and address safety concerns.
- Accessibility for all by complying with current ADA standards.
- Meets all current building and seismic safety codes.
- Secure parking to protect vehicles and equipment.
- Adequate space for officers to work on cases and effectively train.
- Meets the community's needs for 40 years or more.

# BALLOT EXPLANATORY STATEMENT cont. 13

---

The new facility will be located on the corner of 19th and Birch on city-owned property, adjacent to other city facilities. The site is expected to be centrally located to facilitate more equal distant response times and convenient public access. The new design incorporates elements of Forest Grove's history and proximity to nature, utilizing materials such as brick and wood.

Funding the new police facility is estimated to cost \$29.5 million. For the average assessed household, this is approximately \$175 per year or \$15 per month over the life of the bond. A new police facility is the next step in the City's long-term building plan and an investment to ensure the safety, accessibility, and operational efficiency of the Forest Grove Police Department.

Submitted by the Forest Grove City Council (496 words)

# COMMUNICATIONS UPDATE

---



**POLICE FACILITY**  
**BOND**  
NOVEMBER 2026

- Press release announcing the November Bond measure published on Wednesday, June 10
- Farmers Market activated summer through early fall
- National Night Out planned as a single community gathering on Tuesday, August 4
- Station Tours and other community engagement events on-going



**BONO**  
**EDIFICIO POLICIAL**  
NOVIEMBRE 2026

**Thank you!**

# BACK UP SLIDES



# City of Forest Grove Police Station Survey

**PATINKIN  
RESEARCH  
STRATEGIES**



- **A survey of n=400 likely November 2026 voters in the City of Forest Grove was conducted via live phone. Telephone interviews were conducted via both landline and cell phone.**
- **A voter file sample was used and quotas were implemented to reflect a likely November 2026 electorate.**
- **Interviews were conducted January 5-8, 2026.**
- **The overall margin of error is +/-4.9%. The margin of error for subgroups varies and is larger.**
- **Throughout this report we refer to “younger” and “older” voters. Younger voters are under age 50 and older voters are age 50 and up.**
- **Throughout this report we also refer to “targets.” Targets are defined as voters who start out undecided or are voting “yes, not strongly” on the bond.**
- **Region breakouts by precinct:**
  - **West: Precinct 340**
  - **East: Precinct 339**

# City voter demographics:



	All Registered Voters	Likely May 2026 Voters	Likely November 2026 Voters
Male	46%	45%	45%
Female	50%	53%	53%
Under 50	54%	29%	44%
Over 50	46%	71%	56%
Over 70	18%	35%	24%
Democrats (reg.)	30%	44%	37%
NAV/Other (reg.)	48%	22%	34%
Republicans (reg.)	22%	34%	29%

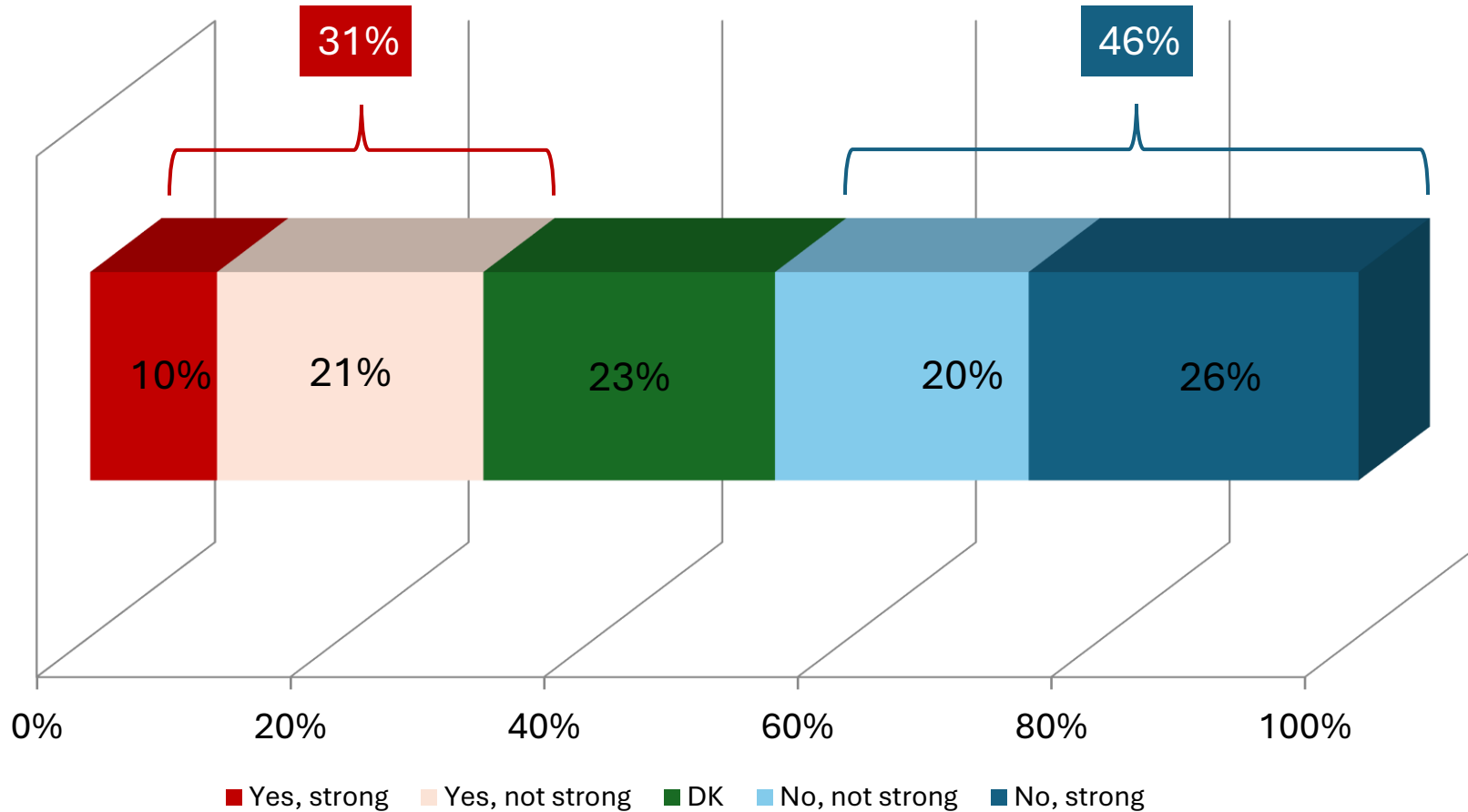


# Where We Start

# Nearly half (46%) say the current police station does not meet the needs of the community



However, nearly a third of those who say the building is inadequate still indicate they will be voting “no” on the bond.



	Net yes	Don't know	Net no
“Yes” on bond	27%	7%	44%
“No” on bond	66%	27%	32%
Undecided	8%	65%	24%

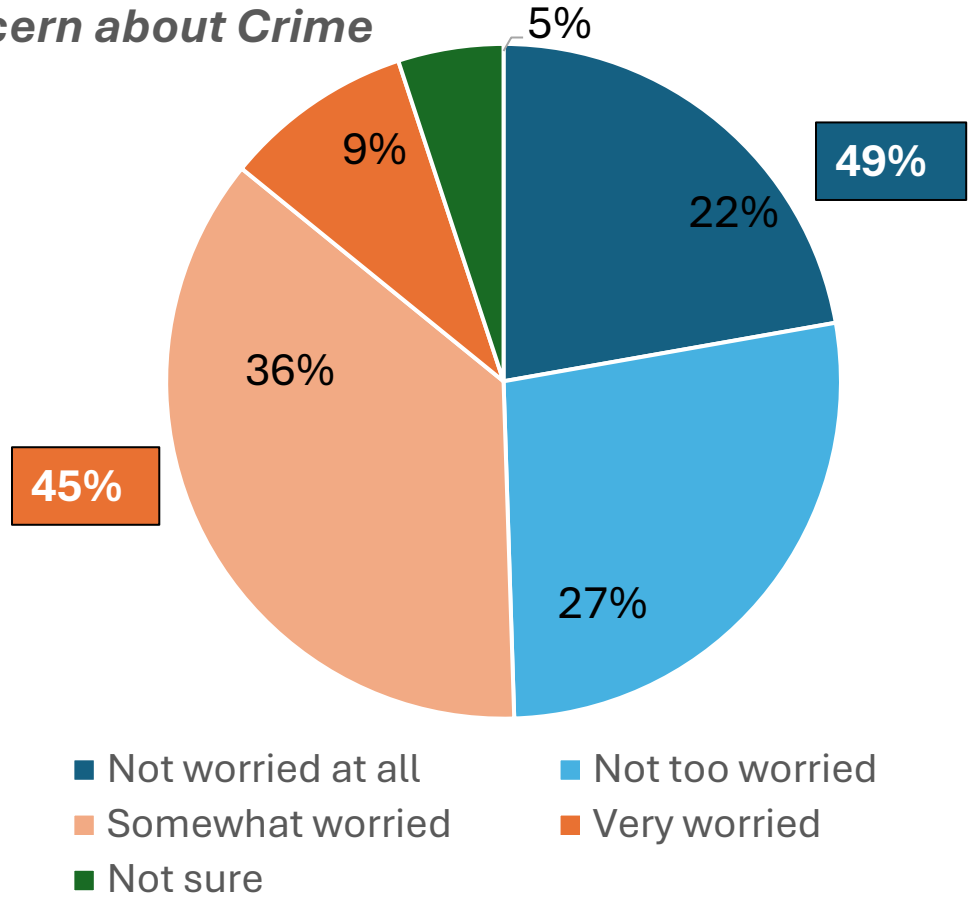
*Do you believe the building that houses the City of Forest Grove's police department meets the needs of the community for public safety and policing?*

Voters are divided over concerns about crime in Forest Grove—many of our targets are less likely to indicate crime is a worry, something to consider when thinking about tone



Worries about crime are a decent indicator of vote choice on the bond.

**Concern about Crime**



**Most likely to be net “not worried:”**

Men under age 50	63%
Under age 40	61%
Democrats, no college	61%
NAV, no college	57%
No college women	57%
Democratic men	55%
Older Democrats	55%
Over age 70	54%
<b>Net worried</b>	<b>49%</b>

**Most likely to be net “worried:”**

GOP women	62%
Older Republicans	57%
Women, college+	57%
Ages 60-69	56%
Older, college+	56%
Republicans, college+	52%
<b>Net worried</b>	<b>45%</b>

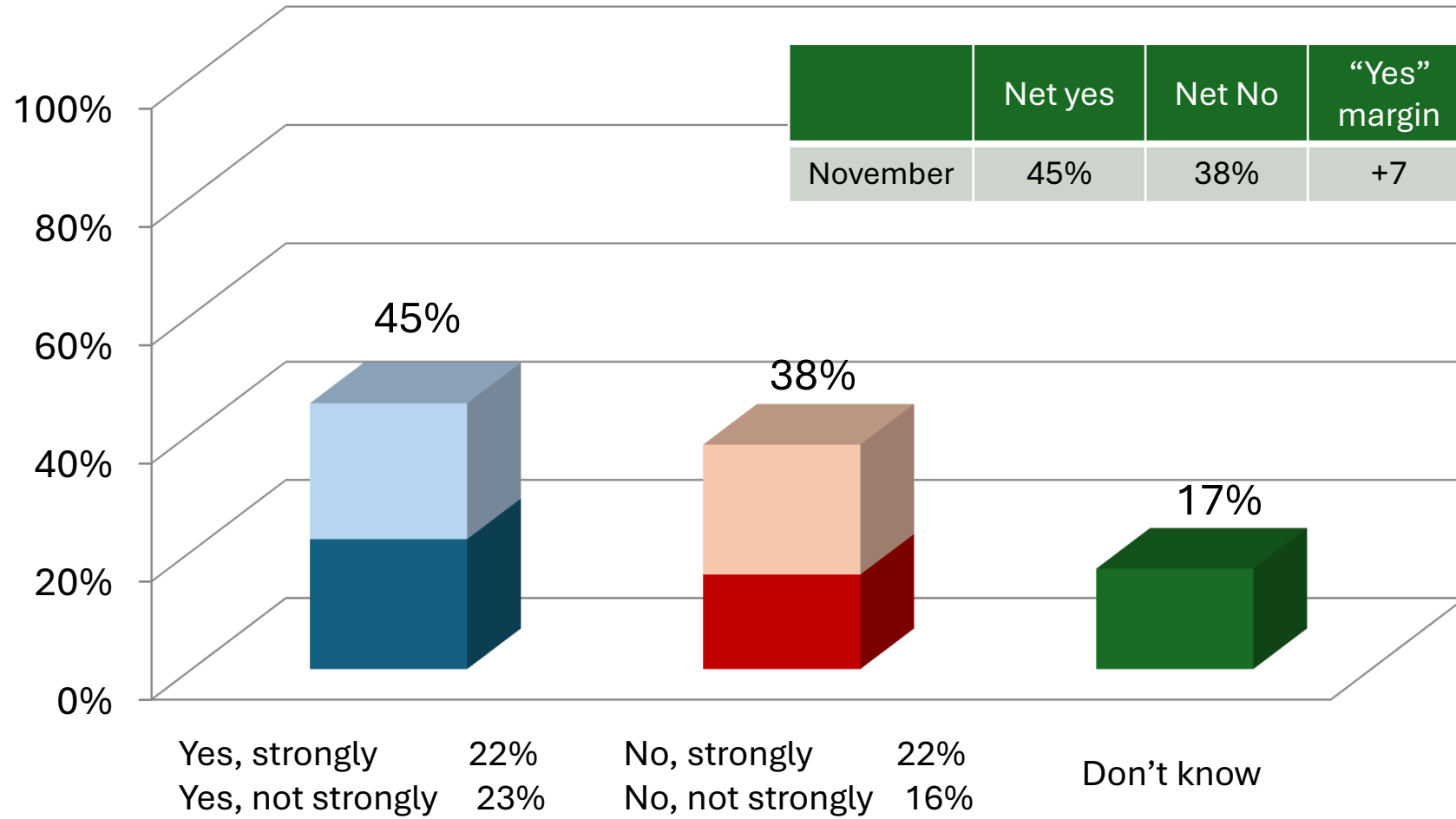
*Overall, how worried are you about crime in your community-are you very worried, somewhat worried, not too worried, or not worried at all?*

	Net worried	Don't know	Net not worried
“Yes” on bond	58%	42%	33%
“No” on bond	40%	48%	62%
Undecided	2%	11%	5%

# Bond language receives plurality support



Support and opposition are similar whether we target a May or November election.

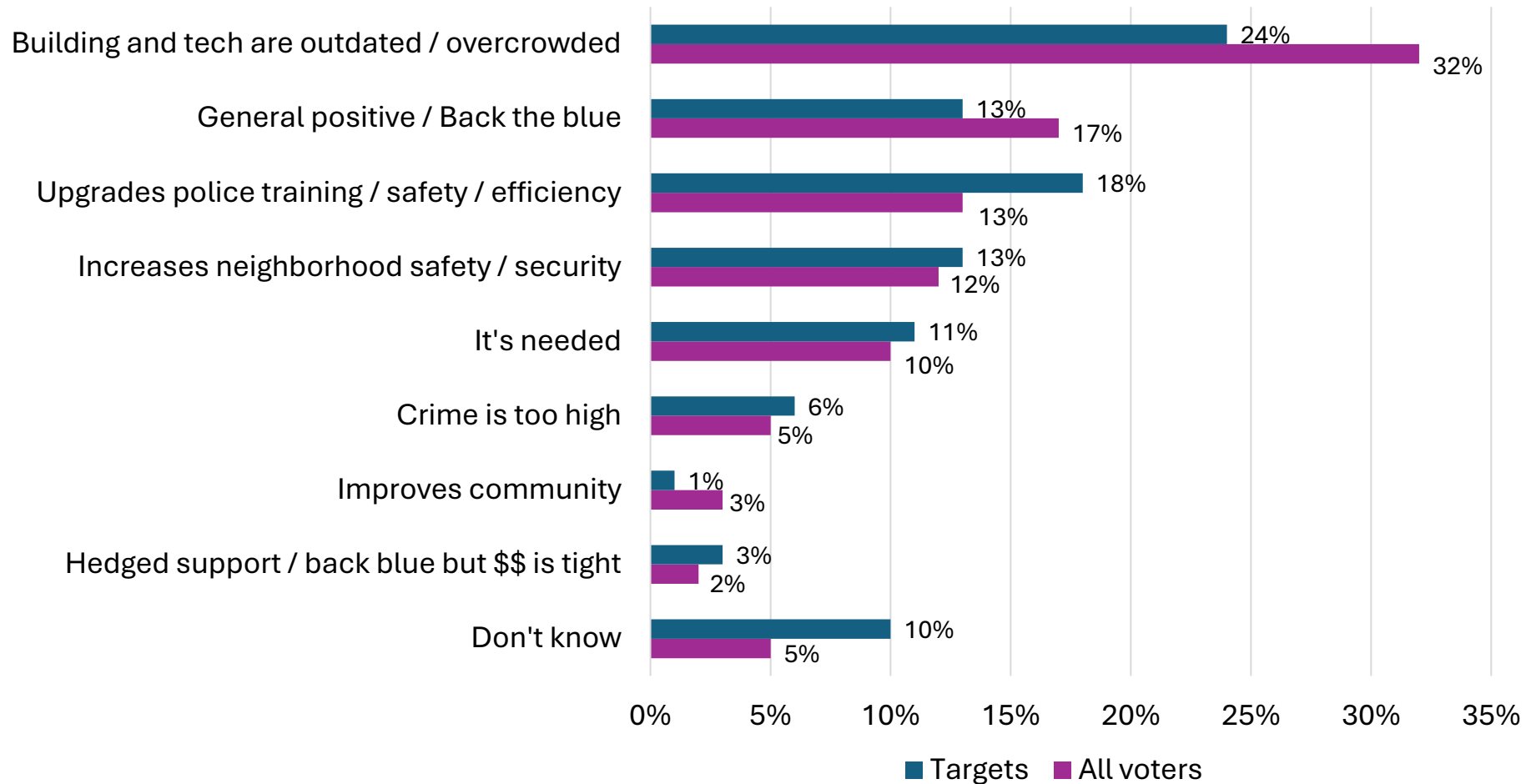


*The City of Forest Grove may place a bond measure on the November 2026 ballot which may read:*

