



MINUTES

City Council Meeting
Monday, May 18, 2026
Work Session - 6:00 pm
Business Meeting – 7:00 pm
Jessie Mays Community Center
and also via Zoom

**COUNCIL
MEMBERS:**

Mayor Aaron Dumbrow, Councilors Mark De Forge, Mandy Hagedorn, Trista Ugarte, Vacancy, Anna Warrington, Don Weber,

STAFF PRESENT:

City Manager Bill Reid, City Recorder Lori Lesmeister, Police Chief Eamon O'Reilly, Library Director Robin Doughty, Public Works Director Dustin Lueckenotte, Asst. Planner Rowan Maiorano, City Attorney Emily Matasar

OTHER:

1 WORK SESSION - 6:00 PM

***Note - Work Sessions now have a separate Zoom login from Business Meeting**

Join Zoom for Work Session:

<https://us02web.zoom.us/j/89086049926?pwd=UFztWAFRucKwpB4Dw7fHjzKHE6yWbk.1>

Meeting ID: 890 8604 9926

Passcode: 920752

a) **Purchasing Rules Update**

2 CALL TO ORDER at 7:04 pm

3 PLEDGE OF ALLEGIANCE

4 ROLL CALL

a) All Councilors in attendance.
Councilor Warrington attended via Zoom.

5 CONSENT AGENDA:

7:05pm - 7:10pm

- a) **City Manager Report - Agenda Items**
- b) **Proclamation - National Public Works Week May 18-22, 2026**

Mayor Dumbrow read the Proclamation into the minutes and thanked the Public Works staff for all that they do for the city.

- c) **Approval of May 4, 2026, City Council Minutes.**

Motion to approve the Consent Agenda

Moved by Councilor Weber. Second by Councilor De Forge.
Motion was approved unanimously.

Note: Mayor Dumbrow announced that the Executive Session scheduled for this meeting would be postponed to the next meeting and conducted in person.

6 PUBLIC COMMENT:

7:10pm - 7:20pm

Mayor Dumbrow prefaced the public comment period by reminding attendees that all participants are neighbors regardless of whether they reside within or outside the city limits and urged all speakers to remain respectful and courteous. He noted that 19 public comment sign-ups had been received, and that each speaker would accordingly be limited to two minutes. He stated that comments intended solely to criticize staff or the council, while protected under the First Amendment, were not productive and asked speakers to be mindful of their tone.

- a) **Johanna Hunt - rural resident** - Ms. Hunt provided an update on the North Plains Volunteer Network, anticipating a June launch. She reported a partnership with Portland State University's computer science capstone team to develop the technology platform, and announced receipt of Community Development Block Grant funding from Washington County. She noted active recruitment for a part-time program coordinator and an advisory committee. Contact: npvolunteernetwork@gmail.com.
- b) **Shelley Teraoka - North Plains resident** - Ms. Teraoka expressed concerns about City Manager Bill Reid, alleging he was hired to advance an urban growth boundary (UGB) expansion that voters rejected in 2023, and that he was promoted ahead of more qualified candidates. She raised concerns about the lack of a completed audit and about the food bank parking situation, characterizing City staff conduct as creating an embarrassment for the city.

- c) **Faun Hosey - Hillsboro resident** - Ms. Hosey spoke on behalf of neighboring rural land owners, expressing support for preserving the rural character of the area and agricultural lands. She raised concerns that council members may not be receiving adequate information to make informed decisions regarding complex planning processes.

- d) **Pat Wolter - Hillsboro resident** - Ms. Wolter urged the council to pursue new city management leadership that would be fiscally responsible, aligned with community desires, and committed to meaningful public dialogue.
- e) **Matthew Sztewe - Hillsboro resident** - Mr. Sztewe expressed concern about recurring efforts to expand the UGB, citing the 2023 referendum result of 71% opposition, the lack of completed audits, and potential health impacts of industrial development on groundwater, drawing comparisons to issues in other counties.
- f) **Ron Bunch - Portland resident - representing Friends of North Plains Smart Growth and Strong Towns North Plains** - expressed concern that despite the 2024 referendum, city administration continued to advance a UGB expansion through existing ordinances and grant agreements and questioned whether the current process respected the council's oversight role.
- g) **Emily Waldron - rural resident 97133** - Ms. Waldron expressed urgency about the pace of UGB and TGM grant planning activities, noting that the TGM grant had been extended to November without council authorization to her knowledge. She again called for the rescission of Ordinances 484, 489, and 490, which she argued would allow staff to advance UGB planning with limited council oversight.
- h) **Russ Sheldon - North Plains resident** - Mr. Sheldon raised concerns about the proposed incorporation of the Jessie Mays area into the current URA, arguing it was inappropriate use of tax increment financing. He also referenced unresolved issues regarding alleged misrepresentations made in connection with the city's surety bond and raised broader concerns about coordination among certain individuals.
- i) **Anita Spaeth - North Plains resident** - Ms. Spaeth spoke as a food bank patron and fourth-generation Oregonian, opposing the UGB expansion and its potential impact on agricultural land and the food bank as a critical community resource.
- j) **Iris Bonfiglio - North Plains resident** - Ms. Bonfiglio spoke in support of the food bank and its clients, urging the council to support community members in need.

Lori Furrow – North Plains resident was next on the comment list but after calling her name twice with no response Mayor Dumbrow moved on to the next speaker on the list.

- k) **Lora Dexheimer - Banks resident representing the North Plains Food Bank** presented petitions containing 175 signatures from food bank volunteers and clients, and an additional 209-signature petition from Strong Towns, both requesting that the council not renew City Manager Bill Reid's contract. She described what she characterized as harassment of food bank operations by city staff and management related to parking enforcement at the food bank location.
- l) **Sue Hauth - North Plains resident** - Ms. Hauth expressed the view that community relations in North Plains were generally positive at the neighborhood level but were strained by outside influences. She noted that she had been removed from the food bank over a difference of opinion and stated that she lacked full information about ongoing matters. She questioned the transparency of certain organizing groups.
- m) **Wanda Greenwich - 97133 (no address provided on comment card)**
Left the building prior to her name being called to make public comment.

- n) **John Platt - Hillsboro resident** - Mr. Platt raised concerns about the fiduciary duty associated with the city's failure to complete annual audits, warning that both the City Manager and the City Council could face liability for breach of fiduciary duty if the situation was not promptly remedied.
- o) **Denise Caire - Hillsboro resident** - Ms. Caire read information regarding the legal limitations on a city manager self-appointing to additional roles such as acting finance and planning manager, citing governance protocol and checks-and-balance concerns.
- p) **Adam Sunshine - Portland resident spoke via Zoom** - Mr. Sunshine urged the council to hold City Manager Reid accountable, arguing the UGB expansion effort was being advanced without council direction and against the will of voters, and that the process was designed to nearly double the city's size at significant taxpayer expense.
- q) **Linda Galas-Merten - rural resident 97133 spoke via Zoom on behalf of Strong Towns North Plains** - Ms. Galas-Merten raised two management concerns: first, that the FY 2022 audit was expected to identify at least 30 deficiencies including lack of internal controls, a repeat from the 2021 audit; second, that City Manager Reid had unilaterally increased his contract spending authority by \$25,000 without formal council approval or amendment to Resolution 1250.
- r) **Elizabeth Beaupain - North Plains resident** - Ms. Beaupain described her experience applying for the city's food and beverage tenant improvement grant in 2023, alleging that City Manager Reid denied her application without proper review and on inconsistent grounds, while later granting similar or less-related businesses funding through the URA. She requested independent review of whether her application received the same process as other applicants.
- s) **Patti Perrin - rural resident 971334** - Ms. Perrin opposed the 550-acre industrial expansion, citing loss of farmland, tax abatements diverting revenue from the county and schools, the absence of any cost analysis, and the estimated \$200 million infrastructure burden. She urged the council to relieve City Manager Reid of his duties.
- t) **Mel Mortensen - rural resident 97133 received via email**
- u) **Nancy & Randy Jarigese - rural resident 97133 received via email**
- v) **Darcey Schlottmann - Hillsboro resident - received via email**
- w) **Emily West - rural resident 97133**
- x) **Brianna Sowinski - Forest Grove resident**
- y) **Ariel Goodwin - North Plains resident – provided at the meeting**
- z) Following the conclusion of public comment, City Manager Reid raised a point of order, citing City Council Rules Section E regarding abusive and harassing comments in the workplace, in response to public comment characterizing Community Development staff member Rowan Maiorano's photographing of code violations as harassment. City Manager Reid argued that Maiorano should not feel threatened or impeded in the performance of official duties. Mayor Dumbrow

acknowledged the point of order, noting he would also seek the city attorney's perspective on the matter as a rules issue.

7 PRESENTATION:

7:20pm - 7:40pm

a) **Commissioner Jerry Willey - District 4 Update**

Washington County Commissioner Jerry Willey provided his District 4 update. He reminded attendees that the primary election deadline was the following day and noted he was not seeking re-election, with six candidates vying for his seat. He reported that the county's biennial budget of over \$2 billion had been released on April 27 and was undergoing public review. He highlighted the launch of a drone-as-first-responder program through the Sheriff's Office, ongoing work on a regional supportive housing oversight committee, and progress on the Salmonberry Trail. Commissioner Willey also noted priorities including courthouse replacement (with \$1.25 million in state planning funds secured) and jail expansion. Upcoming community events noted included the Washington County Fair (July 24–August 2), the North Plains Elephant Garlic Festival(August 7–9), and the Friends of the Library book sale (August 5–10). Commissioner Willey commended the North Plains Food Bank and the recent speed limit improvements on Gordon Road. Brief questions from City Councilors followed Commissioner Willey's update.