*“Bonds to construct police facility, improve public safety, emergency preparedness. Shall Forest Grove construct police facility to improve public safety, emergency preparedness, by issuing \$29 point five million dollars in bonds?”*

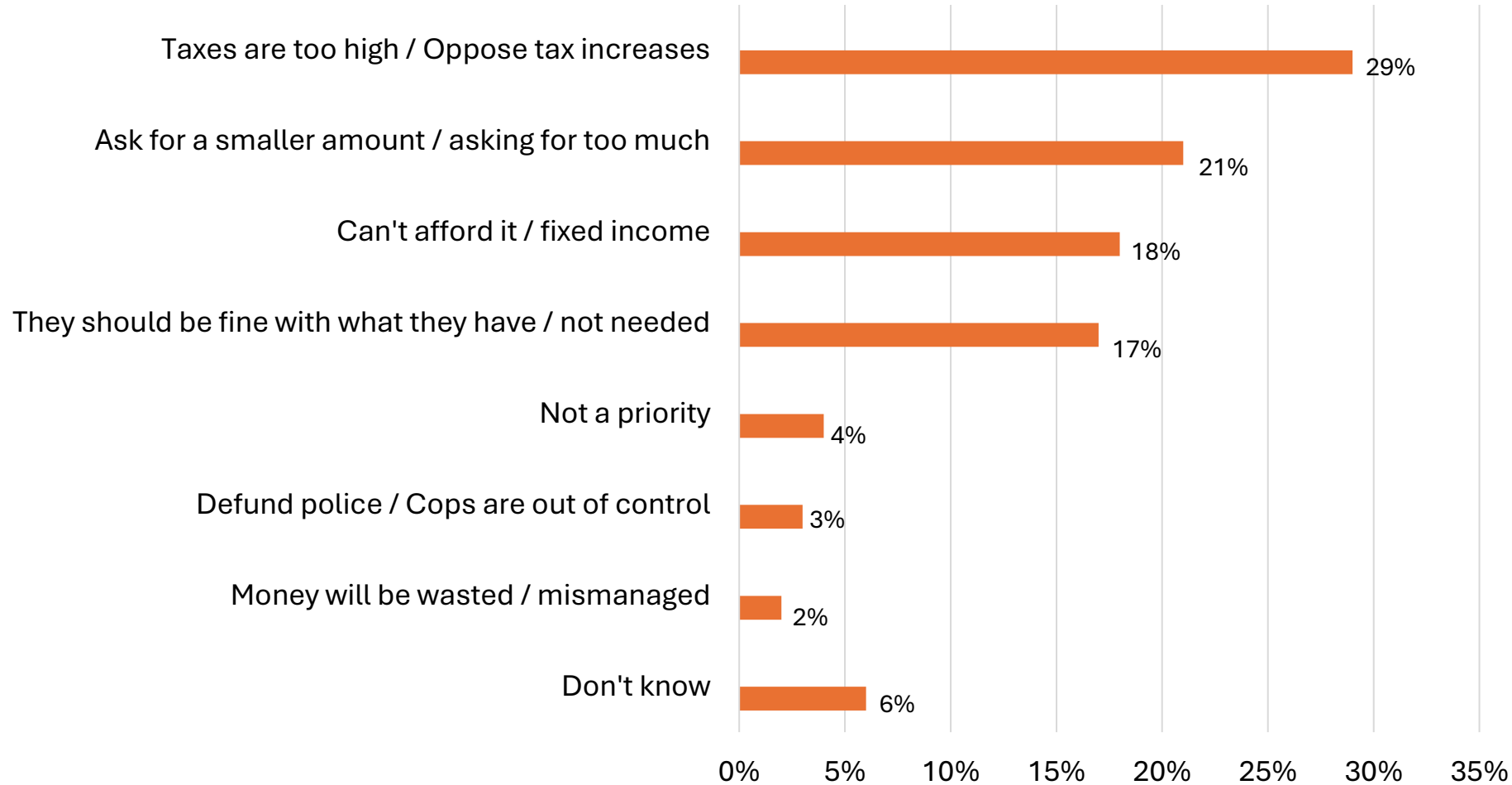
*Having heard this, if the election were held today, would you vote “yes” or “no” on this bond measure?*

# Top reason to support the bond among targets and voters as a whole is the outdated, inadequate status of the current facility



*What makes you feel that way?*  
Note: Open ended question asked only among voters who indicated they would vote “yes” on the bond. [n=180]

# Antipathy towards taxes generally, the size of the bond in particular, and pocketbook concerns drive opposition



*What makes you feel that way?*

Note: Open ended question asked only among voters who indicated they would vote “no” on the bond. [n=153]



# Message Strategy

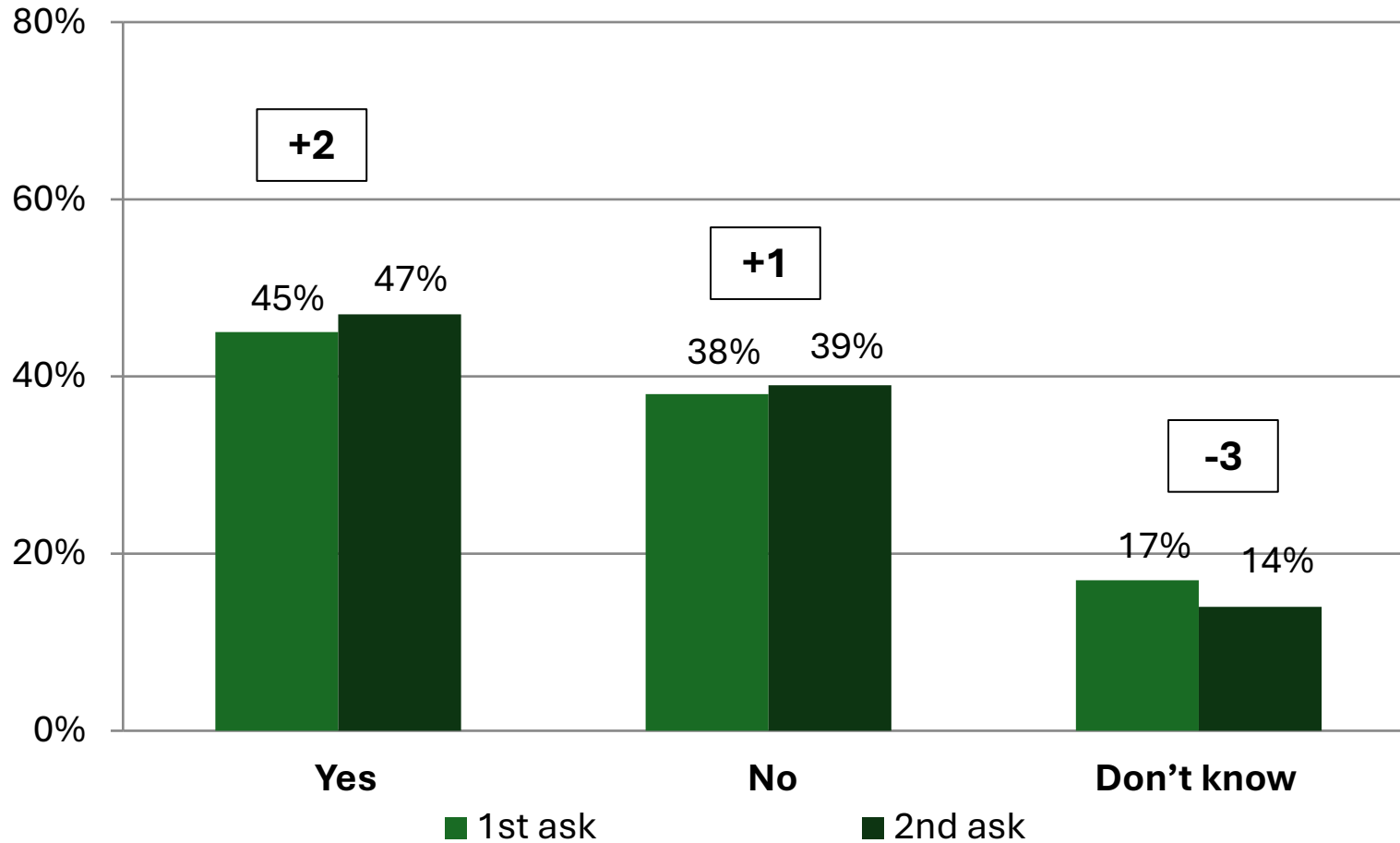


*Let me tell you a little more about the proposed bond that would allow the construction of a police station to improve public safety and emergency preparedness.*

*The bond is designed to replace the existing Forest Grove Police Station with an up-to-date public safety center. The existing police station was built in the 1970s, when both the police force and population of Forest Grove was about a third of the size that it is now. An updated public safety center would significantly enhance our police force's ability to maintain public safety by better securing the facility, adding safety features, improving evidence storage, adding interview rooms for crime victims and suspect interrogations that reflect best practices in policing, and by more safely securing police vehicles, equipment, and firearms. The bond would also allow the police station to be in compliance with modern seismic and A-D-A accessibility standards. The bond will cost the average homeowner an additional \$22 per month.*

*Having heard this, would you vote “yes” or “no on this proposed bond?”*

# No significant movement after voters learn what they're buying and the cost per month



*Having heard this, would you vote “yes” or “no on this proposed bond?”*

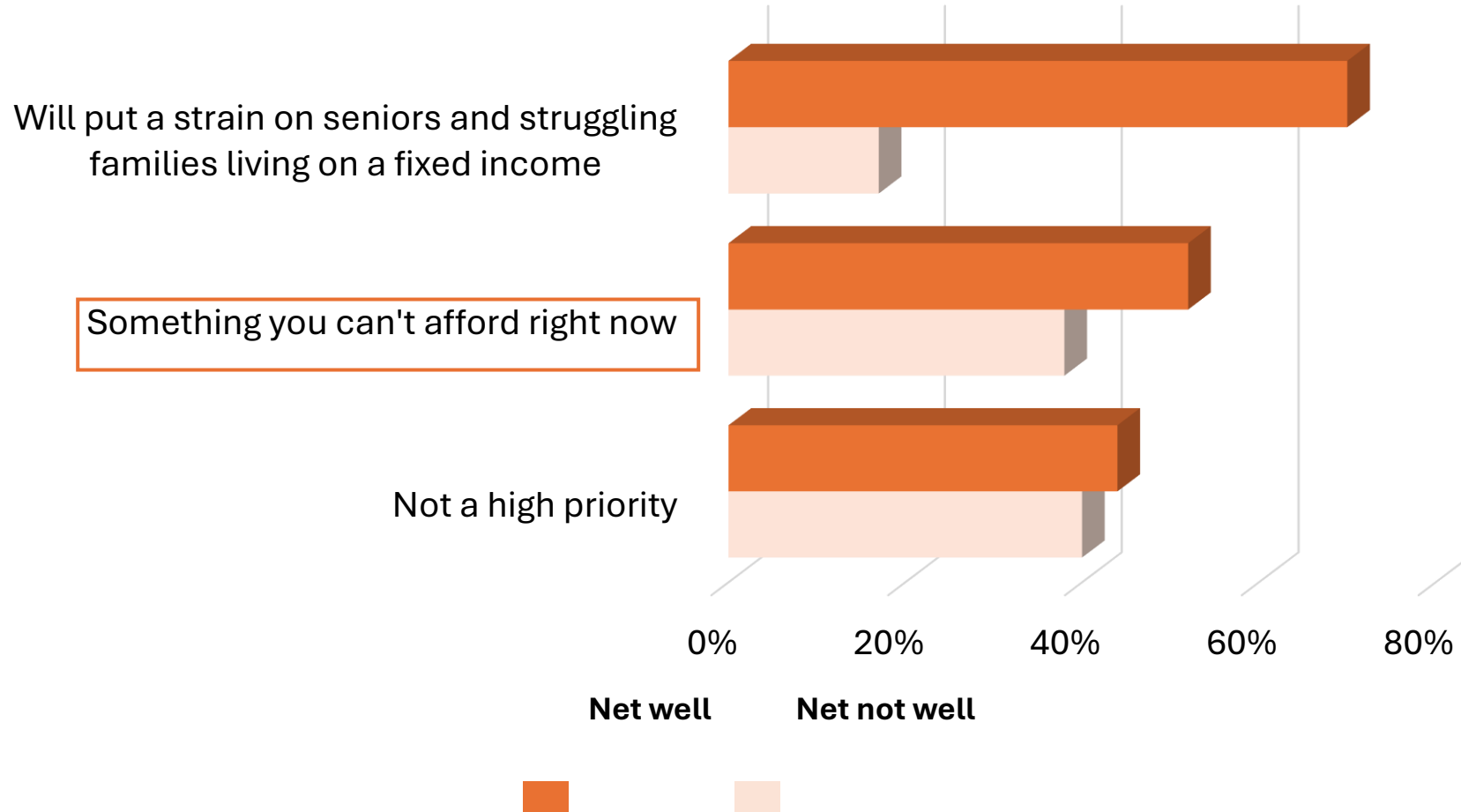
# Top tier bond projects highlight the importance of accountability, safety, and access when talking about the police station



Independent audits appear in regression modeling as a driver of support.

	Favor, strongly	Net Favor
<b>[ACCESS]</b> Ensures A-D-A accessibility - also known as the Americans with Disabilities Act - so that all residents, employees, and visitors can have equal access to the city's police station	41%	66%
<b>[ACCOUNTABILITY]</b> Allows the city to sell the old police facility and use the proceeds to pay down debt once construction is complete	40%	64%
<b>[SAFETY]</b> Ensures the separation of adult and juvenile offenders	34%	64%
<b>[SAFETY]</b> Updates fire protection and electrical systems, replaces aging and inefficient H-VAC systems, and addresses water intrusion issues	31%	64%
<b>[SAFETY]</b> Creates a secure dedicated armory for storage of firearms	31%	64%
<b>[ACCOUNTABILITY]</b> Includes built in accountability mechanisms such as independent auditing, citizen oversight, and would require that 100 percent of measure proceeds be spent on construction of a new police facility	29%	63%

# Voters are very worried about the impact the bond will have on struggling families and those on fixed incomes



*I'm going to read you a list of words and phrases that people use to describe bond measures. After each, please tell me whether you think it describes the bond measure to build a new police and public works facility in the City of Tigard, very well, pretty well, not too well, or not well at all. If you don't know how well a word or phrase describes this measure, please tell me that, too, and we will move on.*

**Note: Items backed in blue are drivers of opposition to the bond based on regression modeling.**

# The best performing messages stress accountability, accessibility, the efficiency for emergency responders, protecting juvenile offenders and safe storage



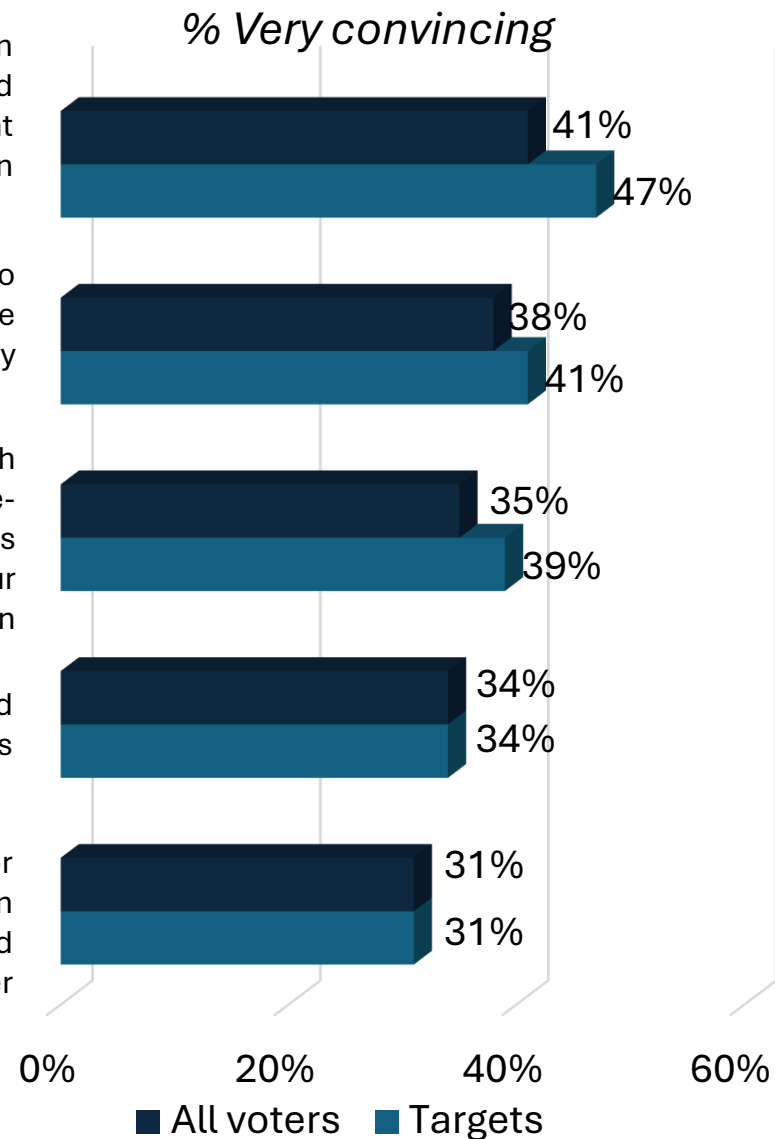
**[ACCOUNTABILITY]** This proposal was structured with the cost to taxpayers in mind. The city and a team of volunteers spent years working together worked together to identify a project that meets the needs of the city police department while staying within an affordable price. This includes selling the old police station once construction is complete and using the proceeds to pay down the city’s debt