8 STAFF REPORTS

7:40 pm - 7:55 pm

a) **Library Department Monthly Report**

Library Director Robin Doughty presented the May report, previewing summer reading program t-shirts with the theme "Plant a Seed, Read." She noted that summer reading begins June 1 and that staff would be tabling at the upcoming ice cream social. Director Doughty recognized Librarian Brianna Sowinski for her tenth anniversary of employment with the City of North Plains. Mayor Dumbrow reminded the public that two library board positions are currently open.

b) **Police Department Monthly Report**

Chief Eamon O'Reilly presented the May report and was available for questions. Councilor Ugarte inquired about police response time for domestic disturbances and whether a second deputy is required by procedure. Chief O'Reilly confirmed that two-deputy response to domestic violence calls is standard procedure and that adding an FTE would result in a faster initial response, though a second officer may take slightly longer to arrive from outside the city. Councilor Ugarte also commended the department for hosting the K9 trials. Mayor Dumbrow noted the absence of any crime trends in the report

c) **Public Works Monthly Report**

Public Works Director Dustin Lueckenotte presented the May report and was available for questions. Mayor Dumbrow inquired about chlorine residual fluctuations

in the water system. Director Lueckenotte explained that warmer weather affects reservoir temperatures and that the water remained safe to drink. He noted that future supplemental chlorination may be needed and that Northwest Natural Water was assisting with planning for potential infrastructure improvements.

d) **Community Development Monthly Report**

Community Development staff member Rowan Maiorano presented the May report, noting completion of the Travel Oregon Tourism Boot Camp and anticipated future collaboration with Explore Tualatin Valley to support tourism and the Downtown Improvement Plan adopted in 2023.

e) **Finance Department Monthly Report**

City Manager Bill Reid presented the Finance Department report, noting that the topics had been addressed in depth at the prior week's budget committee meeting and that he had nothing further to add. No questions were raised by council.

9 RESOLUTIONS:

7:55pm - 8:10pm

a) **Res. No. 2341 - Merina Contract**

City Manager Reid presented Resolution 2341, which would authorize a contract with Merina & Company through January 30, 2027, for financial services including audit preparation, daily and monthly accounting, and financial reporting. The contract value exceeds the City Manager's signatory authority, necessitating council approval. Councilor Warrington expressed a preference for hiring a full-time Finance Director rather than outsourcing. Councilor De Forge confirmed that URA audit assistance was within the contract scope. Councilor Ugarte supported the resolution as an interim measure given the difficulty in recruiting a qualified in-person Finance Director. Councilor Weber expressed support and requested that Merina appear before council regularly with concrete deliverables and timelines.

Move to adopt Resolution No. 2341 authorizing a contract with Merina & Co through January 30, 2027.

Moved by Councilor De Forge. Second by Councilor Hagedorn.
Motion was approved unanimously by a verbal roll call.

b) **Res. No. 2342 - Declaring a City Council Vacancy**

Mayor Dumbrow acknowledged the resignation of Councilor Reding for personal reasons, asking the community to respect her privacy and keep her in their thoughts. City Manager Reid outlined the timeline: notice to be published May 29; applications accepted through June 12 at noon; council to review applicants at the June 15 meeting; earliest swear-in date of July 6. Eligibility requirements include North Plains residency for at least one year prior to application and registration to vote in Oregon.

Move to adopt Resolution No. 2342 declaring a vacancy on the North Plains City Council

Moved by Councilor Hagedorn. Second by Councilor Ugarte.
Motion was approved unanimously.

c) **Res. No. 2343 - Amending Council Rules**

City Manager Reid and City Attorney Emily Matasar presented Resolution 2343, which proposed amending City Council Rules (Section G, Subsection 1(c)) to clarify that individual councilors may only request data from external public agencies when formally designated to do so by the full council, or when receiving information through an ex officio role. The intent was to ensure all councilors work from the same information simultaneously. Councilor De Forge, Councilor Weber, and Councilor Warrington expressed concern that the language was too broad and could inadvertently restrict councilors' ability to independently gather information. City Attorney Emily Matasar advised that the rule, as written, is largely consistent with the existing council-manager form of government, which already limits individual councilor authority. Councilor Ugarte supported the rule, citing a specific incident from the North Plains Parks & Recreation Board record in which a council member had contacted external agencies while identifying himself in his official capacity without council authorization. Council ultimately did not reach consensus to adopt the resolution as written.

Move to adopt Resolution 2343 to Amend City Council Rules

Moved by Councilor Ugarte. Second by Mayor Dumbrow.
Motion failed 4-2 with the following vote:
Councilors Hagedorn, De Forge, Warrington & Weber voting nay.
Councilor Ugarte and Mayor Dumbrow voted aye.
Council reached consensus to bring Resolution 2343 back as an unfinished item for revision and narrowing of the language.

d) **Res. No. 2344 - Updating the City's Social Media Policy**

City Manager Reid summarized the updates to the social media policy, noting alignment with League of Oregon Cities guidelines, removal of comment-response protocols (as comments are now disabled on city posts to avoid First Amendment forum obligations), and replacement of employee names with job titles throughout the document.

Move to adopt Resolution 2344 Updating the City's Social Media Policy

Moved by Councilor De Forge. Second by Councilor Hagedorn.
Motion was approved unanimously.

10 UNFINISHED BUSINESS:

8:10pm - 8:25pm

a) **UGB PAC Meeting Update and Council Representation Update**

Councilor De Forge presented an update from the UGB Public Advisory Committee (PAC) meeting, referencing Draft Memo No. 3 from 3JC and noting that all three current concept options include 350 or more acres of commercial/industrial land use adjacent to Sunset Ridge. He expressed concern that this was inconsistent with council and community direction. Councilor Weber agreed, stating the three concepts appeared to be variations of the original Relook proposal and did not reflect what North Plains residents indicated they would support. Councilor Warrington concurred, noting the large commercial/industrial area in all options did not reflect community sentiment. Councilor Ugarte asked that the TGM committee be challenged to present options that help residents understand the fiscal trade-offs between residential and commercial/industrial development, particularly the tax revenue implications of different growth mixes.

City Manager Reid clarified that the TGM grant process is funded entirely by state and federal dollars with no city funds expended, and that the concept planning exercise is intended to gauge community preferences following the 2024 referendum. He noted a joint work session with the Planning Commission is scheduled for June 10.

Mayor Dumbrow confirmed that council had previously authorized the continuation of the TGM grant process and that all land use decisions must originate with the Planning

Commission before coming to council. He noted council had already directed the Planning Commission to update zoning code to prohibit data centers.

Council reached consensus on two items of direction for Councilor De Forge to carry to future PAC meetings: (1) request broader and more varied expansion concept options, including housing-only or reduced commercial scenarios; and (2) request that the committee present tax revenue comparisons across residential, commercial, and industrial land uses to better inform public understanding of the fiscal implications.

b) **Audit Update**

City Manager Reid reported that he had requested a formal status update from the audit firm Umpqua Valley Financial (UVF) regarding the FY 2022 audit. He noted that the auditor who had previously presented preliminary findings (Savannah) was not a CPA and was not the project manager for the audit, and that her prior presentation of findings before the audit was complete was puzzling to staff. Council members expressed frustration with the prolonged timeline and lack of concrete progress. There was unanimous consensus that both Merina & Company and a representative from UVF should appear in person at a future council meeting to provide a joint update with specific timelines and deliverables.

11 NEW BUSINESS:

12 REPORTS

8:25pm - 8:35pm

a) **City Manager Report**

City Manager Reid used his report to address several items he characterized as needing clarification in the public record.

On TGM Grant Spending:

City Manager Reid directly refuted public claims that he had spent between \$800,000 and \$1.1 million in city funds on a UGB expansion. He referenced the contract between ODOT's Transportation Growth Management (TGM) program and 3J Consulting—included in the agenda packet—noting that the contract value is approximately \$285,000 and that the entirety of that funding is state and federal money with not one penny of city funds included. He explained that the city's only contribution is an in-kind match consisting of providing meeting space, audio-visual equipment, and staff coordination. He further clarified that 3J Consulting was selected by ODOT through ODOT's own prequalification process, not by the city, and that his monthly role is simply to verify 3J's invoices and authorize payment of state and federal funds to the contractor. He characterized the public claims to the contrary as false statements.

On the Role of City Manager in the TGM Process:

City Manager Reid addressed public claims that he was "pushing" a UGB expansion against the will of voters and the council. He explained that the city has a formal agreement with ODOT's TGM program, and that as City Manager it is his job to manage that agreement and ensure the city fulfills its obligations to the state. He stated clearly: "I'm not pushing the UGB expansion. I'm managing the process on behalf of this part of our agreement." He acknowledged that some individuals would characterize his management of the agreement as advocacy for expansion and stated he could not control that interpretation but reiterated that the factual record did not support it. Mayor Dumbrow added for the record that it was the current Council that had authorized the continuation and modification of the TGM grant scope, characterizing it as a council decision made to allow concept planning before committing to a specific direction.

On the Food Bank and Loading Zone Controversy:

City Manager Reid addressed public comments accusing him of targeting the food bank for closure. He stated that the loading zone decision had been made by staff with his support, following multiple consultations with the city attorney on interpretation of code and policy. He noted that following prior public accusations from the food bank director that he was targeting the food bank, he had made a deliberate decision to step back and allow staff and the city attorney to manage the matter independently so that their work would not be tainted by what he characterized as unfounded political accusations. He formally invited the food bank, its board, or its director to file a complaint against him with an investigation to follow, stating: "I would love my name to be cleared." Mayor Dumbrow noted that the Council had previously voted on how to handle the loading zone matter and that council rules called for the body to support the majority decision.

On Data Centers and the Economic Opportunities Analysis (EOA):

City Manager Reid addressed widespread public assertions that city plans called for data centers to surround the Sunset Ridge neighborhood. He navigated live through

the EOA document on the city website, conducting a search for the term "data center" and identifying 58 occurrences. He explained that the vast majority of those citations were technical background information—discussing data center characteristics, power usage, collocation, and proximity to Hillsboro—relevant to planning considerations if data centers were ever to be considered. He directed attention to Table 6.1 on page 57 of the document, which he described as the key table documenting the city's adopted employment land needs. That table identifies a need for two 100-acre sites, on which data centers are listed as *one of several candidate uses* alongside major tech employers and major product manufacturing or research centers. He emphasized that there is no directive requiring data centers to be developed on those sites, no requirement that they be permitted anywhere in the city, and no plan placing data centers throughout the Sunset Ridge area. He stated: "There's a lot of information out there about how data centers are going to line and surround Sunset Ridge... Our plans do not call for it, require it, anticipated, or even won't even dictate it."

In response, Councilor Ugarte acknowledged the importance of continuing this dialogue despite its repetitive nature, noting that new questions arise constantly given development activity on the Hillsboro side of Highway 26. She asked City Manager Reid directly how the council could "bulletproof" a prohibition on data centers if that were the council's desire. City Manager Reid responded that the planning commission could recommend amendments to the current zoning code to prohibit data centers outright, noting that no land within the city currently permits them, and that once concept planning concludes, the zoning process would provide additional opportunities for such restrictions. Mayor Dumbrow confirmed that the Planning Commission had already been directed to update the code to prohibit data centers and reiterated that the item was with the planning commission for action. Mayor Dumbrow also noted that the Governor had signed or was expected to sign an 18-month moratorium on enterprise zone abatements, meaning no new abatements could be offered in Oregon even if the city were inclined to do so.

Councilor Hagedorn raised concern about the existing and potential future impacts of nearby data center development on North Plains' electrical grid capacity and water capacity. She requested that the Council invite representatives from PGE and JWC to a future meeting to brief the Council on existing grid capacity and water capacity constraints. City Manager Reid confirmed that both PGE and JWC (Joint Water Commission) have representatives on the TGM Technical Advisory Committee and could be invited to present. Mayor Dumbrow and other councilors expressed agreement.

Councilor De Forge, while acknowledging City Manager Reid's clarifications, reiterated his concern that UGB boundary expansions are more permanent than zoning code changes and that he remained committed to ensuring any expansion is consistent with community wishes, regardless of what development code might allow.

b) **Council Reports**

The Council voted to extend the meeting past the 9:30 PM limit by approximately ten minutes.

Councilor Warrington reported attendance at the Budget Committee meeting on May 14, the Planning Commission meeting on May 13, and the PAC meeting on May 12. She had no additional comments beyond what had already been discussed.

Councilor Ugarte asked whether the city could provide official, neutral parking signage near the North Plains Food Bank to reduce patron confusion regarding the loading zone designation. Public Works Director Lueckenotte indicated he would look into available options and confirmed that some signage was already in place. Second, she encouraged the city to use its social media platform for public education, suggesting a "Fun Fact Friday" format to disseminate factual information and counter misinformation. Third, she offered a candid reflection on the recent mid-biennium budget meeting, noting that the Council had been reminded of a lack of follow-through on prior budget committee direction. She implored her fellow councilors to review past council minutes and meeting videos to build institutional knowledge independently rather than requiring repeated work sessions for orientation. Fourth, referencing the failed Resolution No. 2343, she read directly from the minutes of the November 10, 2025 North Plains Parks & Recreation Board meeting, describing the incident in which Councilor Weber (then a Parks Board member) had allegedly contacted an urban renewal consultant and a City of Tigard senior staff member without board authorization. She stated this incident illustrated exactly why a clear council rule was needed. Finally, Councilor Ugarte expressed deep concern about political signage she had observed on her way to the meeting tonight posted on light poles near Jessie Mays Community Center that she characterized as slander against city staff. She echoed Mayor Dumbrow's frequent admonition that "we're neighbors" and called on the community to "do better."

Councilor Weber noted his attendance at a MACC executive committee meeting. He clarified the context of the Parks Board incident cited by Councilor Ugarte, noting that it occurred before he joined the City Council, that other board members had said they would have done the same thing, and that he believed no wrongdoing occurred. He also noted that the version of events presented by Councilor Ugarte was incomplete and that council rules and board rules were separate matters appropriately governed separately.

Councilor Hagedorn reported that the Parks and Recreation Board meeting she had been slated to attend on May 11 was canceled. She raised a follow-up question regarding the status of the umbrella policy that had been in development with involvement from former Councilor Reding. City Manager Reid confirmed the document had not yet been formally delivered to the city attorney for review, noting it was to be a collaborative effort between him and former Councilor Reding. Councilor Hagedorn requested that the existing draft be transmitted to the city attorney for review. Council reached consensus to do so.

Mayor Dumbrow reported attendance at a Washington County Coordinating meeting and the Economic Development Commission meeting, where he proposed metrics centered on increases in residential property values and downtown foot traffic. He noted City Manager Reid's assistance in developing those metrics. Mayor Dumbrow referenced two public comment topics—audit internal controls and spending limits—and noted for the record that both had been addressed by the Council multiple times, with the correct information available in the agenda packet. He closed with a personal appeal for civility in the community, stating that it was "embarrassing" to be asked by peers at regional meetings what was happening in North Plains. He urged residents and participants to "try to treat each other like human beings" and to keep public comments professional and on topic.

- c) Review June 2026 Council Calendar

13 ADJOURNMENT: 9:40 pm

14 EXECUTIVE SESSION

approximately 8:40pm

**Note - Executive Sessions are CLOSED to the public*

- a) 192.660(2)(f) - Exempt Public Records
192.690(2)(i) - Employee Performance Evaluations / Contract

- b) Mayor Dumbrow had announced at the start of the City Council meeting that tonight's Executive Session would be postponed to the next meeting and will be conducted in person.



Aaron J. Dumbrow (Jun 3, 2026 11:49:13 PDT)

Aaron Dumbrow, Mayor



Lori Lesmeister, City Recorder

Date Approved June 1, 2026



North Plains Volunteer Network (NPVN)

Program Coordinator

{Part-Time, Contract}

About NPVN

NPVN is a community-driven initiative of the North Plains Senior Center that connects neighbors who need occasional help with neighbors willing to lend a hand. Through simple, coordinated support such as rides, errands, light home help, and social connection, NPVN helps residents remain independent, safe, and connected to their community.

This work addresses a critical but often overlooked gap in rural and small-town communities, where many challenges do not require formal services but instead depend on reliable, organized neighbor support. When that support is missing, small needs can escalate into crises that impact individuals, families, and public systems. NPVN is intentionally designed as a neighbor-to-neighbor model that strengthens this informal layer of care, creating a safe, structured way for trained and background-checked volunteers to provide short-term, practical assistance while connecting residents to existing resources when needs exceed the scope of volunteer support. Through a secure platform, the program brings consistency, safety, and accountability to what is often informal and unsustainable, while preserving the dignity and connection that come from neighbors helping neighbors.

Why this work matters

This is meaningful, community-centered work that directly improves people's daily lives. It reduces isolation, supports aging in place, and strengthens the social fabric of North Plains. Every ride given, errand completed, or visit made represents a small intervention that can prevent larger challenges down the road. For those drawn to service, this role offers the opportunity to build something lasting, mobilize community generosity, and create a model of caring that is both practical and deeply human.

About the NPVN Coordinator Role

We're looking for the right person to help support the NPVN program. Core responsibilities include:

- Building relationships with volunteers and community partners
- Conducting outreach to grow awareness and participation
- Monitoring client requests and volunteer matching
- Tracking and reporting program metrics
- Responding to client and volunteer feedback, opportunities, and safety concerns
- Helping us learn what's working and where gaps exist



What We're Looking For

You or someone you know might be a great fit if you/they

- Live in or near North Plains
- Have a heart for helping people
- Are organized and follow through
- Communicate clearly and kindly
- Are comfortable using basic technology (or willing to learn)
- Can use good judgment and ask for help when needed

Time & Compensation

- Approximately 16 to 24 hours per week
- Flexible schedule, with some daytime availability
- \$23-\$26 per hour (contract position)

How to Express Interest

We're intentionally keeping this simple. If this sounds like you, or someone you know, we'd love to connect.

Email: npvolunteernetwork@gmail.com

Phone/Text: (503) 523-6993

MEMORANDUM

TO: Mayor Aaron Dumbrow and Members of the North Plains City Council
FROM: Ron Bunch, for Friends of North Plains Smart Growth
RE: Effort to Impose Limits on Council Information and Pending Urban Growth Boundary Decisions
DATE: May 8, 2026

Introduction: We have concerns that Council's recent actions related to rules to restrict its "expert advice" to only that of the city manager will interfere with the rights of the public to engage with the City Council. Implementing such rules would be counter to the basic principle of the separation between government's legislative and administrative responsibility and authority. You will be receiving more communication about this matter from an attorney soon.

You are receiving this memo now because we wish to establish a foundation to engage with any efforts to expand the North Plains Urban Growth Boundary (UGB). The intent is to avoid any later argument later that the new rule would preclude us from doing so. It is important to establish the foundational basis of a record, as might be necessary for use later. Please know we are fully aware that views may differ and look forward to more discussion.

Also, please be mindful that there have been developed findings related to costs of the UGB expansion and how North Plains UGB efforts were funded. This is mentioned here as a place holder. How this will be addressed will require a separate venue.

Background / Discussion : The following is a summary of primary findings related to the North Plains Urban Growth Boundary. These are elaborated by the following section, Summary of North Plains UGB Expansion Effort 2018 to Present." However, as this issue progresses there may be more discovery brought forward.

An 855-acre Urban Growth Plan for the City of North Plains was engineered by a previous city council, select staff and outside political and economic interests to implement a massive real estate investment plan focused on low employment and semi-conductor supply chain industries, including data centers. City staff hired by the previous council remain in office and are committed to expanding the Urban Growth Boundary despite a public referendum that declared overwhelming voter support not to do so.

- The UGB Plan was overturned at the ballot box via referendum. Quickly following there was state legislation was passed, backed by the then city council, development and other political interests to negate the people's vote. This legislative end run was declared unconstitutional through a legal process. Indicators are that above city council with legal and other consulting help then developed a backup plan to ignore

the will of the voters and proceed with at least a 550- acre expansion later through the Re-Look process. “As one ex-councilor said at the time to UGB supporters, “Don’t worry, we have a plan.”