**[ACCESSIBILITY]** Because our city facilities were built many decades ago, they do not meet existing accessibility requirements for disabled residents. This measure ensures all residents, employees, and visitors can have equal access to city facilities—regardless of their age or physical abilities

**[PARKING]** The current city police station does not have adequate parking for both police vehicles and equipment. This means that police vehicles are often double-parked, making it more difficult to respond quickly in the case of an emergency. This measure will help protect public property, maintain a safe, secure perimeter for our law enforcement officers, and allow the police to respond more efficiently when they’re needed

**[JUVENILES]** The current Forest Grove police station is so small and overcrowded that adults charged with serious crimes are being held in the same space as juvenile curfew violators waiting for their parents to pick them up

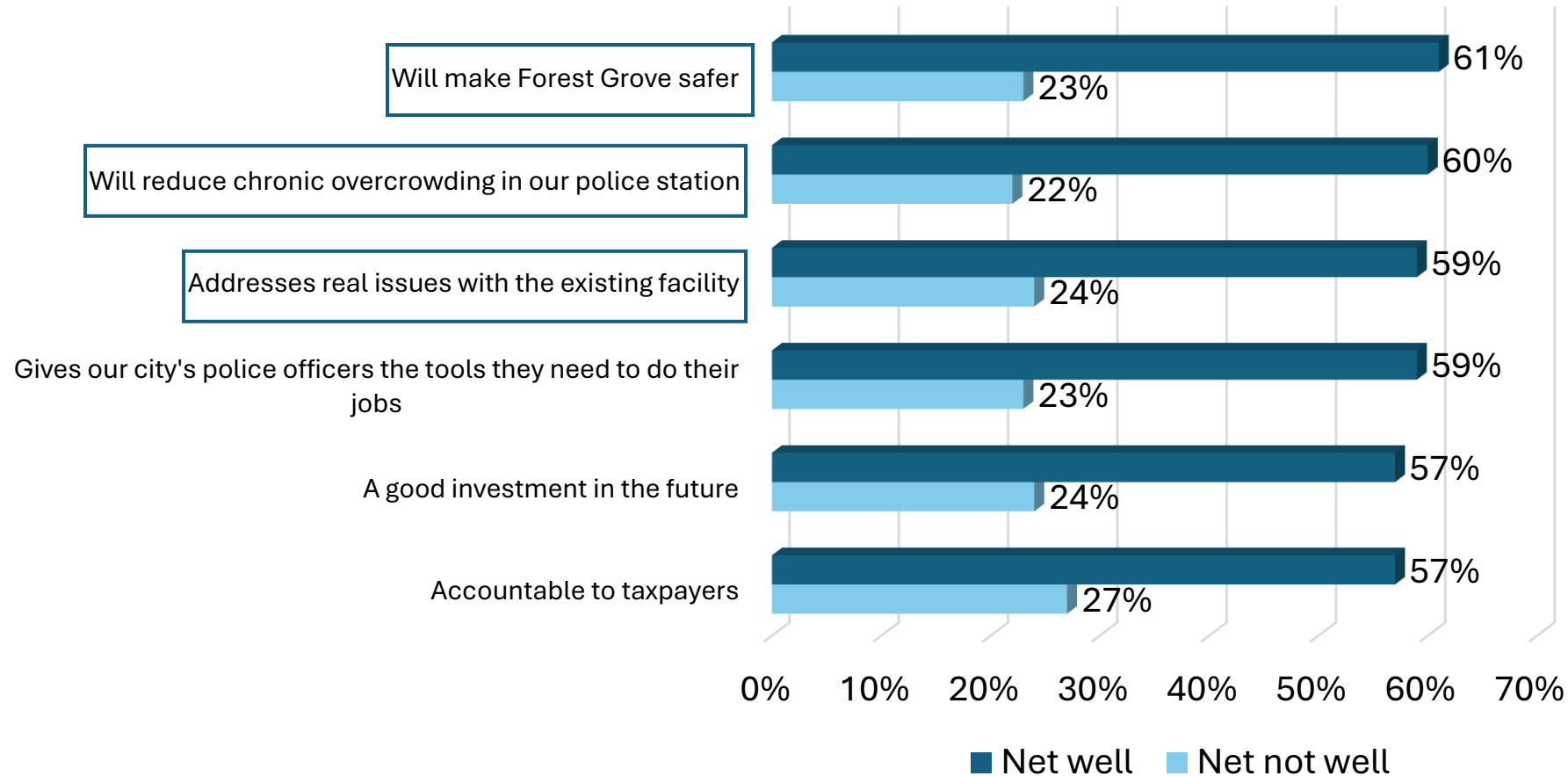
**[STORAGE]** Due to a lack of space, police firearms, ammunition, and evidence for criminal investigations are stored in locker rooms, basements, and even in temporary buildings in the parking lot. Not only is this not standard procedure and unsafe, it can also lead to negative impacts on evidence due to risk of water exposure and lack of a temperature-controlled climate



## Net “Convincing” All Voters Targets

67%	85%
68%	88%
64%	90%
67%	87%
65%	79%

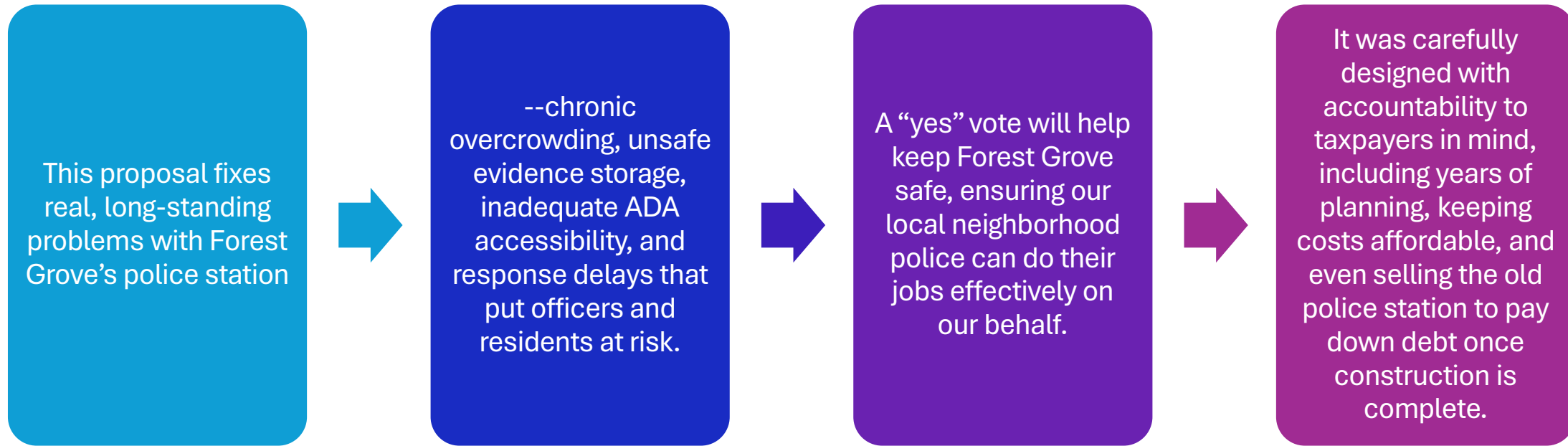
After messaging, stickiest trait characteristics for the bond focus on making Forest Grove safer by addressing real issues like reducing chronic overcrowding in the station



*I'm going to read you a list of words and phrases that people use to describe bond measures. After each, please tell me whether you think it describes the bond measure to build a new police and public works facility in the City of Tigard, very well, pretty well, not too well, or not well at all. If you don't know how well a word or phrase describes this measure, please tell me that, too, and we will move on.*

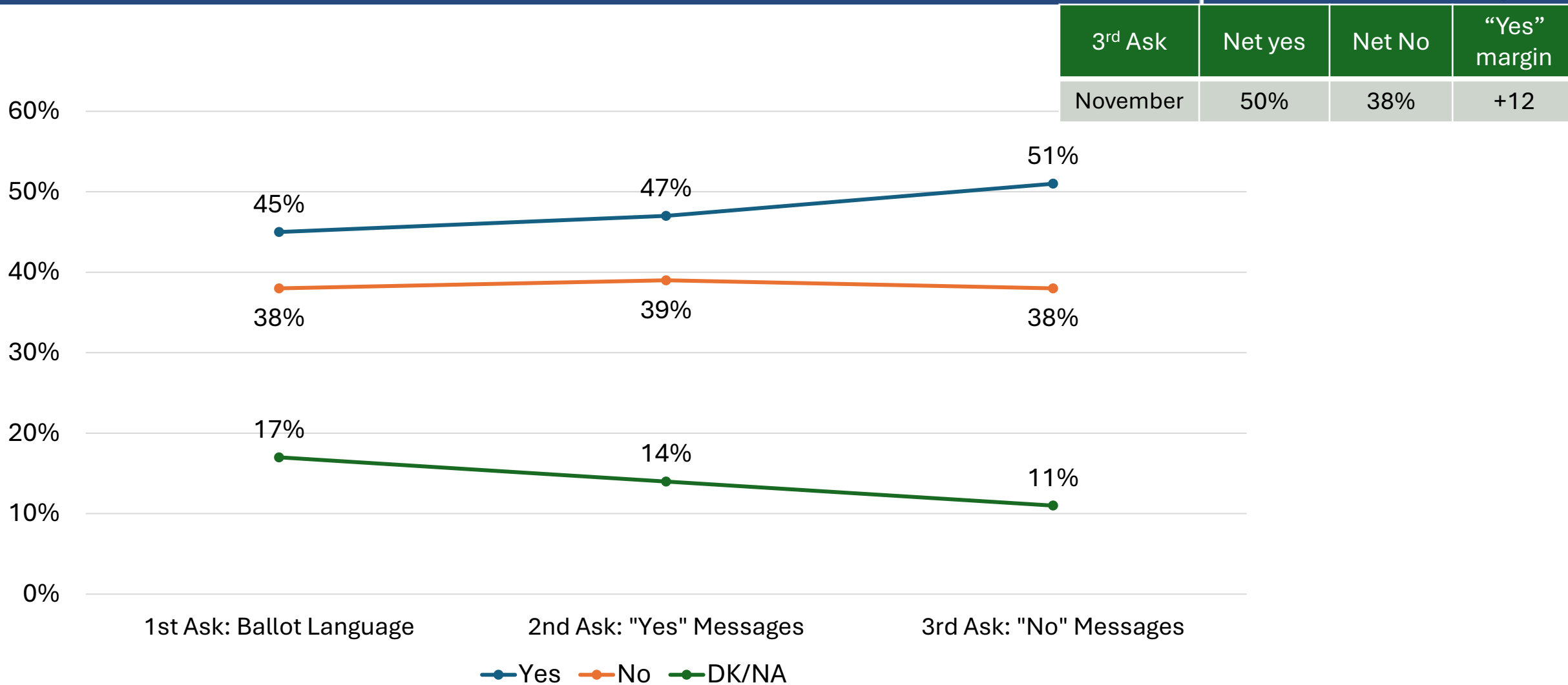
**NOTE: traits boxed in BLUE driver support for the bond based on regression modeling**

# Hypothetical message frame based on top performing messages and bond items:



*Note: this frame was arrived at through a combination of top tier messaging and regression analysis.*

# After voters learn more about the bond, support increases to just above a majority



Sometimes over the course of a survey people change their minds. Let me ask you again: the City of Forest Grove may place a bond measure on the November 2026 ballot which may read: "Bonds to construct police facility, improve public safety, emergency preparedness. Shall Forest Grove construct police facility to improve public safety, emergency preparedness, by issuing \$29 point five million dollars in bonds?" Having heard this, if the election were held today, would you vote "yes" or "no" on this bond measure?



# Questions? Please reach out!

[ben@patinkinresearch.com](mailto:ben@patinkinresearch.com)

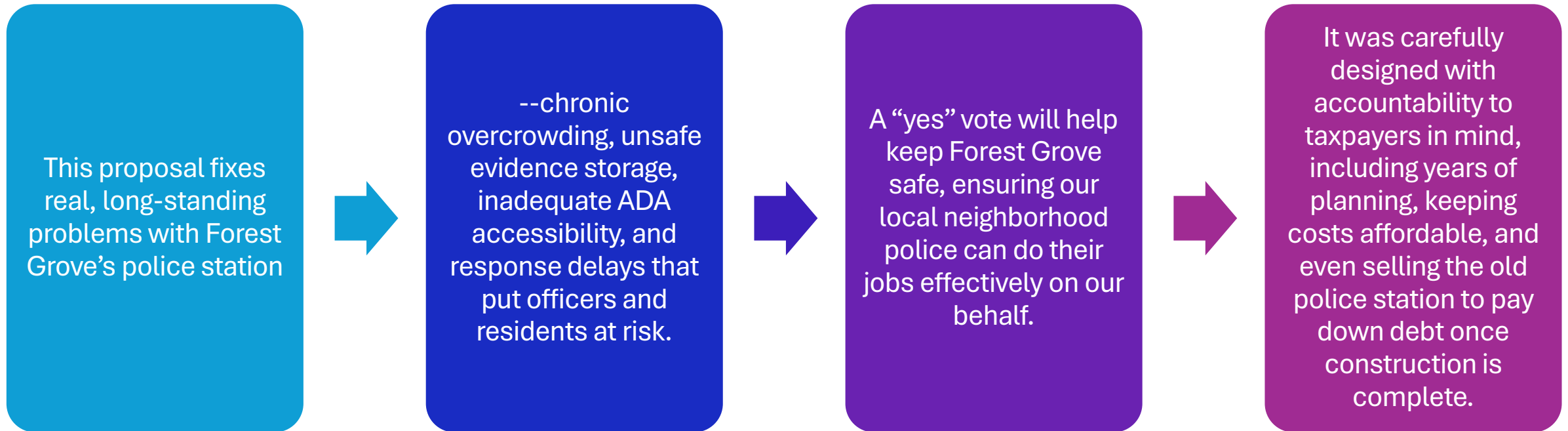
*m: 503-317-5486*

[maggie@patinkinresearch.com](mailto:maggie@patinkinresearch.com)

*m: 503-577-5007*

# POLLING RECAP

## Hypothetical Message:



# BALLOT CONSIDERATIONS: MAY 2027

---

37

- “Small” ballot / non-election year
- City Operating Levy
- Not recommended to have to have two local revenue measures on same ballot
- Would need to re-evaluate police facility costs
- Two years since police facility ballot
- Older electorate / lower voter turnout

# BALLOT CONSIDERATIONS: NOV 2026

---

38

- “Big” ballot / general election year:
  - Mayor / City Councilors
  - County Commissioners (unless 50% in primary)
  - Governor, State Senate and House
  - U.S. Senate and House Election
- 1.5 years since police facility ballot
- 6 months from City operating levy (May 2027)
- Younger electorate / higher voter turnout
- Would allow for communications plan over the summer
- Would not require re-costing police facility

# POLLING RECAP

---

- Poll done by Patinkin Research Strategies (attached)
- Sample size of 400 likely voters, +/- 4.9% accuracy
- Summary: bond could pass but requires a robust campaign
- Strongly recommends only one local revenue measure per ballot, i.e., do not place the police facility and operational levy on the same ballot.
- Operations levy normally placed on ballot 3 election cycles prior to expiration. Levy expires June 30, 2028.

# There are distinct gaps in the electorate based on gender and partisanship in particular—Republicans provide our base at the outset



	Yes	No	Don't Know	Yes Margin
<b>Men</b>	41%	44%	16%	-3
<b>Women</b>	49%	34%	18%	+15
<b>Under age 50</b>	39%	40%	21%	-1
<b>Over age 50</b>	47%	38%	15%	+9
<b>Over age 70</b>	40%	42%	18%	-2
<b>West</b>	46%	40%	13%	+6
<b>East</b>	43%	35%	22%	+8
<b>Democrats</b>	37%	45%	17%	-8
<b>Non-affiliated voters (NAV)</b>	43%	35%	23%	+8
<b>Republicans</b>	57%	32%	12%	+25
<b>TOTAL</b>	<b>45%</b>	<b>38%</b>	<b>17%</b>	<b>+7</b>

*Having heard this, if the election were held today, would you vote "yes" or "no" on this bond measure?*

# MAY 2026 ELECTION RESULTS

---

41

## Statewide

- 69 total funding measures by local government (City, County, School District, and Special District)
  - 12 bond measures (8 passed; of 3 City bond measures, 1 passed)
  - 52 levy measures (34 passed; of 5 City levy measures, 2 passed)
  - 5 tax measures (4 passed; no City tax measures)
- Statewide gas tax referendum failed 83% No to 17% Yes

# MAY 2026 ELECTION RESULTS

---

42

## Portland Metro

- Tigard police/public works facility bond failed 62% No to 38% Yes
- Lake Oswego fire station bond passed 69% Yes to 31% No
- Newberg School District operations levy failed 58% No to 42% Yes
- Clackamas County Sheriff's operations levy failed 62% No to 38% Yes
- Multnomah County historical society levy passed 62% Yes to 38% No
- Tualatin Hills Parks and Rec facility bond passed 56% Yes to 44% No

**2 of 3 bonds passed and 3 of 6 funding measures passed**

# MAY 2026 ELECTION RESULTS

---

43

## Notes

Higher voter turnout than expected: 41% far exceeds the past three non-presidential primaries

From the Oregonian: *“The primary driver of the higher turnout was a spike in voting by unaffiliated voters, a development experts attribute to those voters’ ability to say “no” to the wildly unpopular measure that would have hiked state gas tax and transportation fees for road maintenance.”*

# BOND STRUCTURE CONSIDERATIONS

---

For staff to draft bond language that meets state requirements, Council should reach consensus on bond structure.