- Before most of the old council was voted out of office, they appointed the architect of the UGB expansion as the city manager. Then they changed Council rules to allow the city manager to significantly control what the council could bring forward as proposed legislation. Efforts of the newly elected council to rescind the ordinances which adopted the 855-acre UGB expansion were rebuffed.
- Despite direction from the voters, Indications are the City Manager along with a consulting team and legal counsel have been working towards bringing forward a new UGB in mid to late summer 2022. They plan to use the previous enacted 2022- 2024 UGB ordinances as a basis to do so.
- There has not been an accounting or audit of UGB costs. However an estimate is the city’s cost of the multi-year UGB Planning effort may be more than \$860,000. Added to this is the City’s use of a \$250,000 public funded state grant to do detailed urban planning for lands it planned to add to the UGB. It could be that the total cost to taxpayers for the city manager’s effort to expand the UGB may be over \$1 million. There has been no audit or accounting for use any of these funds.

How North Plains Has Arrived at this State of Affairs - Summary of North Plains UGB Expansion Effort 2018 to Present

- **Growth estimates were manipulated by city administration and previous council to justify a very large UGB. However Recent G Estimates Have Trended Much Lower.** The previous council adopted a high “aspirational” population growth rate in 2018 of 5.3%. The previous growth rate in 2017 was 1.7%. The higher growth rate was justified by annexation of land and subsequent home building. The city declared it had the highest growth rate in WA. County. However population estimates have trended significantly downward since then. The city used a previous 2040 population projection of 7,076 and a correspondingly high employment projection to justify an 855-acre UGB expansion that was later rejected by the voters. The current official state population estimate for the city is now 5,447 people by 2044.
- **The community was told an urban growth boundary (UGB) expansion of 855 acres was required by state law to accommodate projected housing and employment growth.** This was not true . Smaller cities have other means through Statute (ORS 197.310A) to accommodate projected growth. For example North Plains did not have to do a “Housing Needs Analysis” because of its small size. However, some parts of the state law have changed through new housing rules – Oregon Housing Needs Analysis (OHNA). The OHNA does not mandate providing a specific number of housing units for

cities under 10,000 people. Towns like North Plains would need to only show they only have "the opportunity to do so." This is important because some city staff and officials misleadingly said the state is going to make the city build these new units and keep track if they do or not.

- **Cities like North Plains with populations below 10,000 and outside the Portland Metro Boundary are not required to update their comprehensive plan, housing needs analysis or economic opportunity analysis on a regular schedule.** This is contrary to the justification used by City staff and Council that the city was required to plan for an 855-acre UGB.
- **City Staff used Rules Meant for Big Cities to Expand North Plains UGB.** The City Council changed the City's existing 2019 Comprehensive Plan in November 2022, to expand the UGB by 855 acres - about 170 acres for new housing, inclusive of 30 acres for new parks) and 685 acres for industry and commercial areas. The UGB was later rescinded by voter referendum in May 2024 as below. Staff hired real estate and economic development consultants to justify 685 acres for semi-conductor supply chain types of industrial/commercial land though a novel a "Target Industries Analysis." This was like what Woodburn; Oregon did to justify its expansion for an Amazon fulfillment center. This was very controversial at the state level and state agencies had to quickly work to update and address gaps in state planning rules that allowed this.

Within North Plains' "Target Industry Analysis", there was as a focus on establishing semi-conductor and related supply chain uses in the community including data centers and "green energy" – battery energy storage systems. Page 40 of the North Plains Target Industries report states.

"The sweet spot for industrial land demand is for sites between roughly 5 - 20 acres in size. Based on recent data center site selector inquiries made to the City, North Plains should seek and preserve at least two (2) 100-acres sites. Those big users come along less often, but they are out there. The region needs to maintain an available supply of large sites: sites that can be available and development ready for large uses such as large tech-based uses and larger data centers as well as sites that can be divided or sectioned off as the market dictates."

- **North Plains 855 Acre UGB proposal used a very low employee density- 4 to 5 workers per acre (EA) to justify 685 acres of industrial and commercial land.** This EA is on par for data center and warehousing employment. This is far fewer "employees per acre (EA) than North Plains' existing average of between 13-14 employees per acre.
- **Comprehensive Plan policies were adopted in 2022, in the absence of public engagement, by the previous Council to support siting of warehousing/logistics**

facilities, data centers and electronics component assembly and manufacturing. within a new UGB. Per City documents the new UGB was intended to make North Plains part of the region's semiconductor supply chain. There was no public present when these policies were adopted. An analysis of the scant public notice and process followed indicates this was fast moving and truncated process. After adoption, new land use policies did not appear in a public venue, such as on the city's web site. They remain in the planning files only. However, these documents provided the city council legislative basis for findings to approve the siting of data centers, warehouses and other technology supply chain uses should they seek to locate in North Plains. For example, if a large enough site existed with utilities in North Plains now data centers could be built.

- **It is not true that true that the UGB expansion presents extensive benefits to the city through new tax revenue.** There are several reasons for this among which are 1) The city stated the intent in its 2023-25 Biennial Budget to expand its urban renewal district to the new UGB area. This would substantially subsidize development costs for private industry. 2) The city intended to use and its own local "e-commerce tax breaks" that it leveraged through the state legislature in 2024, to minimize local property taxes for technology related uses; 3) A recent analysis shows North Plains' very low tax rates applied to new industrial development would not result in revenues to pay for basic public facility and maintenance repair and replacement or address city-wide unfunded infrastructure need. The above city development incentives must also be considered here.

An example of the infeasibility semi-conductor supply chain uses being of significant tax benefit to North plains is a recently built a 200,000+ square ft. technology related warehouse on 10 acres. This land use generates about \$22,000 in city property tax revenues per year at North Plains very low permanent tax rate of \$2.1721 per \$1,000 of assessed value. The revenue generated is about 11 percent of the North Plains City Manager's estimated yearly salary plus benefits. It would take 45 of these warehouses on 450 acres of industrial land to generate about a 1 million dollars of city tax revenue. The following exhibits this in greater detail.

- ASML Warehouse North Plains Oregon : STAG Industrial/ Holdings Boston MA. (LLC)
- The WA Co. 2025 certified tax rate for the subject property is 14.9368 per 1000
- The real market value of the land and improvements is \$17,863,460
- **The Assessed value (AV) is \$10,071,130**
- Expected Total Property tax receipts (City and Special Districts) without any reductions $10,071.130 \times 14.9368$ (per thousand AV) = \$150,430.42.
- **North Plains Tax Rate \$2.1712 per 1000. AV. Thus $\$2.172 \times 10,071.130 = \$21,874.45$**
- County special districts get about 40% of total AV Taxes or \$60K
- Education gets about 46% of total AV Taxes or \$69,200.

- **The estimated publicly funded cost of the City's UGB efforts could be in the more than \$1 million.** There is no line-item accounting for these costs. It is not known for sure where this money came from. An audit would be necessary. This includes estimated city expenditures and a State Transportation and Growth Management Grant of \$220,000. It is asserted below that this grant is being inappropriately expended on this specific project.
- **City voters rejected the UGB by referendum by about a 78-20 percent margin in May 2024.**
- **Unable to accept the voters mandate the City Council and its allies supported state legislation HB 4026, that would have overturned the referendum retroactively.** The legislation, backed by major development interests, also would have broadly prevented, statewide, the initiative and referendum process for legislation directed to land use matters. It was quickly appealed by referendum backers. A legal fight ensued and referendum backers prevailed.
- **The Governor's Office in 2024 was lobbied to Intervene by the City and its Political allies.** A \$220,000 state grant which was to fund urban level planning for the proposed UGB was going to time out in summer or 2024. After all there was no UGB area for it to be applied to. All indicators were that it would lapse. After the referendum's passage the then mayor, the city's lobbyist and others worked to influence the governor to direct their administrative staff to work with state agencies to extend the grant's term to late June 2026. The now ex-Mayor in August 2024 signed an Intergovernmental agreement with the state, to use the state grant," to develop a land use and transportation concept plan for 855 acres newly brought into the UGB but prior to annexation, and land for employment, including sites that will likely be identified by the State as CHIPS driven semiconductor site needs." Of interest is the grant appears to have been increased to \$250,000 at this time.

This was action was not "public facing". The mayor was not an authorized signer required by state or local city rules. There is no record of them having authorization via council resolution to sign the city/state intergovernmental agreement. Approval of resolutions are to occur in a public meeting. Besides, these grants are not to be used, according to state rules outside of a designated UGBs, which is what's happening now.

The same Day, August 15, 2024, 3-J Consulting, the firm that the state hired to implement the 855 -acre concept plan penned a strategy to proceed with an alternative UGB process to develop an UGB that involved a "re-look process." It is significant that both the consultant and city expected HB 4026 to be upheld by courts to deny the referendum. 3-J Consulting's memo to council stated," While not bound by the results of the ballot measure (HB4026A), the City of North Plains recognizes that

more work is needed to arrive at a UGB expansion recommendation that has the support of community members and ensures a sustainable financial future for the City.

The Consultant's memo was delivered to Council at a September 3, 2024, about 2.5 weeks after the mayor signed the IGA with ODOT to concept plan 850 acres outside of a UGB designation.

The implication is the City Council and previous Council were not prepared to honor the will of the voters and the re-look process was a back-up plan in case the city lost the court case. Around this time others in local and state government stated to the effect, "I guess we went too far trying to get all 855 acres." A side note here is that 855 acres – minus 300 acres = 555 acres. This is the amount of land the city manager now proposes to be added to the Urban Growth boundary.