The key consideration for Council this evening is the total term of the bond.

- A shorter-term bond has a higher tax rate, but lower cost over the life of the bond
- A longer-term bond has a lower tax rate, but higher cost over the life of the bond

The previous ballot measure in May 2025 had a 20-year term

# BOND STRUCTURE CONSIDERATIONS

**Discussion** – What is Council consensus on bond structure?

Term Length	Levy rate*	Approximate Monthly Cost*	Approximate Yearly Cost*	Total Cost Over the Term of the Bond*
20-year	0.6881	\$15	\$175	\$46.1 million
25-year	0.5796	\$12	\$147	\$51.8 million
30-year	0.5062	\$11	\$129	\$57.9 million

\*Assuming assessed value of \$254,000, same bond amount as last election, and AA bond rating



# PROCLAMATION

**WHEREAS**, parks and recreation is an integral part of communities throughout this country, including Forest Grove, Oregon; and

**WHEREAS**, our parks and recreation programs are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

**WHEREAS**, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

**WHEREAS**, parks and recreation is a leading provider of healthy meals, nutrition services and education; and

**WHEREAS**, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FOREST GROVE DOES HEREBY PROCLAIM THE MONTH OF JULY 2026, AS**

## ***PARKS & RECREATION MONTH***

In Forest Grove, Oregon and encourages all residents of Forest Grove to celebrate the vital role park and recreation professionals play in bringing people together, providing essential services and fostering the growth of our communities.



**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of Forest Grove, Oregon, to be affixed this 22<sup>nd</sup> day of June, 2026.

Malynda H. Wenzl, Mayor, City of Forest Grove

# PROCLAMACIÓN

**CONSIDERANDO QUE**, los programas de parques y recreación son una parte integral de las comunidades en todo el país, incluidos Forest Grove, Oregon; y

**CONSIDERANDO QUE**, nuestros parques y programas de recreación son de vital importancia para establecer y mantener la calidad de vida en nuestras comunidades, garantizar la salud de todos los ciudadanos y contribuir al bienestar económico y ambiental de una comunidad y región; y

**CONSIDERANDO QUE**, los parques y la recreación aumentan la prosperidad económica de una comunidad a través del aumento del valor de las propiedades, la expansión de la base impositiva local, el aumento del turismo, la atracción y retención de negocios y la reducción del crimen; y

**CONSIDERANDO QUE**, parques y recreación es un proveedor líder de comidas saludables, servicios de nutrición y actividades educativas; y

**CONSIDERANDO QUE**, nuestros parques y áreas de recreación natural aseguran la belleza ecológica de nuestra comunidad y brindan un lugar para que niños y adultos se conecten con la naturaleza y se diviertan al aire libre.

**AHORA, POR LO TANTO, EL AYUNTAMIENTO DE LA CIUDAD DE FOREST GROVE POR LA PRESENTE PROCLAMA AL MES DE JULIO 2025, COMO**

## ***Mes de Parques y Recreación***

En Forest Grove, Oregon, y alienta a todos los residentes de Forest Grove a celebrar el papel vital que desempeñan los profesionales de parques y recreación para unir a las personas, brindar servicios esenciales y fomentar el crecimiento de nuestras comunidades



**EN TESTIMONIO DE LO CUAL**, he suscrito la presente y he hecho que el sello de la Ciudad de Forest Grove, Oregon, se emplace en este día 22 de junio de 2026.

---

Malynda Wenzl, Alcalde, Ciudad de Forest Grove



## Monthly Building Activity Report May-26 2025-2026

Category	Period: May-25		Period: May-26	
	# of Permits	Value	# of Permits	Value
Man. Home Setup				
Res 1 & 2 Family New	9	\$2,861,241	24	\$9,467,846
SFR Addition & Alt/Repair	5	\$148,464	6	\$27,393
MultiFamily New				
MultiFamily Alteration/Repair				
Group Care Facility				
Commercial New				
Commerical Addition	4	\$641,462		
Commercial Alt/Repair	1	\$1,600	2	\$74,592
Industrial New				
Industrial Addition				
Industrial Alt/Repair	1	\$40,000		
Gov/Pub/Inst (new/add)			1	\$51,761
Mechanical Permits			46	
Plumbing Permits			47	
Signs				
Grading				
Demolitions	1		2	
<b>Total</b>	<b>21</b>	<b>\$3,692,767</b>	<b>128</b>	<b>\$9,621,591</b>

### Fiscal Year-to-Date

<b>2024-2025</b>	<b>2025-2026</b>
------------------	------------------

STAFF REPORT TO CITY COUNCIL

TO: City Council

FROM: Jesse VanderZanden, City Manager

MEETING DATE: June 22, 2026

PROJECT TEAM: Anne Lane, Parks & Recreation Director

SUBJECT TITLE: Parks & Recreation Projects Update

ACTION REQUESTED:  Ordinance  Order  Resolution  Informational

2040 VISION PLAN

Goal: Healthy & Active Community

Outcome: Increase recreation opportunities for all

Action: Update the City’s Parks and Recreation Master Plan

Action: Create a gathering space by developing the Eastside Park

BACKGROUND

Parks, Recreation, Open Space & Trails (PROST!) Master Plan:

Approximately every 10 years Parks & Recreation updates the Department Master Plan. The last Master Plan was completed and adopted by Council in 2016. The Plan is intended to guide the long-term development, redevelopment, and equitable distribution of parks, open space, trails, recreation facilities, and programs across Forest Grove. The Plan is also intended to develop system-wide goals, policies, priorities, and implementation strategies based on existing conditions, community interests and future funding capacity. Consultant has been selected, and the project has kicked off. Project is expected to be complete by July 2027.

Eastside Park:

Eastside Park is a small, half acre neighborhood park located at 3705 19<sup>th</sup> Ave. This project was identified both in the 2016 Parks, Recreation & Open Space Master Plan and on the Capital Improvement Project list for fiscal years 2023-2024, 2024-2025 and 2025-2027. Construction is underway and expected to be completed by early September 2026.

Forest Grove Loop Trail:

Identified as a future project in the 2016 Parks, Recreation & Open Space Master Plan. The project has been listed on the Capital Improvement Project list since fiscal year 2023-2024. The initial phase of the project is the development of a project master plan. The plan is now complete. Next step is design.

Kyle Park:

Identified as a future project in the 2016 Parks, Recreation & Open Space Master Plan. The design of Kyle Park was included as a deliverable of the Forest Grove Loop Trail Master Plan due to the proximity and intended bicycle programming elements of Kyle Park. The design is complete, and construction documents are being developed. Project is expected to be ready to put out to bid in 2027.

**FISCAL IMPACT**

Funding for these projects is provided by the Parks System Development Charges (SDC) Fund.

**RECOMMENDATION****ATTACHMENT/S:**

City Council 6.22.26 P&R Projects Update PowerPoint



# PARKS & RECREATION PROJECTS UPDATE

Anne Lane | Parks & Recreation Director  
City Council Presentation | June 22, 2026

City of Forest Grove

# AGENDA

---

PROST! Master Plan

---

Eastside Park

---

Forest Grove Loop Trail

---

Kyle Park

---

# Parks, Recreation, Open Space & Trails (PROST!) Master Plan

# PARKS, RECREATION, OPEN SPACE & TRAILS (PROST!) MASTER PLAN - OVERVIEW

---

4

- Project identified in Vision 2040 Plan as action item 3.1
- Updated every 10 years – last completed in 2016
- Council adopts plan by Ordinance
- Plan included in the Forest Grove Comprehensive Plan
- Guide the long-term development, redevelopment, and equitable distribution of parks, open spaces, trails, recreation facilities, and programs across Forest Grove
- Forecast maintenance needs and optimization of recreation assets
- Develop system-wide goals, policies, priorities, and implementation strategies based on existing conditions, community interests and future funding capacity

# STATUS CHECK

---

## FEBRUARY 2026

- ✓ Scope review with Parks & Recreation Commission and City Council

## MARCH 2026

- ✓ Solicitation for consultant

## MAY 2026

- ✓ Contract awarded

## JUNE 2026

- ✓ Project kick off, onsite visit, develop mission statement and core values

# WHAT'S NEXT

---

- Public engagement
- Assessment of system assets, staffing and organization, demographics and market, barriers and strategies, public interests, partnerships, recreation services, parks and trails
- Review Lincoln Park agreement and oversight
- Assessment of use, capacity, long term viability of Aquatic Center and Senior Center
- Feasibility of multi-use recreation/ community facility
- Implementation and action plan
- Final plan document adoption

# Eastside Park

# EASTSIDE PARK - OVERVIEW

---

- Project identified in Vision 2040 Plan as action item 3.4
- Half acre neighborhood park – 3705 19<sup>th</sup> Avenue
- Identified in 2016 Parks, Recreation & Open Space Master Plan
- Capital Improvement Plan project list since 2023
- Total project cost including land purchase: ~\$2.2M

# STATUS CHECK

JUNE 2020

✓ Eastside Park Needs Study

JANUARY 2021

✓ Property purchased

MARCH 2024

✓ Community engagement

AUGUST 2024

✓ Schematic design

DECEMBER 2025

✓ Final design

JANUARY 2026

✓ Construction documents

FEBRUARY 2026

✓ Solicitation for contractor

APRIL 2026

✓ Contract awarded for construction

# WHAT'S NEXT

- Finish construction
- Open the park!



# Forest Grove Loop Trail

# FOREST GROVE LOOP TRAIL - OVERVIEW

---

12

- Approximately 13-mile hard surface loop trail around perimeter of city
- Identified in 2016 Parks, Recreation & Open Space Master Plan
- Capital Improvement Plan project list since 2023
- Construction estimate from May 2025: ~\$6.25M

# STATUS CHECK

## SEPTEMBER 2022

- ✓ Metro 2019 Parks and Nature Bond Trails grant awarded \$200,000

## FEBRUARY 2023

- ✓ Solicitation for master plan consultant

## JULY 2023

- ✓ Contract awarded for master plan

## NOVEMBER 2023 – SEPTEMBER 2024

- ✓ Community engagement

## MARCH 2024

- ✓ Clean Water Services environmental review

## MAY 2024 – AUGUST 2025

- ✓ Stakeholder and technical advisory

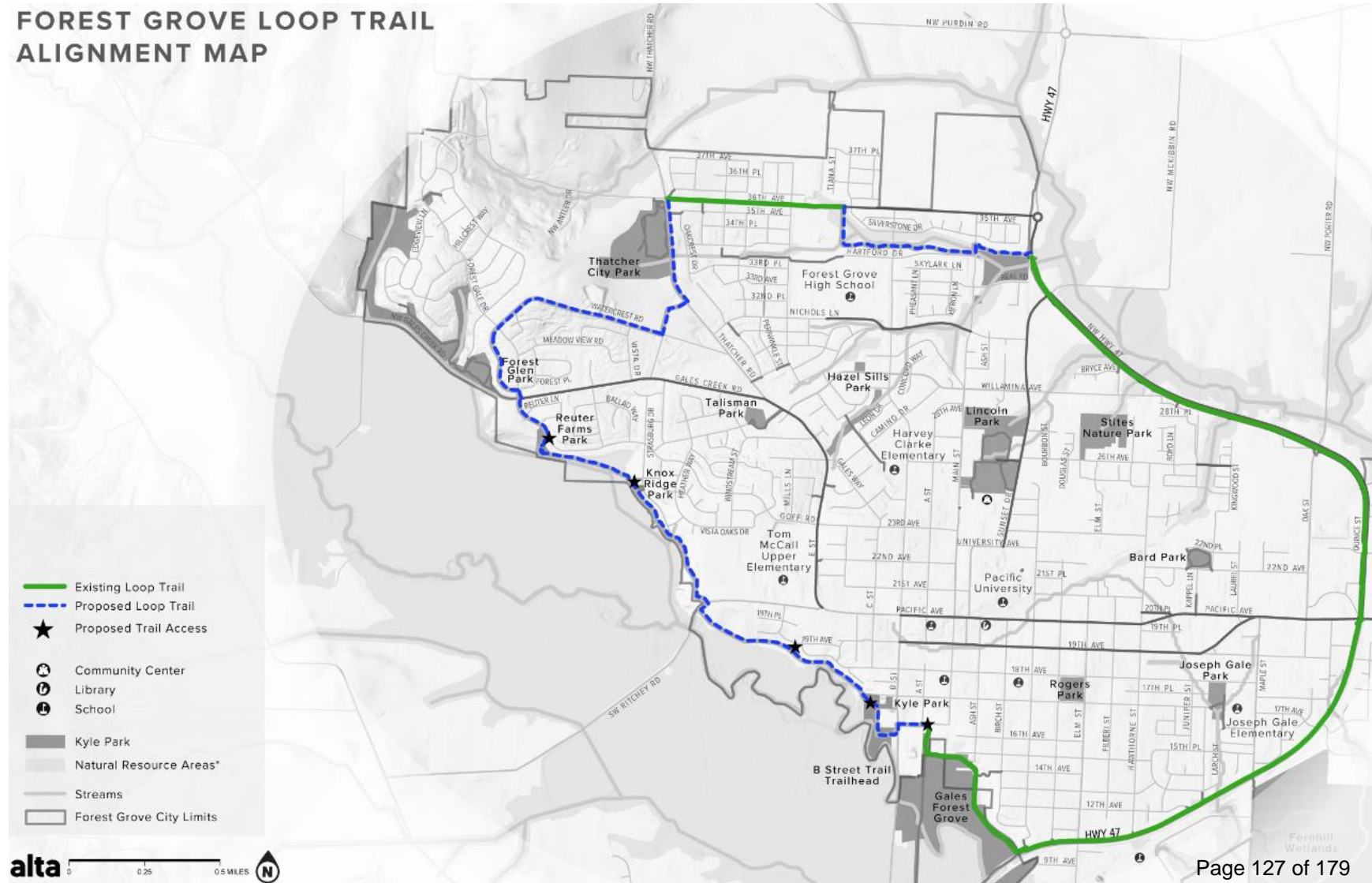
## SEPTEMBER 2025

- ✓ Trail alignment map and master plan complete

# WHAT'S NEXT

- Final design
- Construction documents
- Secure funding
- Solicitation for construction contractor
- Award contract for construction
- Construction
- Open the trail!

FOREST GROVE LOOP TRAIL ALIGNMENT MAP



# Kyle Park

# KYLE PARK - OVERVIEW

---

16

- Approximately 8-acre park
- Identified in 2016 Parks, Recreation & Open Space Master Plan
- Design of Kyle Park was a deliverable of the larger Forest Grove Loop Trail Master Plan project as the park will also act as a trailhead
- Construction estimate from February 2026: ~\$8.84M

# STATUS CHECK

DECEMBER 2007

 Land donated by Kyle family

SEPTEMBER 2022

 Metro 2019 Parks and Nature Bond Trails grant awarded \$200,000

FEBRUARY 2023

 Solicitation for design consultant

JULY 2023

 Contract awarded for design


NOVEMBER 2023 – SEPTEMBER 2024

 Community engagement


MARCH 2024

 Clean Water Services environmental review

MAY 2024 – AUGUST 2025

 Stakeholder and technical advisory

AUGUST 2025

 Final design

# WHAT'S NEXT

- Construction documents
- Secure funding
- Solicitation for construction contractor
- Award construction contract
- Construction
- Open the park!





# **PARKS & RECREATION PROJECTS UPDATE**

THANK YOU!

**STAFF REPORT TO CITY COUNCIL**

---

**TO:** City Council  
**FROM:** Dan Riordan, Senior Planner  
**CC:** Jesse VanderZanden, City Manager  
 Kim Ezell, Assistant City Manager

**MEETING DATE:** June 22, 2026

**SUBJECT TITLE:** Ordinance 2026-03 amending the Forest Grove Comprehensive Plan Map to remove the City’s General Industrial Plan Designation from territory to be removed from the Forest Grove Urban Planning Area; File No. 311-26-000003-PLNG

**ACTION REQUESTED:**     Ordinance     Order     Resolution     Action

---

**2040 VISION PLAN**

**GOAL: Community Growth**

Action 2.8: Update the City’s Comprehensive Plan

**GOAL: Community Connection**

Action 4.13: Increase collaboration between Cornelius, Gales Creek, Banks, and others in the region to improve community connection

**BACKGROUND**

On April 13, 2026, City Council approved Resolution 2026-12 accepting updates to the Urban Planning Area Agreement (UPAA) between the City of Forest Grove and Washington County. The updates included removing territory from the Forest Grove Urban Planning Area so that the territory could be added to the Cornelius Urban Planning Area. The subject territory is located northeast of the 24th Avenue industrial district and is south of Council Creek and north of the Forest Grove and Cornelius city limits. The subject territory is mostly within the Cornelius Urban Planning Area currently.