- **Friends of North Plains Smart Growth won the legal case to keep the referendum intact. A Judge declared the above HB 4026 as unconstitutional on September 9, 2024.**
- **Then City Council Then Implemented the UGB Re-look Back-Up Plan.** The first UGB Re-Look Committee meeting was on October 3, 2024. Staff and 3J Consulting convened a committee of mostly select members. However, the process did not result in a consensus decision on a proposed UGB. Later staff, 3J Consulting and pro-UGB attendees represented that a consensus was reached to proceed with a UGB of between 500 to 600 acres. Ultimately there was no endorsement by City Council. However Council did state there was "in no harm in proceeding with doing a study through the TGM grant. Council at the time was under the impression that UGB related ordinances could not be applicable. However, as below the city manager's and legal counsel's intention is to use them to bring forward a new UGB proposal.
- **Political consequences and appointing the architect of the UGB expansion as city manager.** The November 2024 election resulted in the mayor and three members of the previous Council being voted out. Before leaving office, the previous Council appointed the economic development/finance director who guided the UGB expansion as City manager as referenced above. That Council, also before leaving office, changed Council Rules to allow the city manager more governance control, especially controlling what could, or could not be on council agendas.
- **City Manager Refusal to Implement the Will of Voters:** The new mayor and council requested the city manager place on the agenda proposals to rescind the 855 -acre enacting UGB ordinances to enact the voters' wishes. They were refused. This was the consequence of prior rule changes implemented by the previous council.

- **City and consulting staff continued with implementing the August 2024 UGB Planning Re-Look Strategy and Evidence Points to them Using the State TGM Grant to Do So.** After appointment of the Re-Look Committee, the city, the consulting team, aided by ODOT staff began to use TGM Grant for “inventory of existing conditions within the previously proposed UGB boundary. However, per state rules TGM Grant Planning funds are not to be used outside of approved UGBs. When asked about this, state and local staff response was, “This is not planning. It’s just an inventory.” However, it is likely funds are now being used for urban level concept planning for a 550-to-600-acre UGB expansion. This includes exclusive meetings between staff and real estate developers. A review of the TGM grant’s process and reporting requirements raises concerns about if the contract provisions are being followed.
- **City Staff Will Most Likely Bring Forward a Semi-Conductor Supply Chain Urban Growth Boundary Proposal:** City staff and city attorney, independent of Council direction, proposed to the Planning Commission at its 8/13/25 meeting that it recommend a 550- 650-acre UGB expansion. The planning commission concurred by consensus. It was said that the same policies and studies used to justify previous e-commerce and semi-conductor supply chain uses would apply to the new UGB. The (TGM) state grant would fund the work to do the planning. The city could just submit previous planning work to the state as justification for new UGB. It was implied that this all could be done in a short period of time.
- **City Administration Plans to Ignore the Voters and Promote a Very Large Real Estate Investment Project to Implement the Objectives of a Previous City Council** These findings suggest that that North Plains is being manipulated as part of massive real estate investment scheme. If successful it would result \$100’s million in realized estate appreciation. The voters, when they voted yes on Measure 34-327, thought the UGB issue was over. However the first sentence of the measure reads “This measure allows city voters to decide ***if Ordinance 490, which expands the North Plains urban growth boundary, will take effect.***” In other words, the ordinance expanding the UGB may not have been technically rescinded. It likely might be able to reintroduce and readopted if substantively changed. This would be in this instance, if the UGB proposal of 850 acres was changed to lesser amount of 550 – 600 acres instead.

Mayor Dumbrow and Councilors,

Having served as Chair of the Urban Renewal Agency for eight years and Chair of the Urban Renewal Budget Committee for ten years, I'm encouraged to see additional grant programs under consideration and some potential collaboration with the EDC.

However, I have serious concerns about the proposal to incorporate Jessie Mays into the current URA. I do not believe this represents an appropriate use of tax increment financing or aligns with the Agency's intended purpose. Expanding the URA in this way risks blurring the boundaries of the adopted plan and deviating from the original vision established by its founders.

Any significant change should first involve consultation with partner jurisdictions that are currently foregoing tax revenues under the URA structure. Inviting conflict or legal challenges from those jurisdictions is not a wise use of the City's already limited political capital.

The URA should remain focused on true urban renewal projects that drive meaningful economic development and provide long-term community benefit.

Second, Council still has not addressed Linda Galas-Merten's false statements regarding the surety bond, despite those statements being contradicted by the surety bond company's general counsel. Counsel for the insurer stated that Linda misrepresented herself as being authorized by the City to inquire about the bond account. The public deserves to know why this conduct — and the subsequent threat to file an OGE complaint — has never been addressed.

There are also broader concerns about coordination and influence involving Don Weber, Linda Galas-Merten, Mark Deforge, Anna Warrington, and Lora Dexheimer. Public records and public appearances raise legitimate questions about offline coordination surrounding the loading zone decision, including efforts to override City staff recommendations and actions that exposed the City to potential legal risk.

Records obtained through public records requests, indicate what appears to be a coordinated effort by Linda Galas-Merten, Strong Towns, and Friends of North Plains Smart Growth to undermine established City governance processes and exert improper influence over municipal decisions.

Despite repeated public concerns, Council never responded to resident comments on these matters. That lack of transparency continues to erode public trust.

Residents deserve accountability, transparency, and answers.

Thank you,

Russ Sheldon
North Plains Resident

Good evening Mayor and City Council,

Tonight, we are asking you not to renew Bill Reid's contract as City Manager.

Attached are 175 signatures from volunteers, clients, and community members calling for Bill Reid's removal because of the continued treatment of the North Plains Food Bank and actions that appear designed to force us to close our doors.

This all started when the North Plains Food Bank moved across the street from the Senior Center. It began with unnecessary plan review requirements for a building where nothing was changed. It continued when the previously approved loading zone on 314th was moved to Commercial Street despite knowing that relocating it there could jeopardize our insurance coverage. Then last Tuesday, Chief O'Reilly was sent by City Staff to the food bank to inform *us* that citations would be issued if clients parked incorrectly in the new loading zone.

For decades, parking in that area has been pull-in parking. City staff removed the lines yet failed to provide signage or public notification that parking rules had changed. It is not the responsibility of volunteers or food bank clients to somehow know the city changed a decades-long parking pattern.

When I asked where families and seniors were supposed to park while loading groceries, the response I received was, "That is not my problem."

But it IS the city's problem when vulnerable residents are made to feel unwelcome while trying to access food.

Every week, the North Plains Food Bank serves nearly 600 people, including seniors, veterans, children, and working families struggling with rising food costs, rent, utilities, and medical bills. These are not strangers. These are the people this city is supposed to serve.

When the food bank operated inside the Senior Center, the city promoted our events, shared our stories, and treated us like valued partners. Once we moved across the street, that support suddenly stopped. The city no longer shares our events in newsletters or on social media. We have repeatedly been treated not as partners, but as a problem.

What changed besides our address?

This no longer feels accidental. It feels retaliatory.

The North Plains Food Bank could bring tremendous value to this community as a partner. We provide emergency food assistance, senior support, student programs, disaster response capability, and a refrigerated truck that could serve the city during emergencies and natural disasters. We stand ready and willing to partner with the city to support this community during times of crisis.

But partnership requires mutual respect.

Leadership matters. Compassion matters. The people of North Plains deserve city leadership that supports organizations feeding hungry families instead of creating barriers that make serving them harder.

Tonight, we ask you to listen to the voices of the volunteers, families, seniors, and community members who signed these pages. We ask you to choose leadership that values collaboration, compassion, and community over conflict and intimidation.

Thank you.

Questions Regarding Commercial Street Traffic Changes, Loading Zone Approval, and Lack of Public Process:

The City Council of North Plains is responsible for adopting and updating the city's traffic codes, which are part of the [North Plains Municipal Code](#). [1, 1]

-
- **Legislative Authority:** According to [Section 70.04 of the Municipal Code](#), the City Council exercises all municipal traffic authority, subject to state laws.
- **Powers:** The council has the authority to designate through streets, one-way streets, truck routes, set speed limits in parks, loading zones, and establish traffic controls such as stop signs and crosswalks.
- **Ordinances:** The council establishes these rules through the adoption of ordinances, which are often based on recommendations from city planning or engineering studies.
- **Implementation:** The City Manager or their designee is responsible for implementing these regulations by installing traffic-control devices. [1, 2, 3]

While the city council manages local traffic regulations, they often coordinate with Washington County and the [Oregon Department of Transportation \(ODOT\)](#) for broader transportation needs.

Where is the ordinance that establishes a loading zone on Commercial

Why are you accepting the recommendation from a self-appointed acting-City Planner?

Where is the engineering study for our loading zone that states that a loading zone on Commercial Street is safer than placing it on 314th?

Where is the plan that established a bike lane for one block? Where is traffic engineering rational for that?

What are the future plans for Commercial Street. We have been told that all the current angle parking will be turned into parallel parking as was just done in front of our building.

In speaking with other businesses along Commercial they have heard nothing about this. And no one from the City has reached out to them for their feedback.

They are not happy.