On June 15, 2026 the Planning Commission considered the proposed Comprehensive Plan Map Amendment and adopted a motion recommending that the City Council adopt an ordinance amending the Forest Grove Comprehensive Plan Map to remove the City’s General Industrial Comprehensive Plan Map designation from the area to be withdrawn from the Forest Grove Urban Planning Area and added to the Cornelius Urban Planning Area.

## FISCAL IMPACT

Because the subject property is outside the City limits, the City does not currently receive property tax revenue from the site. While future annexation into Forest Grove may have generated additional revenues, the subject property contains significant natural resource constraints, including floodplain, wetlands, and habitat areas, which limit its development potential and therefore limit any potential tax revenue from the portion of the site that currently lies within the Forest Grove planning area.

## RECOMMENDATION

The Planning Commission held a public hearing and considered the proposed Comprehensive Plan map amendment on June 15, 2026. The Planning Commission unanimously approved a motion recommending that the City Council adopt an ordinance to amend the Forest Grove Comprehensive Plan Map to remove the City's General Industrial plan designation from the area to be removed from the Forest Grove Planning Area.

Approval of the proposed Comprehensive Plan Map amendment is consistent with Resolution 2026-12 and the amended Urban Planning Area Agreement adopted by the City Council. Staff recommends that City Council accept the Planning Commission's recommendation to amend the Comprehensive Plan Map as proposed. Staff also recommends that Council approve first reading of an ordinance to amend the Comprehensive Plan Map on June 22, 2026, and that Council conduct second reading of the ordinance for adoption on July 13, 2026.

## ATTACHMENTS

Attachment A: PowerPoint Presentation

Attachment B: Planning Commission Staff Report, June 15, 2026

Attachment C: Ordinance and Exhibit A



# URBAN PLANNING AREA AGREEMENT COMPREHENSIVE PLAN MAP AMENDMENT

Dan Riordan | Senior Planner  
City Council Meeting 6|22|26

# AGENDA

**Vision 2040 Plan**

---

**Issue Statement**

---

**Purpose**

---

**Background**

---

**Decision Considerations**

---

**Conclusion**

---

**Staff Recommendation**

---

**Questions**

# VISION 2040 PLAN

---



## **2040 GOAL STATEMENT:** Community Growth

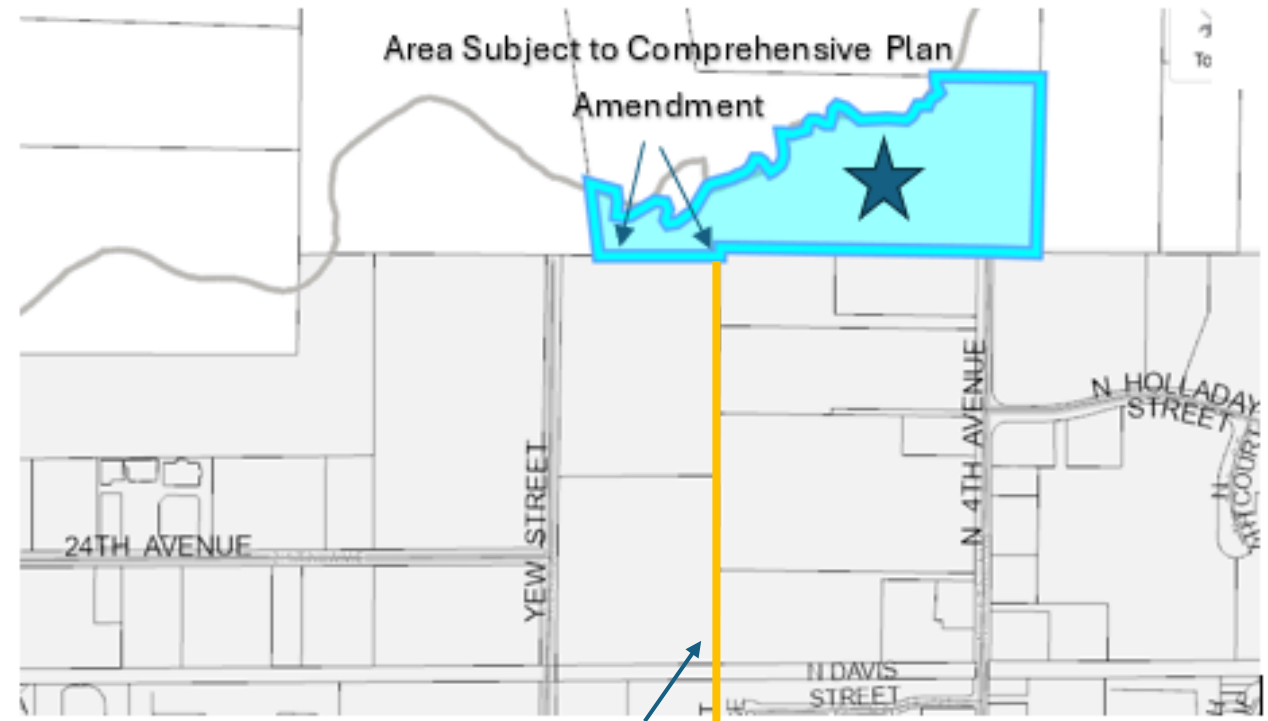
- Action 2.8: Update the City's Comprehensive Plan

## **2040 GOAL STATEMENT:** Community Connection

- Action 4.13: Increase collaboration between Cornelius, Gales Creek, Banks, and others in the region to improve community connection

# ISSUE STATEMENT

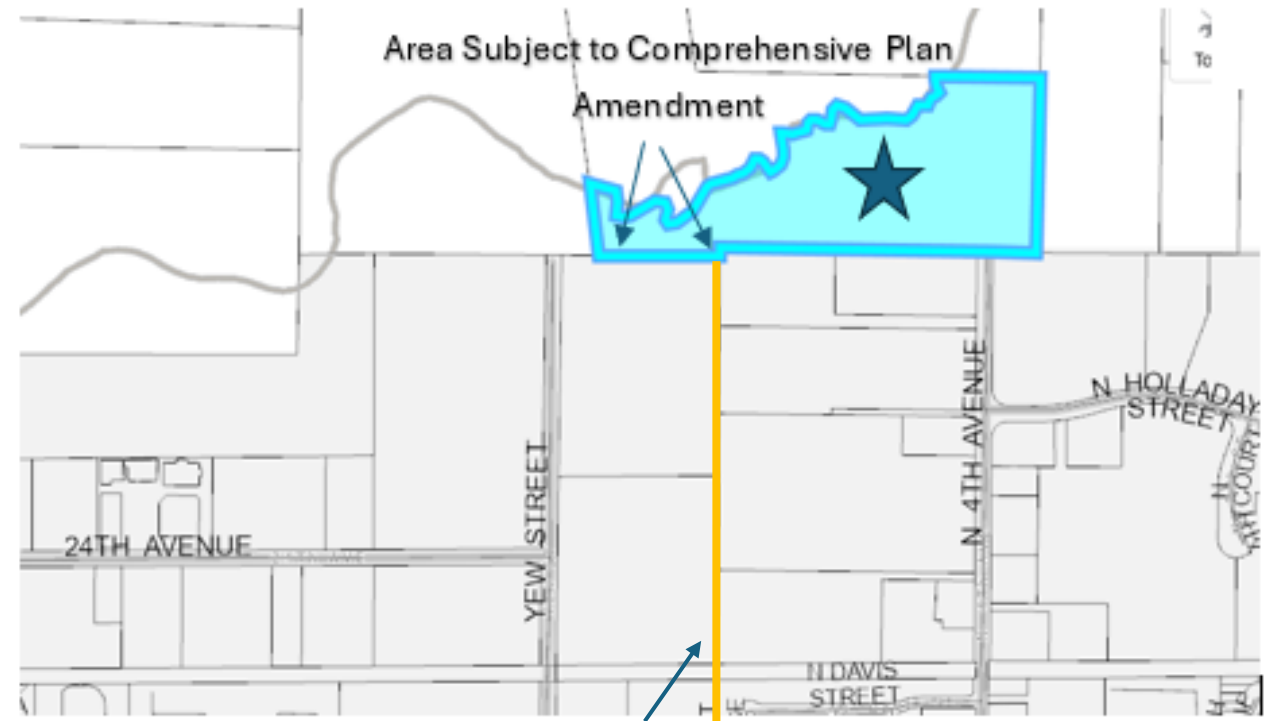
This proposal is a City-initiated amendment to the Forest Grove Comprehensive Plan Map.



City  
Boundary

# PURPOSE

The purpose is to remove the City of Forest Grove General Industrial plan designation from property to be withdrawn from the Forest Grove urban planning area and added to the Cornelius urban planning area.



City  
Boundary

# BACKGROUND

---

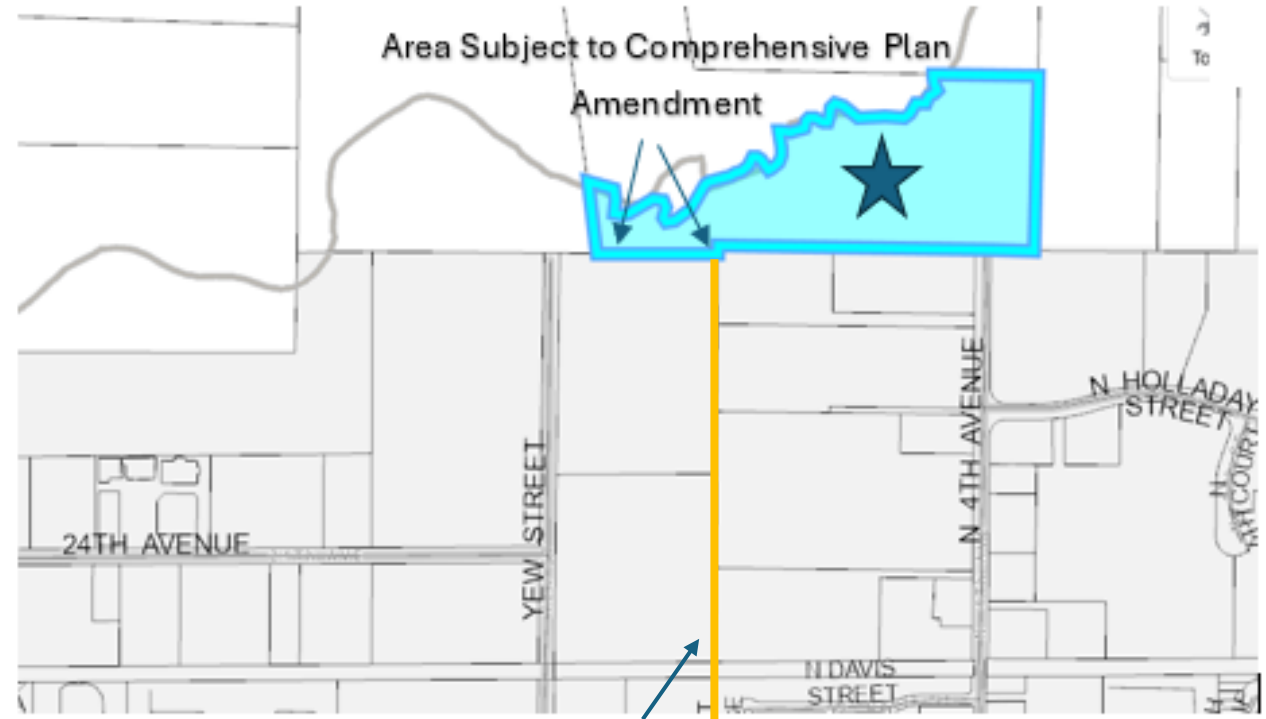
On March 2, 2026, The Planning Commission adopted a motion recommending that the City Council adopt a resolution accepting amendments to the Urban Planning Area Agreement (UPAA) between the City of Forest Grove and Washington County.

The UPAA amendments included modifying the Forest Grove Urban Planning Area to remove the property that is the subject of tonight's public hearing.

On April 13, 2026, the City Council approved Resolution 2026-12 approving the UPAA amendments.

# BACKGROUND

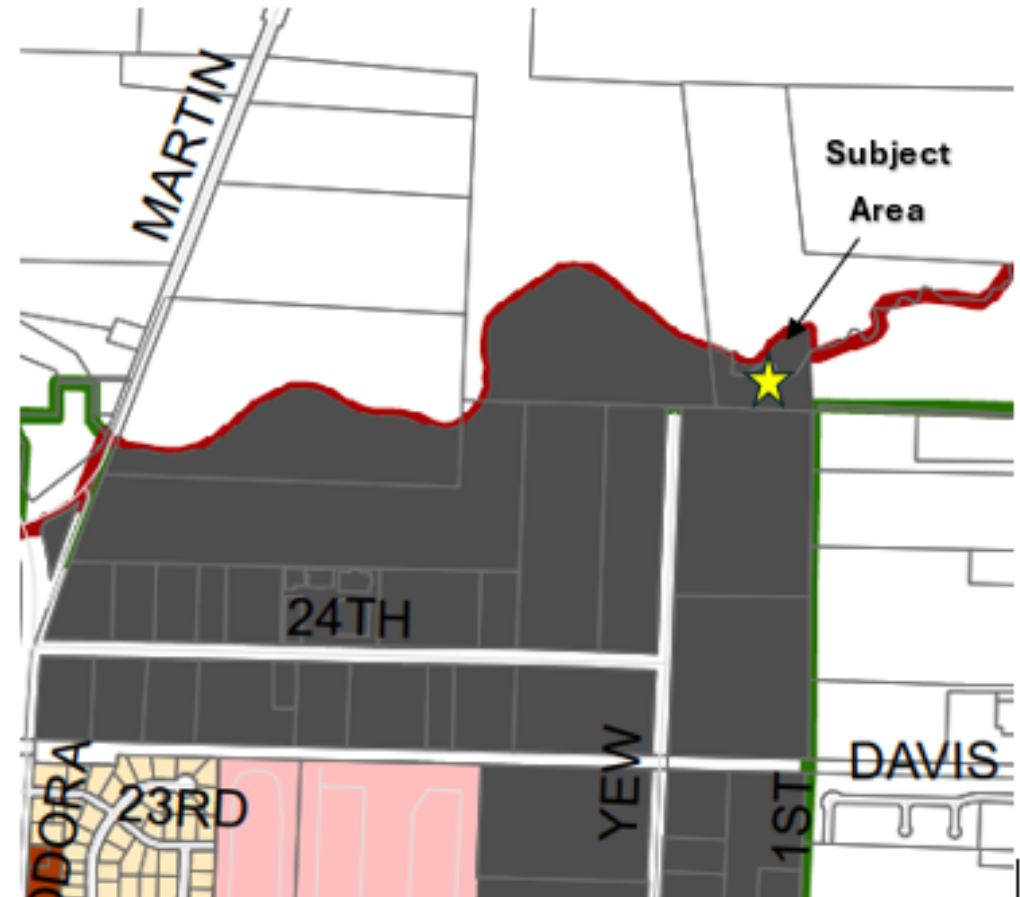
The area to be removed from the Forest Grove Planning Area is about 2.6 acres and is part of a larger parcel that is already in the City of Cornelius Planning Area.



City  
Boundary

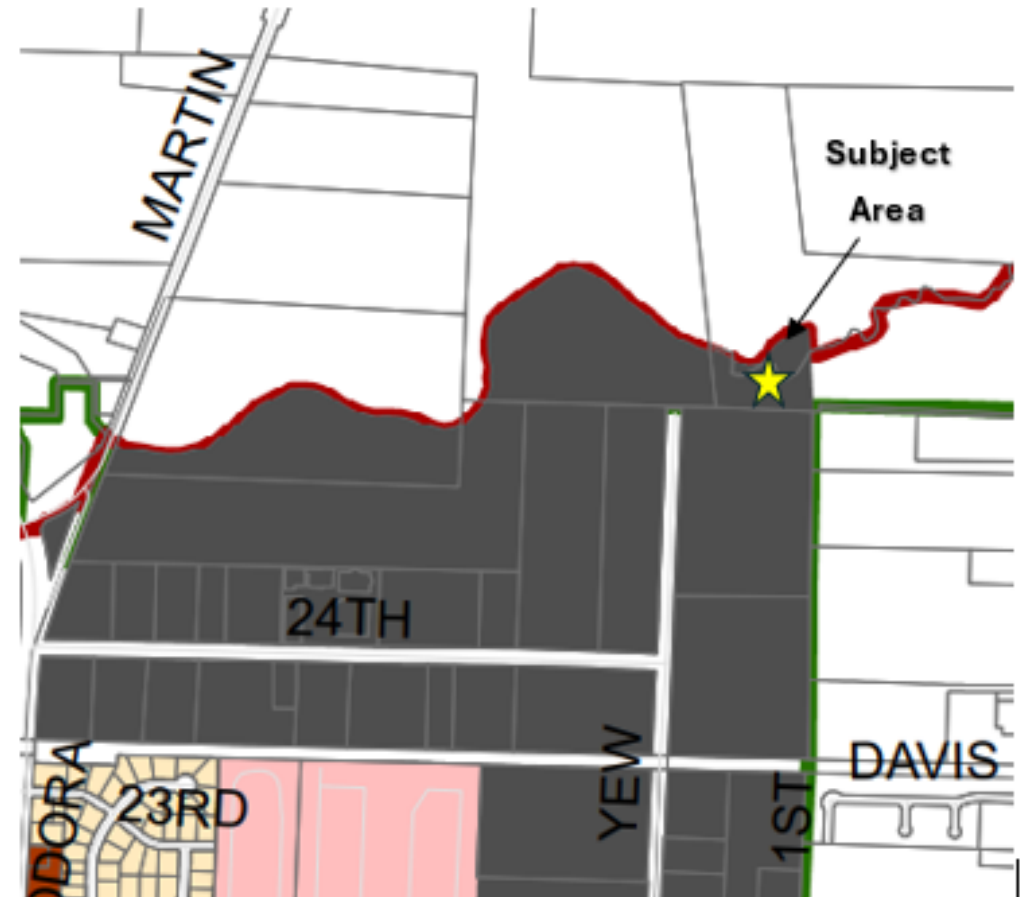
# BACKGROUND

The area currently in the Forest Grove Planning Area is designated as General Industrial on the Forest Grove Comprehensive Plan Map.