Friends of North Plains Smart Growth			2026-05-09	
	Name	City	State	Postal Co Signed On
1	Nisha Bhardwaj	North plain	OR	97133 2026-05-17
2	Aaron Hockett	North Plains	OR	97133 2026-05-10
3	Abe Smalley	North plains	OR	97133 2026-05-15
4	Aliceson wren	North Plains	OR	97133 2026-05-15
5	Alishia Mortensen	North plains	OR	97133 2026-05-09
6	Ally Gaeckle	North Plains	OR	97133 2026-05-16
7	manda St97133	North Plains	OR	97133 2026-05-15
8	Amber Martell	North Plains	OR	97133 2026-05-09
9	Amy Shafer	North Plains	OR	97133 2026-05-17
10	Amy Vandehey	North Plains	OR	97123 2026-05-13
11	Andreeas Trattner	North Plains	OR	97133 202s-os-w
12	Andrew Palmer	North Plains	OR	97133 2026-05-16
13	Andrew Vincent	North Plains	OR	97133 2026-05-12
14	Annie Long	North Plains	OR	97133 2026-05-09
15	Ashley Thompson	North Plains	OR	97133 2026-05-10
16	Brad Taylor	North Plains	OR	97133 2026-05-17
17	Brenda Folsbee	North Plains	OR	97133 2026-05-16
18	Brendon Fisher	North Plains	OR	97133 2026-05-10
19	Brian Wilson	North Plains	OR	97133 2026-05-09
20	Bryan Brosius	North Plains	OR	97133 2026-05-11
21	Ca I Lofgren	North Plains	OR	97133 2026-05-10
22	Charles Allen	North Plains	OR	97133 2026-05-16
23	Chris Hanson	North Plains	OR	97133 2026-05-10
24	Cindy Adams	North Plains	OR	97133 2026-05-10
25	Claudine Delorey	North Plains	OR	97133 2026-05-16
26	Cole Thomas	North Plains	OR	97133 2026-05-15
27	Cotton Petterson	North Plains	OR	97133 2026-05-11
28	Connie Baron	North Plains	OR	97133 2026-05-10
29	Cory Wright	North Plains	OR	97133 2026-05-10
30	Cynthia Ross	North Plains	OR	97133 2026-05-12
31	D Jacobsen	North Plains	OR	97133 2026-05-12
32	Daniel Beaupain	North Plains	OR	97133 2026-05-09
		North Plains	OR	97133 2026-05-14
33	Daniel Radtke	North Plains	OR	97133 2026-05-18
34	Danteite Norlund	North Plains	OR	97133 2026-05-10
35	DannyVoils	North Plains	OR	97133 2026-05-12
36	Darrell Baker	North Plains	OR	97133 2026-05-09
37	David Santos	North Plains	OR	97133 2026-05-10
38	Debbie Nelson	North Plains	OR	97133 2026-05-10
39	Oevendra khatiwada	North Plains	OR	97133 2026-05-18
40	Diana Fragosi	North Plains	OR	97133 2026-05-18
41	Emily Jacobson	North Plains	OR	97133 2026-05-13
42	Emily Johnson	North Plains	OR	97133 2026-05-13
43	Emily Stearns	North Plains	OR	97133 2026-05-09
44	Emily Waldron	North Plains	OR	97133 2026-05-10
45	Eric Lucas	North Plains	OR	97133 2026-05-09
46	Erica Long	North Plains	OR	97133 2026-05-10
47	Ericka Czupryk	North Plains	OR	97133 2026-05-18
48	Erika Sena-Patel	North Plains	OR	97133 2026-05-10

49	<u>Eva Tower</u>	North Plains	OR	9.72E+09	2026-05-09
50	<u>1ina Raines</u>	North Plains	OR	97133	2026-05-17
51	<u>Flora Zieger</u>	North Plains	OR	9713	2026-05-17
52	<u>Gail DeMoura</u>	North Plains	OR	97133	2026-0
53	<u>Gene Ralph</u>	North Plains	OR	97133	2026-05-13
54	<u>GLENNA WILDER</u>	NORTH PLAINS	OR	97133	2026-05-11
55	<u>Gregory Thrush</u>	North Plains	OR	97133	2026-05-18
56	<u>Hiranava Das</u>	North Plains	OR	9712	2026-05-16
57	<u>Ireland Ninnemann</u>	North Plains	OR	97133	2026-05-11
58	<u>Jake Adams</u>	North Plains	OR	97133	2026-05-10
59	<u>Jamie Rear</u>	North Plains	OR	97133	2026-05-16
60	<u>Jason Bynon</u>	North Plains	OR	97133	2026-05-13
61	<u>Jason Coombs</u>	North Plains	OR	97133	2026-05-12
62	<u>Jennifer Harrison</u>	North Plains	OR	97133	2026-05-11
63	<u>Jessie Hansen</u>	North Plains	OR	97133	2026-05-10
64	<u>Joanne Sefton</u>	North Plains	OR	97133	2026-05-09
65	<u>Johan Hong</u>	North Plains	OR	97133	2026-05-16
66	<u>John Czupryk</u>	North Plains	OR	97133	2026-05-18
67	<u>Jon Tardiff</u>	North Plains	OR	97133	2026-05-11
68	<u>Jonathan Herdina</u>	North Plains	OR	97133	2026-05-10
69	<u>Joy McCain</u>	North Plains	OR	9713	2026-0
70	<u>Judy Hall</u>	North Plains	OR	97133	2026-05-10
71	<u>Julie Frick</u>	North Plains	OR	97133	2026-05-11
72	<u>Justin Waldron</u>	North Plains	OR	97133	2026-05-11
73	<u>karol bender</u>	North Plains	OR	97133	2026-05-13
74	<u>Kashi Namratha</u>	North Plains	OR	97133	2026-05-16
75	<u>Kathy Loebe</u>	North Plains	OR	97133	2026-05-10
76	<u>Katie Baker</u>	North Plains	OR	97133	2026-05-18
77	<u>Katie Miller</u>	North Plains	OR	97133	2026-05-09
78	<u>Kelly Opdahl</u>	North Plains	OR	97133	2026-05-10
79	<u>Kim Mincemover</u>	North Plains	OR	97133	2026-05-10
80	<u>Kimberly Hagerman</u>	North Plains	OR	97133	2026-05-10
81	<u>Kristen Brown</u>	North Plains	OR	97133	2026-05-09
82	<u>Kristin Allen</u>	North Plains	OR	97133	2026-05-11
83	<u>Kylan Gerard</u>	North Plains	OR	97133	2026-05-16
84	<u>Lacy Erickson</u>	North Plains	OR	97133	2026-05-16
85	<u>Larry Duyck</u>	North Plains	OR	97133	2026-05-10
86	<u>Larry Neill</u>	North Plains	OR	97133	2026-05-16
87	<u>Laura Graham</u>	North Plains	OR	97133	2026-05-14
88	<u>Laura Obiora</u>	North Plains	OR	97133	2026-05-17
89	<u>Laurie Vincent</u>	North Plains	OR	97133	2026-05-13
90	<u>Lexi Phillips</u>	North Plains	OR	97133	2026-05-10
91	<u>Lisa Gerard</u>	North Plains	OR	97133	2026-05-16
92	<u>Md Masud Parvez Amot</u>	North Plains	OR	97133	2026-05-17
93	<u>Michael Shafer</u>	North Plains	OR	97133	2026-05-17
94	<u>Michele Anderson</u>	North Plains	OR	97133-825	2026-05-16
95	<u>Mikaela Fields</u>	North Plains	OR	97133	2026-05-12
96	<u>Molly blakney</u>	North Plains	OR	97133	2026-05-17
97	<u>Nancy Wolff</u>	North Plains	OR	97133	2026-05-10
98	<u>Nick Kuehne</u>	North Plains	OR	97133	2026-05-10

99	Patricia Golden	North Plains	OR	97133	2026-05-12
100	Philip Shores	North Plains	OR	97133	2026-05-11
101	Premalal Kankanam	North Plains	OR	97133	2026-05-16
102	Raleigh Wolfe	North Plains	OR	97133	2026-05-09
103	Rebecca Baker	North Plains	OR	97133	2026-05-09
104	Reuven Goldenberg	North Plains	OR	97133	2026-05-16
105	Richard Balazs	North Plains	OR	97133	2026-05-16
106	Richard frick	North Plains	OR	97133	2026-05-13
107	Robert Vincent	North Plains	OR	97133	2026-05-14
108	Ryan miller	North Plains	OR	97133	2026-05-09
109	Sandy Reeser	North Plains	OR	97133	2026-05-15
110	sarah vanderzanden	North plains	OR	97113	2026-05-09
111	Shelley Teraoka	North Plains	OR	97133	2026-05-14
112	Shirley Dunlap	North Plains	OR	97133	2026-05-12
113	Stephen shores	North Plains	OR	97133	2026-05-10
114	Sunset ridge SR2	North plains	OR	97133	2026-05-14
115	Tanya golden	North Plains	OR	97133	2026-05-09
116	Todd Smith	North Plains	OR	97133	2026-05-10
117	Tony Unger	North Plains	OR	97133	2026-05-10
118	Tracie Plummer	North Plains	OR	97133	2026-05-16
119	Uche Obiora	North Plains	OR	97133	2026-05-17
120	Virginia Furrow	North Plains	OR	97133	2026-05-12
121	William Darling	North Plains	OR	97133	2026-05-16
122	William Hagerman	North Plains	OR	97133	2026-05-10
123	William Wolff	North Plains	OR	97133	2026-05-10
124	Bonnie hildebrand	Aloha	OR	97006	2026-05-10
125	Teresa Brandt	Astoria	OR	97103	2026-05-15
126	Elizabeth Terrall	Banks	OR	97106	2026-05-10
127	Akiah hill	Beaverton	OR	97008	2026-05-13
128		Beaverton	OR	97006	2026-05-15
129	Daira Even	Beaverton	OR	97006	2026-05-13
130	kincaid watt	Beaverton	OR	97007	2026-05-11
131	Megan Warrington	Beaverton	OR	97008	2026-05-14
132	seiji whalen	Beaverton	OR	97003	2026-05-16
133	Tom Shusterman	Beaverton	OR	97006	2026-05-14
134	Doug harrison	Bend	OR	97702	2026-05-17
135	Jeanine Smegal	Brookln Park	MN	55444	2026-05-19
136	Saujaida Allen	Columbus	GA	31229	2026-05-12
137	Mahesh Padaru	Dallas	OR	75270	2026-05-16
138	Jocelyn Rodriguez	Denver	CO	80214	2026-05-16
139	Denie English	Estancia	NM	87016	2026-05-11
140	Mary Ann Kennedy	Forest Grove	OR	97116	2026-05-18
141	Maurice Vaughan	Greenville	NC	27834	2026-05-10
142	Yanira Torres	Gresham	OR	97030	2026-05-17
143	Adena Vivanco	Hillsboro	OR	97123	2026-05-10
144	A manda Williams	Hillsboro	OR	97133	2026-05-15
145	Azi Acosta	Hillsboro	OR	97123	2026-05-14
146	Brenda Houser	Hillsboro	OR	97124	2026-05-10
147	Catherine keith	Hillsboro		97124	2026-05-12
148	Chris Williams	Hillsboro	OR	97129	2026-05-16