# BACKGROUND

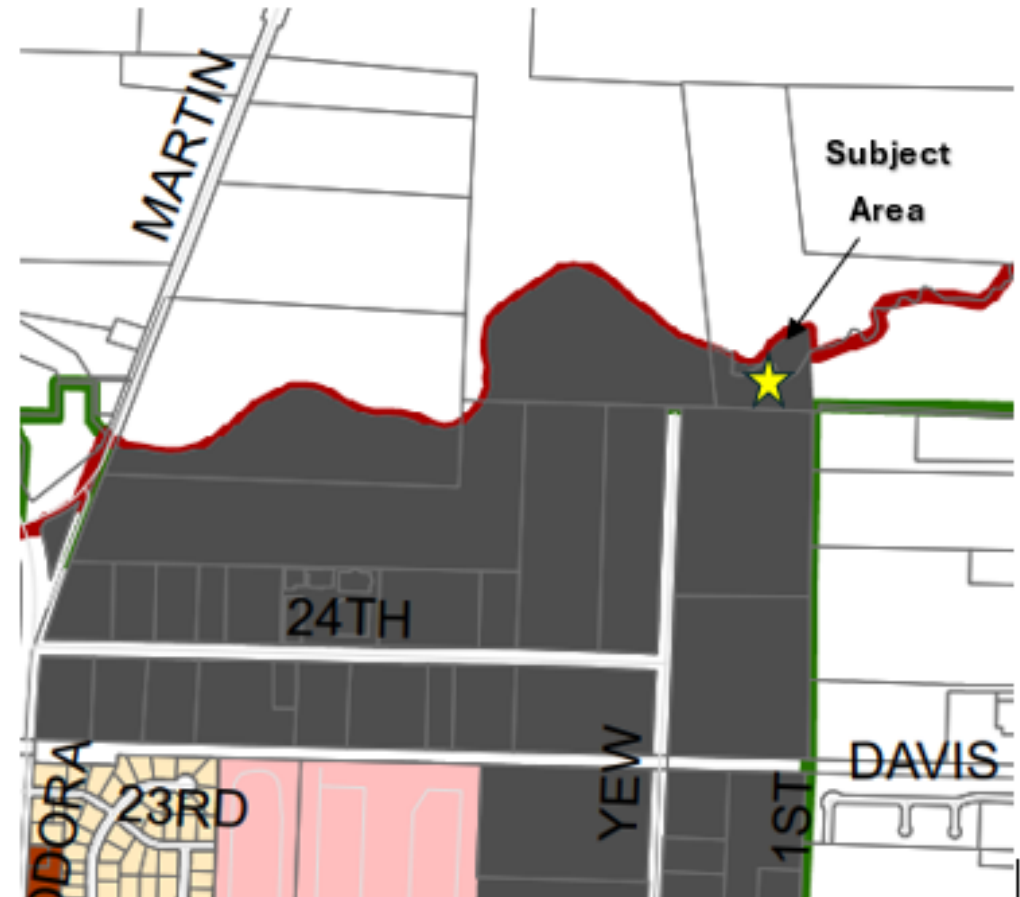
Removing the City of Forest Grove Plan designation will allow the City of Cornelius to apply a City of Cornelius Comprehensive Plan designation to the subject property.



# BACKGROUND

This will expedite future annexation of the entire parcel into the City of Cornelius.

Future development review will be more efficient since the parcel will not be bisected by jurisdictional boundaries.



# DECISION CONSIDERATIONS

---

Decision considerations for this proposal includes:

⇒ Statewide Land Use Planning Goal 2

⇒ Oregon Revised Statutes Section 190.010

# DECISION CONSIDERATIONS

---

1  
2

## Statewide Land Use Planning Goal 2

Statewide Planning Goal 2 establishes a framework of decisions and actions relating to the use of land.

Under Statewide Planning Goal 2 this proposal is classified as a minor plan amendment since it will not have a significant effect beyond the immediate area.

# DECISION CONSIDERATIONS

---

## Statewide Land Use Planning Goal 2

Statewide Planning Goal 2 also requires that city actions be coordinated and consistent with the comprehensive plans of other jurisdictions.

Removing the Forest Grove Comprehensive Plan map designation from the area added to the Cornelius planning area removes potential policy conflicts and ensures that future land use actions are consistent with the Cornelius Comprehensive Plan.

# DECISION CONSIDERATIONS

---

## Oregon Revised Statutes Section 190.010

Oregon Revised Statutes Section 190.010 addresses intergovernmental cooperation and efficiency in local government.

ORS 190.010 allows for entering into agreements, such as a UPAA, with other agencies.

Approval of the Comprehensive Plan Map amendment is consistent with the ORS 190.010 and the UPAA which removes the subject area from the Forest Grove planning area and adds it to the Cornelius planning area.

# CONCLUSION

---

The Planning Commission held a public hearing on June 15, 2026, and the Commission concluded that the proposed Comprehensive Plan Map amendment is consistent with Oregon Statewide Land Use Planning Goal 2, ORS Section 1909.010 and the Urban Planning Agreement between the City of Forest Grove and Washington County.

# CONCLUSION

---

On June 15, 2026, the Planning Commission also adopted a motion recommending that the City Council adopt an ordinance to amend the Forest Grove Comprehensive Plan Map to remove the City's General Industrial Comprehensive Plan Map designation from the area to be withdrawn from the Forest Grove planning area and added to the Cornelius planning area.

# STAFF RECOMMENDATION

---

Staff recommends that City Council:

Adopt the Planning Commission's decision and recommendation to amend the Comprehensive Plan Map as proposed, and

Approve first reading of an ordinance to amend the Comprehensive Plan Map tonight, and

Conduct second reading of the ordinance for adoption on July 13, 2026.

QUESTIONS?



*A place where families and businesses thrive.*

## **Comprehensive Plan Map Amendment Staff Report and Recommendation**

Community Development Department, Planning Division

<b>Report Date</b>	June 8, 2026
<b>Hearing Date</b>	June 15, 2026
<b>Land Use Request</b>	City initiated amendment to the Forest Grove Comprehensive Plan Map to remove the City of Forest Grove General Industrial (GI) Plan designation from property to be withdrawn from City of Forest Grove planning area and added to the City of Cornelius planning area.
<b>File Number</b>	311-26-000003-PLNG
<b>Property Location</b>	The property is located northeast of the 24 <sup>th</sup> Avenue industrial district and is south of Council Creek and north of the Forest Grove and Cornelius city limits.
<b>Legal Description</b>	Portion of Washington County Map and Tax Lot No. 1N333B000401
<b>Comprehensive Plan Designation</b>	General Industrial (GI)
<b>Applicable Decision Considerations</b>	Oregon Statewide Land Use Planning Goal 2 Oregon Revised Statutes Oregon Revised Statutes §§190.010
<b>Reviewing Staff</b>	Daniel Riordan, Senior Planner
<b>Recommendation</b>	The Planning Commission approve a motion recommending that the City Council adopt an ordinance amending the Forest Grove Comprehensive Plan map to remove the City's General Industrial (GI) Comprehensive Plan Map designation from territory to be withdrawn from the Forest Grove Planning Area and added to the Cornelius Planning Area.

## I. Definitions

For context, definitions for several terms found in this report are provided below:

Comprehensive Plan: The term comprehensive plan is defined in state law and means a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs. “Comprehensive” means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan. “General nature” means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity, or use. A plan is “coordinated” when the needs of all levels of governments, semipublic and private agencies and the citizens of Oregon have been considered and accommodated as much as possible. “Land” includes water, both surface and subsurface, and the air.

Land Use Decision: A Land Use Decision includes a final decision or determination made by a local government or special district that concerns the adoption, amendment or application of the statewide land use planning goals, a comprehensive plan provision, a land use regulation, or a new land use regulation.

Urban Planning Area: the area subject to an urban planning agreement between jurisdictions such as a city and county.

Urban Planning Area Agreement (UPAA): An intergovernmental agreement between one or more jurisdictions under Oregon Revised Statutes Chapter 190.010. In general, the UPAA identifies roles and responsibilities for coordinating County and City land use planning activities that may have impacts on both the City and Washington County.

## II. Background

In January 2026, the Washington County Board of Commissioners considered and approved changes to Washington County-Forest Grove Urban Planning Area Agreement (UPAA). The UPAA is an intergovernmental agreement allowed by state law (ORS §§190.010). Oregon Revised Statutes Chapter §§190.010 grants authority to local governments to enter into intergovernmental agreements for purposes of performing any and all functions and activities that either party has authority to perform.

The first UPAA between Washington County and the City of Forest Grove was adopted in 1998 by Resolution 1988-44 and was last revised in 2018 by Resolution 2018-75. The UPAA was updated in 2018 to reflect that all future urbanized areas after 2010 must be governed and urbanized by a city. The 2018 update also incorporated wording for coordination of urban planning for the David Hill Urban Reserve Area established in 2011.

The UPAA was updated to make minor changes to policies and processes for planning coordination in Forest Grove’s urban planning area and to update the planning area map to be consistent with the Washington County-Cornelius UPAA (Attachment A).

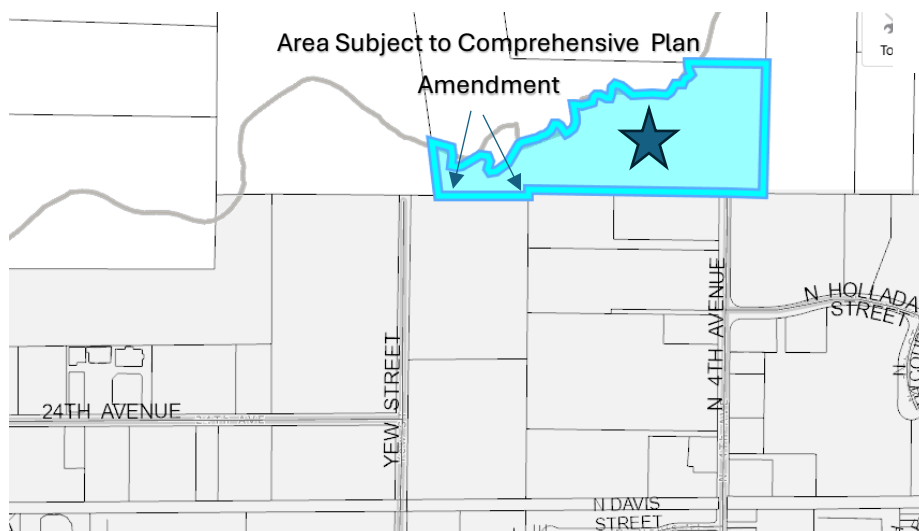
On March 2, 2026, the Planning Commission considered amendments to the UPAA between Washington County and the City of Forest Grove. The amendments included removing a portion of a parcel from the Forest Grove Planning Area so that the territory could be added to the Cornelius Planning area. The subject area is part of a parcel that is already in the Cornelius Planning Area. Additional information about the affected area is provided below.

On March 2, 2026, the Planning Commission adopted a motion recommending that the City Council adopt a resolution accepting amendments to the UPAA between Washington County and the City of Forest Grove approved by the Washington County Board of Commissioners. On April 13, 2026, The City Council considered the Planning Commission’s recommendation and approved Resolution 2026-12 accepting the UPAA amendments. Now that the UPAA have been accepted the Forest Grove Comprehensive Plan Map must be amended to remove the City’s Comprehensive Plan designation from the territory to be added to the Corenlius Planning Area. This will allow the City of Cornelius to apply a Corenlius Comprehensive Plan designation to the affected territory.

### III. Site Examination

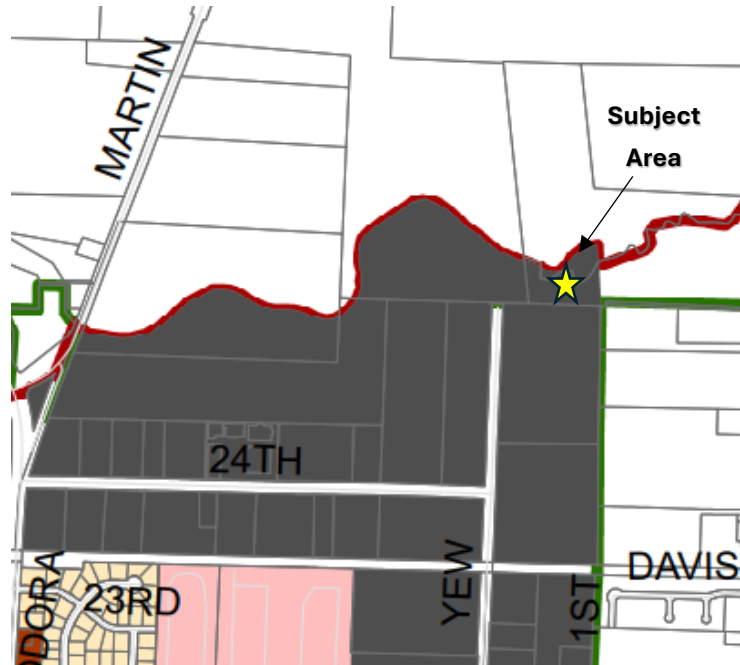
The subject property is located northeast of the 24<sup>th</sup> Avenue industrial district and is situated south of Council Creek and north of the Forest Grove city limits. The total parcel land area is approximately seventeen acres. The portion of the property subject to the proposed Comprehensive Plan Map amendment is located at the far western end of the property and just over two acres in area which represents approximately 12% of the parcel’s total land area.

**Vicinity Map**



The portion of the property subject to Comprehensive Plan Map amendment As shown below, the property subject to the Comprehensive Plan Map amendment is a portion of a larger parcel that is mostly within the Corenius planning area. The portion of the parcel currently within the Forest Grove planning area is currently designated General Industrial (GI) which is depicted as gray on the Forest Grove Comprehensive Plan Map.

### Comprehensive Plan Designation



## IV. Description of Proposal

This is a City-initiated amendment to the Forest Grove Comprehensive Plan map to remove the City's General Industrial Comprehensive Plan Map designation from property that will be withdrawn from the Forest Grove Urban Planning Area and added to the Corenius Planning Area.

Now that the UPAA update has been approved the Forest Grove Comprehensive Plan Map must be amended to remove the Forest Grove plan designation. This will allow the City of Cornelius to apply a Comprehensive Plan map designation to the subject property. These actions will expedite future annexation of the entire parcel into the City of Cornelius and future development review since the parcel would not be bisected by jurisdictional boundaries.

The procedural requirements for an amendment to the Comprehensive Plan map are described in the following section.

## V. Procedural Requirements

The Forest Grove Development Code includes four review types for land use decisions:

Type I: An administrative decision that requires no interpretation or exercise of policy or legal judgment in evaluating approval criteria. These are often referred to as ministerial decisions.

Type II: A limited land use decision involves the exercise of limited interpretation and discretion in evaluating approval criteria and approval or denial is based on discretionary standards that regulate the physical characteristics of a permitted use.

Type III: In general, Type III land use decisions require significant discretion and evaluation of subjective approval standards. Land use decisions that are site-specific in nature are classified as Type III or quasi-judicial decisions. The Planning Commission has decision authority for Type III applications. Some site specific decisions such as an amendment to the Comprehensive Plan Map are elevated to a Type IV decision requiring final local approval by the City Council by ordinance.

Type IV: The Type IV review process generally applies to land use decisions that have the most discretion and apply to the general population and prescribe policy. Certain Type III land use applications are also reviewed under the Type IV process. Type IV applications are reviewed by the Planning Commission before consideration by the City Council for a final local action .

This proposal to amend the Comprehensive Plan Map to remove the City's General Industrial designation from the property to be withdrawn from the Forest Grove Planning Area is classified as a Type IV application.

The Type IV review process requires that the City provide notice to the Oregon Department of Land Conservation and Development, and Metro, at least 35 days before the first public hearing. The process also requires notice to property owners within three hundred feet of the property subject to the land use application. This notice must be provided at least twenty days prior to the first public hearing on an application. Notice of the public hearings must also be published in the local newspaper at least seven days before the date of the public hearing.

Notice of the Planning Commission's public hearing on the proposal was provided to the Oregon Department of Land Conservation and Metro on May 8, 2026, as required. Notice was mailed to property owners within three hundred feet of the property subject to this land use application on May 26, 2026, and Notice of the required Planning Commission and City Council public hearings was scheduled for publication in the Forest Grove News Times on June 5 and June 12, 2026.

## VI. Required Approvals and Findings

The applicable decision considerations are described more fully below. Required findings are also provided below.

Statewide Land Use Planning Goal 2 establishes a land use planning process and framework as a basis for all decisions and actions related to the use of land. Goal 2 identifies two types of plan revisions: Major Plan Revisions and Minor Plan Revisions.

Major plan revisions include land use changes that have widespread and significant impact beyond the immediate area, such as quantitative changes producing large traffic volumes; qualitative changes in the character of land use such as a conversion of residential to industrial use; or a spatial change that affects large areas or many different ownerships.

Minor plan revisions are those which do not have significant effect beyond the immediate area of the change.

Finding: Since the proposed Comprehensive Plan map amendment affects a portion of a larger parcel under one ownership and removing the City's General Industrial Comprehensive Plan designation will not have any effect beyond the subject property, the amendment is deemed to be a minor plan revision.

Statewide Planning Goal 2 requires that City, County, State and Federal agency and special district plans and actions related to land use be consistent with the comprehensive plans of the cities and counties and any regional plans adopted under ORS Chapter 268.

Finding: Approval of the Comprehensive Plan Map amendment ensures coordination between the City of Forest Grove, City of Cornelius and Washington County as described in the respective urban planning area agreements adopted under ORS 190.010 described below .

Oregon Revised Statutes Chapter 190 addresses intergovernmental cooperation. ORS §§190.007, states that intergovernmental cooperation to further economy and efficiency in local government is a matter of statewide concern. To further intergovernmental cooperation, ORS §§190.010 provides authority to local governments to enter into cooperation agreements. ORS §§190.010 provides authority to cities and counties to enter into an agreement for the performance of any or all functions and activities that either party has authority to perform including land use planning.

Finding: Approval of the Comprehensive Plan Amendment is consistent with ORS §§190.010 including the adopted Urban Planning Area Agreements between the City of Forest Grove and Washington County and the City of Cornelius and Washington County

since the planning area maps contained in the UPAAAs shows the subject parcel as being withdrawn from the Forest Grove Planning and added to the Cornelius Planning area.

## **VII. Recommendation**

The proposed Comprehensive Plan Map amendment is deemed consistent with Oregon Statewide Land Use Planning Goal 2, ORS 190.010 and the Urban Planning Area Agreement between the City of Forest Grove and Washington County adopted on April 13, 2026. Therefore, staff recommends that the Planning Commission adopt a motion recommending that the City Council adopt an ordinance amending the Forest Grove Comprehensive Plan map to remove the City's General Industrial Comprehensive Plan Map designation from territory to be withdrawn from the Forest Grove Planning Area and added to the Cornelius Planning Area.

## **VIII. Exhibit**

- A. Urban Planning Area Agreement between the City of Forest Grove and Washington County, October 14, 2025

**ORDINANCE NO. 2026-03**

**ORDINANCE AMENDING THE FOREST GROVE COMPREHENSIVE PLAN MAP TO REMOVE THE FOREST GROVE GENERAL INDUSTRIAL PLAN DESIGNATION FROM TERRITORY TO BE REMOVED FROM THE FOREST GROVE URBAN PLANNING AREA: FILE NO. 311-26-000006-PLNG**

**WHEREAS**, on April 13, 2026, City Council approved Resolution 2026-12 accepting updates to the Urban Planning Area Agreement (UPAA) between the City of Forest Grove and Washington County; and

**WHEREAS**, the UPAA updates include removing territory from the Forest Grove Urban Planning area; and

**WHEREAS**, the subject territory is a portion of Washington County Tax Lot 1N333b00401; and

**WHEREAS**, the subject territory is designated General Industrial on the Forest Grove Comprehensive Plan map; and

**WHEREAS**, removing the Forest Grove Comprehensive Plan Map designation will allow the City of Cornelius to apply a City of Cornelius Comprehensive Plan Map designation to the subject territory; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on the proposed Comprehensive Plan Map amendment on June 15, 2026; and

**WHEREAS**, the Planning Commission held the public hearing and voted unanimously to approve a motion recommending that City Council adopt an ordinance amending the Forest Grove Comprehensive Plan Map as described in Planning Commission Decision No. 2026-01 attached as Exhibit A; and

**WHEREAS**, Planning Commission Decision No. 2026-01 was forwarded to City Council for public hearing on June 22, 2026, and July 13, 2026; and

**WHEREAS**, as required by Forest Grove Development Code §17.1.610(C), notice of the proposed Comprehensive Plan Map amendment was mailed to all property owners within 300 feet of the subject property; and

**WHEREAS**, notice of the City Council public hearings was published in the Forest Grove News-Times on June 5, 2026; and

**WHEREAS**, the City Council opened the duly noticed public hearing on June 22, 2026, and continued the public hearing to July 13, 2026; and adopted a motion approving the proposed Comprehensive Plan Map amendment as recommended by the Planning Commission;

**NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:**

**Section 1.** City Council hereby adopts the amendment to the Forest Grove Comprehensive Plan Map to remove the Forest Grove General Industrial Plan designation from territory removed from the Forest Grove Urban Planning Area as shown in Planning Commission Findings and Decision 2026-01 (Exhibit A).

**Section 2.** This ordinance shall be effective 30 days following its enactment by the City Council.

**PRESENTED AND PASSED** this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Mariah S. Woods, City Recorder

**APPROVED** by the Mayor this 13<sup>th</sup> day of July, 2026.

\_\_\_\_\_  
Malynda H. Wenzl, Mayor

# EXHIBIT A

## PLANNING COMMISSION FINDINGS AND DECISION NUMBER 2026-01

### COMPREHENSIVE PLAN MAP AMENDMENT URBAN PLANNING AREA AGREEMENT PORTION OF WASHINGTON COUNTY TAX LOT 1N333B000401 File Number: 311-26-000006-PLNG

WHEREAS, on April 13, 2026, City Council approved Resolution 2026-12 accepting updates to the Urban Planning Area Agreement (UPAA) between the City of Forest Grove and Washington County adopted by the Washington County Board of Commissioners; and

WHEREAS, the UPAA updates include removing territory from the Forest Grove Urban Planning area to allow adding the territory to the Cornelius Urban Planning Area; and

WHEREAS, the subject territory is designated General Industrial on the Forest Grove Comprehensive Plan map; and

WHEREAS, removing the Forest Grove Comprehensive Plan Map designation will allow the City of Corenlius to apply a City of Corenlius Comprehensive Plan Map designation to the subject territory; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed Comprehensive Plan Map amendment on June 15, 2026; and

WHEREAS, on June 15, 2026, the Planning Commission approved a motion recommending that City Council approve and ordinance amending the Comprehensive Plan Map to remove the Forest Grove General Industrial Comprehensive Plan Map designation from property to be removed from the Forest Grove Urban Planning Area and added to the Cornelius Planning Area as shown on Exhibit A.

NOW THEREFORE, the City of Forest Grove Planning Commission does hereby recommend that City Council adopt an ordinance amending the Comprehensive Plan map to remove the City of Forest Grove General Industrial Comprehensive Plan Map designation from the territory to be removed from the Forest Grove Urban Planning Area and making the following specific findings in support of the decision.

- 1) The Planning Commission adopts by reference the staff report including findings and recommendations dated June 15, 2026.
- 2) The following decision considerations apply to the proposed Comprehensive Plan Map amendment:
  - Oregon Statewide Land Use Planning Goal 2; and
  - Oregon Revised Statutes Section 190.010

Findings addressing the applicable decision considerations are provided below.

Statewide Land Use Planning Goal 2 establishes a land use planning process and framework as a basis for all decisions and actions related to the use of land. Goal 2 identifies two types of plan revisions: Major Plan Revisions and Minor Plan Revisions.

Major plan revisions include land use changes that have widespread and significant impact beyond the immediate area, such as quantitative changes producing large traffic volumes; qualitative changes in the character of land use such as a conversion of residential to industrial use; or a spatial change that affects large areas or many different ownerships.

Minor plan revisions are those which do not have significant effect beyond the immediate area of the change.

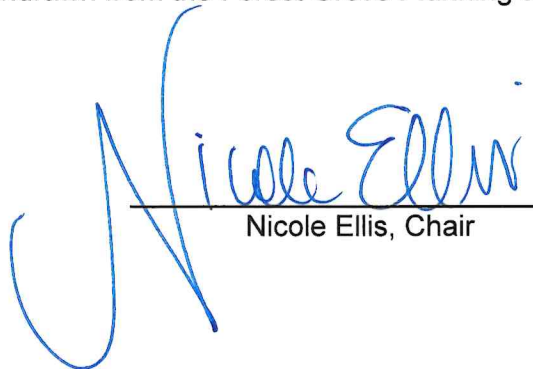
Finding: Since the proposed Comprehensive Plan map amendment affects a portion of a larger parcel under one ownership and removing the City's General Industrial Comprehensive Plan designation will not have any effect beyond the subject property, the amendment is deemed to be a minor plan revision.

Statewide Planning Goal 2 requires that City, County, State and Federal agency and special district plans and actions related to land use be consistent with the comprehensive plans of the cities and counties and any regional plans adopted under ORS Chapter 268.

Finding: Approval of the Comprehensive Plan Map amendment ensures coordination between the City of Forest Grove, City of Cornelius and Washington County as described in the respective urban planning area agreements adopted under ORS 190.010 described below.

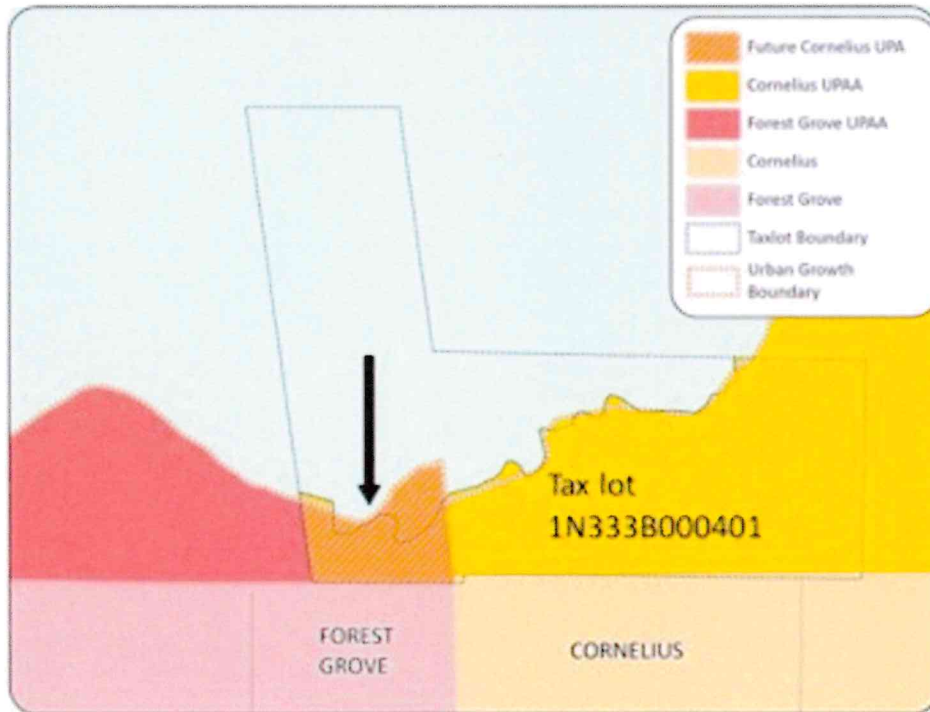
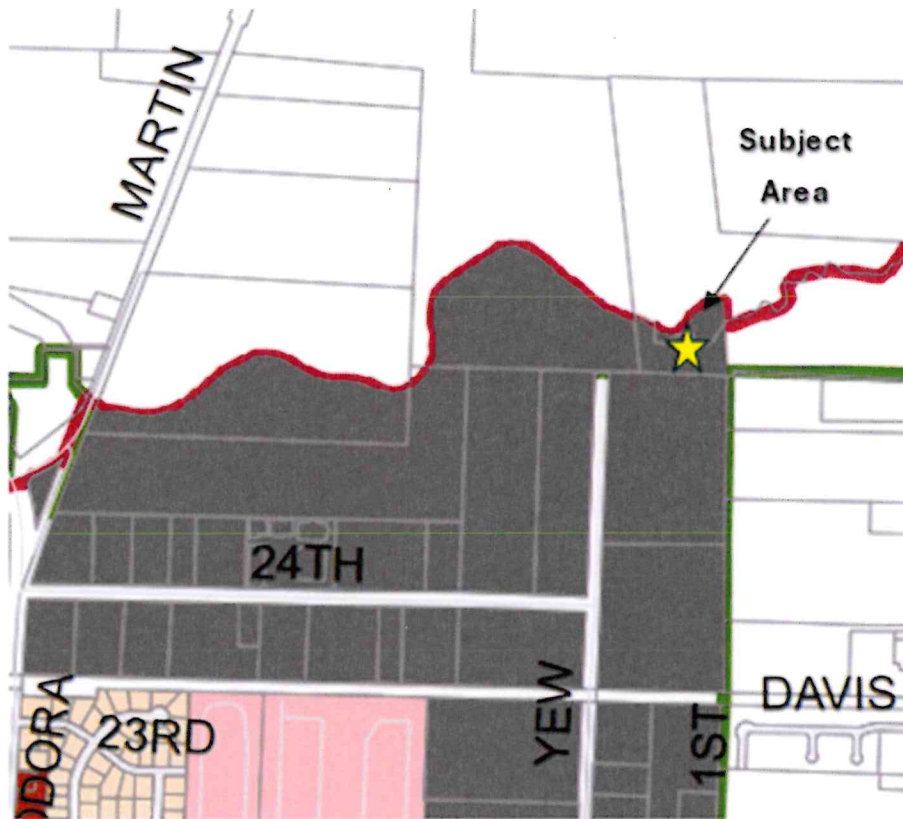
Oregon Revised Statutes Chapter 190 addresses intergovernmental cooperation. ORS §§190.007, states that intergovernmental cooperation to further economy and efficiency in local government is a matter of statewide concern. To further intergovernmental cooperation, ORS §§190.010 provides authority to local governments to enter into cooperation agreements. ORS §§190.010 provides authority to cities and counties to enter into an agreement for the performance of any or all functions and activities that either party has authority to perform including land use planning.

Finding: Approval of the Comprehensive Plan Amendment is consistent with ORS §§190.010 including the adopted Urban Planning Area Agreements between the City of Forest Grove and Washington County and the City of Cornelius and Washington County since the planning area maps contained in the UPAA's shows the subject parcel as being withdrawn from the Forest Grove Planning and added to the Cornelius Planning area.

  
\_\_\_\_\_  
Nicole Ellis, Chair

  
\_\_\_\_\_  
Date

EXHIBIT A



## STAFF REPORT TO CITY COUNCIL

---

**TO:** City Council

**FROM:** Jesse VanderZanden, City Manager

**CC:** Kim Ezell, Assistant City Manager  
Sally Cicerchi, Assistant Finance Director

**MEETING DATE:** June 22, 2026

**SUBJECT TITLE:** Resolution 2026-28 Establishing Water Rates

**ACTION REQUESTED:**  Ordinance  Order  Resolution  Motion  Informational

---

### 2040 VISION PLAN

- **GOAL: Community Growth** – We envision a well-connected, safe, and environmentally sustainable community with diverse, affordable housing; resilient, green infrastructure; efficient mobility options; and strong public safety – creating a vibrant, accessible, and climate-conscious community for all
- **OUTCOME:** Build and maintain resilient, efficient, and financially sustainable infrastructure

### BACKGROUND

Each year the City evaluates if there is a need to increase established water rates for customers. The City has previously increased water rates by 2% on July 1, 2019, and by 3% on July 1, 2022. The City did not increase water rates during the height of COVID-19.

The Water Fund is expected to contribute funding to about \$52 million in capital improvements identified in the Water Master Plan over the next five years. In addition, the Fund is seeing upward pressure on personnel costs and supplies with inflation. Due to these cost increases and planned capital improvements, staff is proposing a 3% rate increase to be effective July 1, 2026. This proposed increase will follow Council’s established direction to make smaller, incremental increases over time rather than significant one-time rate increases and will ensure the Water Fund has the resources necessary for operations and capital expenses

Forest Grove water rates continue to be lower than those in other agencies across the region. Staff have included a chart comparing Forest Grove’s residential water rates using 7,000 gallons per month with other agencies in the Joint Water Commission.

### FISCAL IMPACT

For a single-family residential user using 7,000 gallons of water per month, the proposed 3.0% increase means the water bill will increase by about \$1.24 per month from \$41.65 to \$42.89 per month.

At the June 22, 2026, City Council the City will be asked to approve a 3% increase in City sewer and SWM rates and a 4% increase in Clean Water Services (CWS) sewer and SWM rates as those increases are approved by the Clean Water Services (CWS) board. That would increase sewer rates by \$2.29 per month and SWM rates by \$0.41 per month. The total monthly increase for all of these fees to a residential customer using 7,000 gallons of water per month would be \$3.94 per month.

## **RECOMMENDATION**

Staff recommends the City Council adopt the attached resolution.