149	<u>clint houser</u>	Hillsboro	OR	97124	2026-05-10
150	<u>Debra Ashe</u>	Hillsboro	OR	97124	<u>2026-05-09</u>
151	<u>Denise Caire</u>	Hillsboro	OR	97124	2026-05-16
152	<u>Emma Garewal</u>	Hillsboro	OR	97123	2026-05-11
153	<u>Faun Hosey</u>	<u>Hillsboro</u>	OR	97124	2026-05-09
154	<u>Gadiel Vivanco</u>	Hillsboro	OR	97123	<u>2026-05-10</u>
155	<u>Helen Tait</u>	Hillsboro	OR	97124	2026-05-10
156	<u>Jennifer Chamberlain</u>	Hillsboro	OR	97123	2026-05-10
157	<u>Katharine Worth</u>	Hillsboro	OR	97124	2026-05-18
158	<u>KATHRYN EVERS</u>	Hillsboro	OR	97124	2026-05-12
159	<u>Kerry Nussbaumer</u>	<u>Hillsboro</u>	<u>OR</u>	97124	<u>2026-05-12</u>
160	<u>Matthew Sztelle</u>	<u>Hillsboro</u>	97124		<u>2026-05-13</u>
161	<u>Pam Gates</u>	Hillsboro	OR	97124	2026-05-11
162	<u>Prisma Juarez</u>	Hillsboro	OR	97123	2026-05-10
163	<u>toni syring</u>	Hillsboro	OR	97123	2026-05-17
164	<u>TRENNA TURNER</u>	HILLSBORO	OR	97123	<u>2026-05-14</u>
165	<u>Jasmyne Reynolds</u>	Holyoke	MA	1040	2026-05-11
166	<u>Helen Leuthner</u>	Lake Grove	NY	11755	2026-05-10
167	<u>Jill Armitage</u>	Lake Grove	IL	60051	2026-05-10
168	<u>Darcy Rubin</u>	Los Angeles	CA	90027	2026-05-11
169	<u>Talva Ramos</u>	Mcminnville	OR	97128	2026-05-17
170	<u>Tammy Burnell</u>	McMinnville	OR	97128	2026-05-14
171	<u>Amanda Farrell</u>	Mebane	NC	27302	<u>2026-05-16</u>
172	<u>joseph ferraro</u>	newyork	NY	10305	<u>2026-05-11</u>
173	<u>Pamela Saulter</u>	Perris	CA	92571	2026-05-10
174	<u>Adam Sunshine</u>	Portland	OR	97225	2026-05-12
175	<u>Alex Macle</u>	Portland	OR	97236	2026-05-15
176	<u>ALLEN PRESLAR</u>	Portland	OR	97217	2026-05-12
177	<u>Iulastasia Syrkina</u>	Portland	OR	97229	<u>2026-05-10</u>
178	<u>Anton Kletzel</u>	Portland	OR	97230	2026-05-13
179	<u>Austin Becker</u>	Portland	OR	97229	2026-05-10
180	<u>bailey deschenes</u>	Portland	OR	97229	2026-05-11
181	<u>Chelsea Blank</u>	Portland	OR	97222	<u>2026-05-11</u>
182	<u>Debbie Calkins</u>	Portland	OR	97222	2026-05-11
183	<u>Delilah Crawford</u>	Portland	OR	97217	2026-05-17
184	<u>Evelyn Randall</u>	Portland	OR	97225	2026-05-16
185	<u>Jake Lindberg</u>	Portland	OR	97216	2026-05-15
186	<u>John Plummer</u>	Portland	OR	97252	<u>2026-05-11</u>
187	<u>Ks</u>	Portland	OR	97220	<u>2026-05-11</u>
188	<u>Keloe Lily</u>	Portland	OR	97220	<u>2026-05-10</u>
189	<u>Melvyn Mortensen</u>	Portland	OR	97220	<u>2026-05-10</u>
190	<u>Michele Wittig</u>	Portland	OR	97007	2026-05-14
191	<u>Patricia Wolter</u>	Portland	OR	97206	<u>2026-05-16</u>
192	<u>Sandra Threet</u>	Portland	OR	97252	<u>2026-05-18</u>
193	<u>Stephen Crane</u>	Portland	OR	97229	<u>2026-05-09</u>
194	<u>Susan Kuhn</u>	Portland	OR	97266	2026-05-18
195	<u>Tania Neubauer</u>	Portland	OR	97231	2026-05-10
196	<u>Lorena Collins</u>	Ridgefield	WA	98642	2026-05-13
197	<u>Rachelle Medina</u>	Rogue River	OR	97547	<u>2026-05-13</u>
198	<u>David Burch</u>	Salem	OR	97303	2026-05-09

199	Isabella Vargas maravilla	Salem	OR	97302	2026-05-17
200	Tern Narvios	San Francisco	CA	94134	2026-05-11
201	Judy Mantello	Seaside	OR	97138	2026-05-11
202	Debra Lepak	Vancouver	WA	98660	2026-05-14
203	Zenaida Jacquelyne Barajas	Visalia	CA	93292	2026-05-11
204	Steve Gelkow	Wheeling	IL	60090	2026-05-11
205	Mark Cho	Wilmette	IL	60091	2026-05-16
206	Lynette Martinez	Woodland	WA	98674	2026-05-12
207	Gary Vallens				2026-05-11

	Name	City	State	Postal Co	Commented	Comment
208	Elizabeth Terrall	Banks	OR	97106	2026-05-10	"As a previous voting resident of North Plains, and a nearby resident in WA County, I oppose North Plain's legacy control and poor planning that affects all of this rural area."
209	Todd Smith				2026-05-10	"I voted for many of these City Councillors so that we could disarm the big landowners from plowing down our local charm and community. I hope they find the courage to stand up to Bill and hold him accountable. It's never easy, but it's what we elected them to do. Even if there is some kind of severance pay due upon firing {thanks to Lenahan and the previous crew), the town would still probably save money by preventing Mr. Reid from continuing to burn through budget for expansion studies, contractors, etc. that we don't even want. Enough is enough!"

Signatures:

175

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Indleate where yQUUva
Incorporated Unincorporated

Printed Name	Signature		
Joy Loftus	Joy Loftus 97109		
Harmonycroft	Harmonycroft 97109		
Natasha Cocker	Natasha Cocker		Hillsboro
Debi Songster	Debi Songster		Hillsboro
Christine Rice	Christine Rice		Cornelius
Joanna Alexander	Joanna Alexander		Cornelius
William Huits	William Huits		
Mary Eckert	Mary Eckert		
Randolph Jarigese	Randolph Jarigese		
LORETTA SUTHERBY	Loretta Sutherby		Boonville
TIFANY CROSS	Tiffany Cross		
Maria Toledo	Maria Toledo		
Daphne Robinson	Daphne Robinson		
Zabrina Ewing	Zabrina Ewing		
Jeff Groen	Jeff Groen		
Linda Collins	Linda Collins		Cornelius
Randy Romine	Randy Romine		Hillsboro
LAURA MARTENS	Laura Martens		

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Signatures:

Printed Name	Signature	Zip	97133 Indicate where you live Incorporated	Unincorporated
Vincent Snyder	[Signature]	97133	V--	X
Berry Reynolds	[Signature]	97133		X
Patricia Marshall	[Signature]	97133	X	
Senora Angeles Romero	[Signature]	97106		
Maria Lopez	[Signature]	97113		
Carina Ortiz	[Signature]	97124		
Charles Reese	[Signature]	97133	X	
Destiny Samann	[Signature]	97123		
James Williamson	[Signature]	97133	X	
Julie Frick	[Signature]	97133	X	
Richard Frick	[Signature]	97133	X	
Nancy Sanchez	[Signature]	97133	X	
D. Lopez	[Signature]	97133	X	
Sarah Smith	[Signature]	97123	X	
Rita Lopez	[Signature]	97133	X	
Monte A. [Signature]	[Signature]	97133		X
Mary [Signature]	[Signature]	97113		X
Leresa Getsinger	[Signature]	97064		X
Karen Bonafese	[Signature]	97133	X	
Ken Craft	[Signature]	97133	X	
Shawn Rowe	[Signature]	97133	X	
Germain Marquez	[Signature]	97133	X	-1

1. See Referendum 1 / ReLook Committee / TGM Grant
2. See Sec. of State filings of 2019, 2020, 2021
3. See Sec of State cities out of compliance with audits
4. Food Bank Loading Zone

Signatures:

Printed Name	Signature	Zip Code	97133 Indicate where you live Incorporated	Uninc. o. po-ra_t&d
Kelly Bybee	Kelly Bybee	97124		
Jennie Bronleewe	Jennie Bronleewe	97124		
BRITT KILPATRICK	B. Kilpatrick	97124		
Mark Newman	Mark Newman	97133		
Jay Manning	Jay Manning	97124		
JRIS Bentigo	JRIS Bentigo	97133		
Emily Walden	Emily Walden	97133		
Janette Konnesbeck	Janette Konnesbeck	97116		
Alecia Spiering	Alecia Spiering	97173	V	
DON HEINO	Don Heino	97106		
Mary Heino	Mary Heino	97106		
Russell Moyer	Russell Moyer	97133	✓	
Ann Saalfeld	Ann Saalfeld	97124		
Linda Lilley	Linda Lilley	97109		
Jim G Scott	Jim G Scott	97133	V	
Sandra King	Sandra King	97133	✓	
Barbara Edwards	Barbara Edwards	97133	✓	
MATT DICKSON	MATT DICKSON	97133	✓	
Wendy Lowson	Wendy Lowson	97133	✓	
Alexis Wing	Alexis Wing	97133	✓	
DENNIS WING	Dennis Wing	97133	✓	
Maria A Benajac	Maria A Benajac	97124		
Ana M. Benitez	Ana M. Benitez	97123	✓	
AMALIA CHACON	Amalia Chacon	97123		