## **ATTACHMENTS**

- Resolution No. 2026-28
- Residential water rate comparison with other agencies in the Joint Water Commission

**RESOLUTION NO. 2026-28**

**RESOLUTION FIXING WATER RATES FOR THE  
CITY OF FOREST GROVE, EFFECTIVE JULY 1, 2026,  
AND REPEALING RESOLUTION NO. 2023-17**

**WHEREAS**, Forest Grove Code Section 50.07 authorizes the City Council to fix water rates by resolution; and

**WHEREAS**, the City Council has determined that water fund revenue requirements will necessitate that water rates be increased by three (3%); and

**WHEREAS**, a duly-noticed Public Hearing was held June 22, 2026.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:**

**Section 1.** That the water rates within the city limits of Forest Grove shall be as follows:

SF RESIDENTIAL CUSTOMER CLASS				
METER SIZE	BILLING INTERVAL RATE	MONTHLY USAGE RATES		
		TIER 1	TIER 2	TIER 3
		0 kgal to 7 kgal	7 kgal to 15 kgal	15 kgal & Over
3/4" & Less	\$28.05	\$2.12	\$4.49	\$6.51
1"	\$39.26	\$2.12	\$4.49	\$6.51
1.5"	\$57.90	\$2.12	\$4.49	\$6.51
2"	\$80.28	\$2.12	\$4.49	\$6.51

MF RESIDENTIAL CUSTOMER CLASS			COMMERCIAL CUSTOMER CLASS		
METER SIZE	BILLING INTERVAL RATE	MONTHLY USAGE RATE (kgal)	METER SIZE	MONTHLY FIXED RATE	MONTHLY USAGE RATE (kgal)
3/4" & Less	\$28.05	\$3.05	3/4" & Less	\$28.05	\$3.23
1"	\$39.26	\$3.05	1"	\$39.26	\$3.23
1.5"	\$57.90	\$3.05	1.5"	\$57.90	\$3.23
2"	\$80.28	\$3.05	2"	\$80.28	\$3.23
3"	\$103.06	\$3.05	3"	\$127.47	\$3.23
4"	\$152.00	\$3.05	4"	\$208.04	\$3.23
6"	\$287.79	\$3.05	6"	\$368.94	\$3.23
8"	\$450.81	\$3.05	8"	\$580.19	\$3.23

INDUSTRIAL CUSTOMER CLASS			COMPOUND METERS		
METER SIZE	BILLING INTERVAL RATE	MONTHLY USAGE RATE (kgal)	MONTHLY FIRE SERVICE CHARGE	\$80.70	MFR compound meter example: 2" domestic plus compound meter: \$160.98
2"	\$80.28	\$2.81	FIRE SERVICE		
3"	\$146.91	\$2.81	MONTHLY FIRE SERVICE CHARGE	\$9.75	
4"	\$220.48	\$2.81			
6"	\$424.83	\$2.81			
8"	\$670.04	\$2.81			

	USAGE RATE (kgal)
FIRE HYDRANT WATER <i>(permit required)</i>	\$3.65

	ANNUAL RATE
WATER STAND-BY SERVICE <i>(meter out of service for 7+ months)</i>	\$70.80

**Section 2.** That the following rules shall govern the definition of various customer classes:

- a. Whenever one water meter serves more than one type of customer class, the higher of the two rates shall be charged for all water used.
- b. In order to be classified as a residential water user, the water customer must meet the following definition:

The term residential user is applicable to all single family, multiple family, and mobile home buildings where residential customers receive metered water service, and which structures house family dwelling units. A residential dwelling unit is defined to include dwelling units designed for permanent occupation by family and which include kitchens and bathroom facilities.

- c. In order to be classified as an industrial water user, a water utility customer must meet all three requirements listed below:

- (1) A water system customer's status is determined by using the Standard Industrial Classification Manual and the customer must belong to a major industrial group in Division A (agriculture, forestry, and fishing), Division B (mining), Division D (manufacturing), or Division F (wholesale

trade) as defined in most current Standard Industrial Classification Manual.

- (2) A water system customer's historical annual water use, documented by City of Forest Grove Water Utility water billing records, must equal or exceed an average of 10,000 gallons per day.
  - (3) A water system customer's water meter size must equal or exceed two inches in diameter.
- d. A water user who does not meet the requirements contained in Section 2(b) residential user or section 2(c) industrial user shall be classified and billed for water as a commercial class customer.
  - e. Any water taken from fire hydrant or other unmetered facility other than for an authorized city use shall be charged at the rate listed in Section 1 above for Fire Hydrant Water, plus the current permit fee.

**Section 3.** That the billing interval charge when there is no water consumption shall be the billing interval fixed rate contained in Section 1 of the meter size and customer class for the service being provided.

**Section 4.** That the following rules shall govern the definition of a meter on stand-by service:

- a. A meter on stand-by service is out of service;
- b. The property owner may make application for stand-by service to the City, or the City may place a water meter on stand-by at its discretion after seven (7) or more months of non-use;
- c. The water meter must be out of service for seven (7) or more consecutive months from the date the property owner applies, or the seven (7) preceding months if the City places a meter on stand-by;
- d. If a meter is taken off of stand-by service before the passage of seven (7) consecutive months, Section 3 will apply retro-actively from the date the meter was placed on stand-by;
- e. Once brought back into service, the water meter must remain in service for twelve (12) consecutive months before becoming eligible to be placed on stand-by service again;
- f. If the water meter remains on stand-by service for sixty (60) or more consecutive months, in order to put the meter back in service, the prevailing meter drop-in charges will apply.

**Section 5.** That the applicable rate for water service outside the city limits shall be those contained in Section One (1) through Section Four (4), plus 100%, except as otherwise noted.

**Section 6.** The above water rates shall become effective July 1, 2026.

**Section 7.** Resolution No. 2023-17 is hereby repealed upon the effective implementation date of the foregoing water rates.

**Section 8.** This resolution is effective immediately upon its enactment by the City Council.

**PRESENTED AND PASSED** this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Mariah S. Woods, City Recorder

**APPROVED** by the Mayor this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Malynda H. Wenzl, Mayor

### Comparison of Water Rates with JWC Partners

	Fixed Charge*	Usage**	Total
<b>Beaverton</b>			
Effective July 1, 2025	25.05	64.30	89.35
<b>TVWD</b>			
Effective November 1, 2025	15.69	97.16	112.85
<b>Hillsboro</b>			
Effective January 1, 2026	21.94	32.06	54.00
<b>Forest Grove</b>			
Current effective July 1, 2023	27.23	14.42	41.65
Proposed as of July 1, 2026	28.05	14.84	42.89

\* Fixed Charge for predominant single-family meter

\*\* Assumes usage of 7,000 gallons per month

**STAFF REPORT TO CITY COUNCIL**

---

**TO:** City Council

**FROM:** Jesse VanderZanden, City Manager

**CC:** Kim Ezell, Assistant City Manager  
Sally Cicerchi, Assistant Finance Director

**MEETING DATE:** June 22, 2026

**SUBJECT TITLE:** Resolution 2026-XX Establishing City Sewer Utility Rates

**ACTION REQUESTED:**       Ordinance     Order     Resolution     Motion     Informational

---

**2040 VISION PLAN**

- **GOAL: Community Growth** – We envision a well-connected, safe, and environmentally sustainable community with diverse, affordable housing; resilient, green infrastructure; efficient mobility options; and strong public safety – creating a vibrant, accessible, and climate-conscious community for all
- **OUTCOME:** Build and maintain resilient, efficient, and financially sustainable infrastructure

**BACKGROUND**

Prior to July 1, 2017, Clean Water Services (CWS) set regional and local sewer rates, and the City added a surcharge to raise sufficient revenue to cover the costs of operating the local portion of the sewer collection system. Starting in FY 2017-18, CWS began setting a regional sewer rate to cover its portion of the costs, leaving each local jurisdiction to set a local sewer rate to cover their portion of sewer costs. The City established a local sewer rate in FY 2017-18, adjusting the rate annually thereafter.

CWS is proposing a 4.0% increase to the regional sewer rates as of July 1, 2026. Staff is proposing a 3.0% increase to the local rate as of July 1, 2026. The proposed resolution would increase the local base rate from \$11.02 to \$11.35 per Equivalent Dwelling Unit (EDU) and the use charge from \$0.535 per 1,000 gallons per month to \$0.551 per 1,000 gallons per month. Staff has attached a resolution adjusting the FY 2026-27 local sewer rate for Council consideration.

**FISCAL IMPACT**

The changes to the CWS and the City’s sewer rates will increase the total sewer rate for a typical residential customer from \$60.79 to \$63.08 per month for a total increase of \$2.29 per month based on average residential water consumption of 8ccf or 5,984 gallons per month of winter water usage.

## RECOMMENDATION

Staff recommends the City Council adopt the attached resolution.

## ATTACHMENT

- Resolution No. 2026-29

**RESOLUTION NO. 2026-29**

**RESOLUTION ESTABLISHING CITY SEWER UTILITY RATES FOR  
THE CITY OF FOREST GROVE, EFFECTIVE JULY 1, 2026,  
AND REPEALING RESOLUTION NO. 2025-34**

**WHEREAS**, Forest Grove Code Section 52.01 and as set forth in the Agreement with Clean Water Services (CWS), Page 5, Section 4.B., of the Agreement requires the City to collect rates and charges set by Clean Water Services; and

**WHEREAS**, on July 1, 2017, CWS began setting a regional rate on the portion of CWS provided sewer services, with the City setting a local rate for the portion of the City provided sewer services; and

**WHEREAS**, the City is proposing to increase its FY 2026-27 local rate by 3.0% and CWS is proposing to increase its FY 2026-27 regional rate by 4.0%; and

**WHEREAS**, a duly noticed public hearing was held on June 22, 2026.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:**

**Section 1.** Effective July 1, 2026, the City of Forest Grove sets the following sanitary sewer utility rates for servicing the local portion of the sewer collection system that the City is responsible to maintain: Monthly Base Charge of \$11.35 per Equivalent Dwelling Unit (EDU) and a use charge of \$0.551 per 1,000 gallons per month. The revenue collected by this fee shall be retained by the City.

**Section 2.** Resolution No. 2025-34 is repealed upon the effective implementation date of the foregoing rates.

**Section 3.** This resolution is effective immediately upon its enactment by the City Council.

**PRESENTED AND PASSED** this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Mariah S. Woods, City Recorder

**APPROVED** by the Mayor this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Malynda H. Wenzl, Mayor

**STAFF REPORT TO CITY COUNCIL**

---

**TO:** City Council

**FROM:** Jesse VanderZanden, City Manager

**CC:** Kim Ezell, Assistant City Manager  
Sally Cicerchi, Assistant Finance Director

**MEETING DATE:** June 22, 2026

**SUBJECT TITLE:** Resolution 2026-30 Establishing Surface Water Management (SWM) Rates

**ACTION REQUESTED:**  Ordinance  Order  Resolution  Motion  Informational

---

**2040 VISION PLAN**

- **GOAL: Community Growth** – We envision a well-connected, safe, and environmentally sustainable community with diverse, affordable housing; resilient, green infrastructure; efficient mobility options; and strong public safety – creating a vibrant, accessible, and climate-conscious community for all
- **OUTCOME:** Build and maintain resilient, efficient, and financially sustainable infrastructure

**BACKGROUND**

Clean Water Services (CWS) began setting a regional rate to cover their portion of surface water management (SWM) costs in FY 2017-2018. This resulted in each local jurisdiction setting a local rate to cover their portion of SWM costs. The City began setting a local SWM rate as of July 1, 2017.

CWS is increasing its monthly SWM rate by 4.0% to \$2.93 per Equivalent Dwelling Unit (EDU) per month as of July 1, 2026. The City’s current SWM fee is \$9.71 per EDU per month and the City is proposing a 3.0% increase to \$10.01 per EDU per month effective July 1, 2026. Staff has attached a resolution adjusting the FY 2026-27 SWM rate for Council consideration

**FISCAL IMPACT**

The increase to the CWS and the City’s SWM rates will increase total costs by \$0.41 per DUE per month from \$12.53 to \$12.94 per month for a single-family residence.

**RECOMMENDATION**

Staff recommends the City Council adopt the attached resolution.

**ATTACHMENT**

- Resolution No. 2026-30

**RESOLUTION NO. 2026-30**

**RESOLUTION ESTABLISHING SURFACE WATER MANAGEMENT (SWM) RATE  
FOR THE CITY OF FOREST GROVE, EFFECTIVE JULY 1, 2026  
AND REPEALING RESOLUTION NO. 2025-33**

**WHEREAS**, Forest Grove City Code Section 52.01 and as set forth in the Agreement with Clean Water Services (CWS), Page 5, Section 4.B., of the Agreement which requires the City to collect rates and charges set by Clean Water Services; and

**WHEREAS**, on July 1, 2017, CWS began setting a regional rate on the SWM services it provides, with the City setting a local rate for those provided by the City; and

**WHEREAS**, the City seeks to increase the City's SWM fee by 3% from \$9.71 per Equivalent Dwelling Unit (EDU) per month to \$10.01 per EDU per month; and

**WHEREAS**, the CWS is increasing their regional SWM rate 4% and the City is increasing their SWM rate 3% resulting in a total increase of \$0.41 per EDU per month from \$12.53 to \$12.94 per month for a single-family residence; and

**WHEREAS**, a duly noticed public hearing was held on June 22, 2026.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:**

**Section 1.** Effective July 1, 2026, the City of Forest Grove sets a monthly SWM rate of \$10.01 per EDU per month for servicing the local portion of the SWM system that the City is responsible for maintaining. The revenue collected by this fee shall be retained by the City.

**Section 2.** Resolution No. 2025-33 is repealed upon the effective implementation date of the foregoing rates.

**Section 3.** This resolution is effective immediately upon its enactment by the City Council.

**PRESENTED AND PASSED** this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Mariah S. Woods, City Recorder

**APPROVED** by the Mayor this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Malynda H. Wenzl, Mayor

**STAFF REPORT TO CITY COUNCIL**

---

**TO:** City Council

**FROM:** Jesse VanderZanden, City Manager

**CC:** Kim Ezell, Assistant City Manager  
Sally Cicerchi, Assistant Finance Director

**MEETING DATE:** June 22, 2026

**SUBJECT TITLE:** Resolution 2026-31 Accepting CWS Rates for FY 2026-27

**ACTION REQUESTED:**  Ordinance  Order  Resolution  Motion  Informational

---

**2040 VISION PLAN**

- **GOAL: Community Growth** – We envision a well-connected, safe, and environmentally sustainable community with diverse, affordable housing; resilient, green infrastructure; efficient mobility options; and strong public safety – creating a vibrant, accessible, and climate-conscious community for all
- **OUTCOME:** Build and maintain resilient, efficient, and financially sustainable infrastructure

**BACKGROUND**

Clean Water Services (CWS) sets sewer and surface water management (SWM) rates and charges for maintenance services, as well as sewer and SWM system development charges (SDC) for capital expenses related to new development. The City collects these funds and remits them to CWS. Staff has prepared a resolution for Council consideration that authorizes the City to collect the updated rates and charges established by the CWS Board of Directors. CWS has established the following increases effective July 1, 2026:

- Sewer rates – 4.0% increase from \$46.57 to \$48.43 per month (Base + Average Use Charge)
- SWM rates - 4.0% increase from \$2.82 to \$2.93 per month
- Sewer SDC – 2.7% increase from \$7,139 to \$7,332 per equivalent dwelling unit (EDU)
- SWM SDC – 2.7% increase from \$691 to \$710 per EDU.

**FISCAL IMPACT**

The impact to single-family residences are noted above. The City retains 20% of the Sewer SDC and 100% of the SWM SDC, so the City will collect more revenue for each permit issued. CWS establishes the rate for both. The total impact will be dependent on the number of permits issued.

**RECOMMENDATION:** Staff recommends the City Council adopt the attached resolution.

**ATTACHMENT**

- Resolution No. 2026-31

**RESOLUTION NO. 2026-31**

**RESOLUTION ACCEPTING CLEAN WATER SERVICES SANITARY SEWER UTILITY RATES, SURFACE WATER MANAGEMENT (SWM) RATES, SWM SYSTEM DEVELOPMENT CHARGES (SDC) AND SANITARY SEWER SDC, EFFECTIVE JULY 1, 2026, AND REPEALING RESOLUTION NO. 2025-39**

**WHEREAS**, Forest Grove City Code Section 52.01(A) and as set forth in the Agreement with Clean Water Services, Page 5, Section 4.B., of the Agreement which requires the City to collect rates and charges set by Clean Water Services (CWS) and that the Council establish those rates annually by resolution; and

**WHEREAS**, Clean Water Services provides the City of Forest Grove sanitary sewer treatment and surface water management (SWM) services billed on a per dwelling unit; and

**WHEREAS**, Clean Water Services increased regional sewer and SWM rates by 4.0% effective July 1, 2026; and

**WHEREAS**, Clean Water Services Board of Directors increased its SWM System Development Charges (SDC) by 2.7%, raising the fee from \$691 to \$710 per Equivalent Dwelling Unit (EDU), effective July 1, 2026; and

**WHEREAS**, Clean Water Services Board of Directors increased its Sanitary Sewer SDC by 2.7%, raising the fee from \$7,139 to \$7,332 per EDU, effective July 1, 2026; and

**WHEREAS**, the City of Forest Grove retains 20 percent (20%) of the Sanitary Sewer SDC and 100% of the SWM SDC as set forth in the Agreement with CWS.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:**

**Section 1.** The City Council authorizes the City to collect Sanitary Sewer and Surface Water Management rates and charges as set forth by Clean Water Services Board of Directors, effective July 1, 2026.

**Section 2.** The City Council authorizes the City to collect Sanitary Sewer and Surface Water Management System Development Charges as set forth by Clean Water Services Board of Directors, effective July 1, 2026.

**Section 3.** The City of Forest Grove shall retain 20 percent (20%) of the Sanitary Sewer System Development Charges and 100 percent (100%) of the SWM System Development Charges as set forth by Clean Water Services Board of Directors to be effective July 1, 2026.

**Section 4.** Resolution No. 2025-39 is repealed upon the effective implementation date of the foregoing rates.

**Section 5.** This resolution is effective immediately upon its enactment by the City Council.

**PRESENTED AND PASSED** this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Mariah S. Woods, City Recorder

**APPROVED** by the Mayor this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_\_  
Malynda H. Wenzl, Mayor