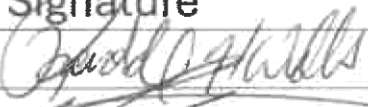
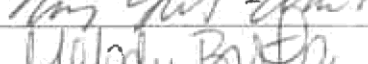
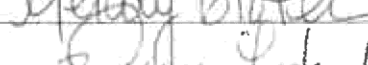
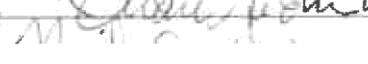
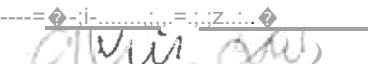
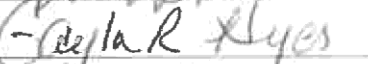
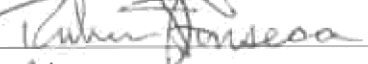
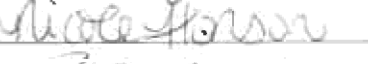
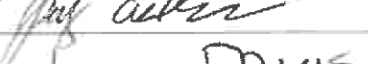
1. See Referendum I ReLook Committee / TGM Grant
2. See Sec. of State filings of 2019, 2020, 2021
3. See Sec of State cities out of compliance with audits
4. Food Bank Loading Zone

Signatures:

Printed Name	Signature	Zio Code	97133 Indicate where you live	
			Incorporated	Unincorporated
lenkaup	[Signature]	97133		✓
Harry Rave	[Signature]	97133	✓	
KISA Hampshire	[Signature]	97133	✓	
ANGELO STAFFIERI	[Signature]	97133	✓	
Kitty Peterson	[Signature]	97133		✓
Patricia Portney	[Signature]	97133	✓	
Jama Valdez	[Signature]	97124		
Jay Valdez	[Signature]	97124		
Lorena Flores	[Signature]	97124		
KEMPER BARO	[Signature]	97133		✓
Joe Brautman	[Signature]	97133		✓
Micayla Ross	[Signature]	97133	✓	
Sheila McGuire	[Signature]	97124		
Adelbert Meidl	[Signature]	97133		✓
Richard Evans	[Signature]	97078		
Garnette Cove	[Signature]	97124		
Shenlyn Cruz	[Signature]	97133	✓	
MARSHA GULLION	[Signature]	97133	✓	
Marta Kovalik	[Signature]	97133	✓	
Aa.r. Kovalik	[Signature]	97329		
LES RITTEWHOUSE	[Signature]	97133	✓	
Linda Kr	[Signature]	97133	✓	
STEVEN Gordon	[Signature]	97133	✓	
Charity Huggott	[Signature]	97133	✓	

1. See Referendum / ReLook Committee / TG/1 Grant
2. See Sec. of State fiUngs of 2019, 2020, 2021
3. See Sec of State cities out of compliance with audits
4. Food Bank Losding Zone

Signatures:

Printed Name	Signature	Zip Code	97133 Indicate where you live	
			Incorporated	Unincorporated
Randall H Wells		97133		X
TERRY CRONSTON		97133	X	
Brenda Bartel		97133	X	
Rosalie Kitepatrak		97106		
Tiffany Yant-Alumoto		97133	X	
Melody Broten		97133	X	
Diane Gudmunds		97133		
NEIL GO		CL 15	✓	
Angelina Jenkins		97133		
Joyce Reynolds		97131	✓	
Scott Phillips		97106		
Gayle R Hyer		97133		
Ashley Fourie		97133	✓	
Ruben Fonseca		97133	✓	
Nicole Hanson		97133	✓	
Jared Huggitt		97111	✓	
Way Adams		97106		
Lyn Davis		97133	X	
Frances Gehring		97133	N/A	X
Veronica Niswonger		97133		X
Lloyd Dow		97133	✓	
Dylan Fults		97133	✓	
DAVID DERHAM		97113		X
Zion Rogers		97133		X

1. See Referendum I ReLook Committee I TGM Grant
2. See Sec. of State filings of 2019, 2020, 2021
3. See Sec of State c;ties out of compliance with audits
4. Food Bank Loading Zone

Signatures:

Ct.		Indicate where vDU Uve	
Printed Name		Incorporated	Unincorporated
Cfl:??>3	NOAA - HORS		
q7133	WES PEA BODY	V	
q7\?'7			
i713 J		✓	
J11?	Daniela Paniagua	✓	
	MARLA DEBOCHO	✓	
97133	Nancy Janger		✓
97062	Alicia Marcel	✓	
q, '133	ae. 11/Joro. n		
4713.3			
7 // //		✓	✓
°t11/b			
<{.7\?	Jacqueline Hane	✓	
Q.,i.'4	Rachelle Durtsche	✓	
cn,B	Elde Estrada	✓	
'17(J17			
cn\l.P		✓	
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7.\t,y	Monica Goodin	✓	
Cf7// //			
'tl\□	Carol Troy	✓	
97133	Charlene Brown		
97133	Lee Brown		

Signatures:

Printed Name	Signature	Indicate where you live	
		Incorporated	Unincorporated
Mona & Megie			
Tracy Crites	Tracy Crites		
Melvin Gillenwater	Melvin Gillenwater		
Marilyn Roberts	Marilyn Roberts		
Cheryl Crites	Cheryl Crites		
B. Rebecca Ayler	B. Rebecca Ayler		
Jackie Golden	Jackie Golden		
Rodney Stears	Rodney Stears		
Stephanie Smith	Stephanie Smith		
Antonia Matanane	Antonia Matanane		
Forrest	Forrest		
Cesar R. Pulido	Cesar R. Pulido		
Jose Berres	Jose Berres		
ht fa Spaitth	ht fa Spaitth		
Q1/	Q1/		
Heather Hays	Heather Hays		
Bob	Bob		

Good evening Mayor Dumbrow and councilors,
My name is Denise Caire and I've **lived** in Hillsboro for 40 years.

I'd like to read information from the web on the legitimacy of a City Manager to self appoint themselves as the Finance and Planning manager, such as Mr. Bill Reid. That's a serious violation.

:" Search Assist



No; a city manager cannot appoint themselves as acting finance and planning manager. Typically, the city manager has the authority to appoint department heads, but self-appointment would generally violate governance protocols.

◆ legal-resourc&s.uslegalform'-com **ct**codepublishing.com

Authority of a City Manager

A city manager typically has the authority to appoint department heads and manage city operations. However, there are governance protocols that must be followed,

Self-Appointment Restrictions

- **Governance Protocols:** Self-appointment by a city manager is generally not permitted- This is to maintain checks and balances within the city's administration.
- **Conflict of Interest:** Allowing a city manager to appoint themselves could lead to conflicts of interest and undermine the integrity of the governance structure.

Appointment Process

City Council Oversight: Appointments usually require approval from the city council, ensuring that the process is transparent and accountable.

- **Department Head Appointments:** While city managers can appoint department heads, they must do so in accordance with established rules and regulations,

In summary, a city manager cannot legally appoint themselves as acting finance and planning manager due to governance protocols that prevent self-appointment.

GGcodopublishing.com ◆ legal-resourcea.uslegalf...

What are the governance protocols for city **manager** appointments?

The city manager is typically appointed by the mayor or *city* council, often after a screening process, and must be confirmed by the city council. The manager is responsible to the council and must adhere to ethical standards, such as those outlined by the International City/County Management Association (ICMA), which emphasize professional conduct, transparency, and collaboration with elected officials.

[L.P. codelllibrary.emlegal.com](http://codelllibrary.emlegal.com) [W westerncity.com](http://westerncity.com)

What are the consequences of self-appointment by a city manager?

Self-appointment by a city manager is not standard practice and could lead to conflicts of interest, ethical violations, and potential legal consequences. City managers are typically appointed by the city council based on their qualifications, and self-appointment undermines the democratic process and the separation of **powers** within local government.

nationalcivicleague.org [W auguste.edu](http://auguste.edu)

Thank you for listening and taking steps to remedy this conflict of interest. I love this little city spawned from old Glencoe founded by my great-great-great grandfather Charlie McKay in 1841. I pray it gets back on track.

Good luck to you all,
Denise Caire

From: [Lori Lesmeister](#)
To: "E B"
Cc: [Aaron Dumbrow](#)
Bcc: [Lori Lesmeister](#)
Subject: RE: meeting registration
Date: Monday, May 18, 2026 1:50:00 PM

Hello, Elizabeth,

Will you be attending the meeting in person or via Zoom?

If you plan to attend in person and would like to read your attached letter aloud, it will be included in the meeting record and does not need to be distributed to Council in advance, as they will hear it during the public comment portion of the meeting.

If you will be attending in person, please complete a yellow comment card upon arrival. The Mayor will invite speakers to come forward one at a time and will provide guidance on the time allotted for each speaker.

If you would like to give your comment via Zoom, I will add your name to the list of commentators and the Mayor will work down through the list one at a time.

Please let me know your preference.
Regards,

Lori Lesmeister, CMC
City Recorder | Elections Officer
City of North Plains
503.647.5555 | www.northplains.gov



From: E B <elizabethoganyan@gmail.com>
Sent: Monday, May 18, 2026 1:43 PM
To: Lori Lesmeister <lori.lesmeister@northplains.gov>; Info <info@northplains.gov>
Subject: meeting registration

Some people who received this message don't often get email from elizabethoganyan@gmail.com. [Learn why this is important](#)

Hi Lori,

I am submitting this letter for tonight's meeting, please share my written letter with council.

I would like to give testimony and have an opportunity to read it if possible, it concerns

my URA grant experience.

My name is Elizabeth Beaupain

I reside here in North Plains

Address: 29094 NW Keenon St, North Plains, OR 97133

I also own Happy Play here in North Plains

Thank you!

-Elizabeth

My name is Elizabeth Beaupain, owner of Happy Play, an indoor playground and full service cafe.

While opening our first business with two young children at home, our family poured everything we had into creating Happy Play. As many know, running a small business, especially in North Plains has not been easy.

When I applied for the City's food and beverage tenant improvement grant program in 2023, construction had not even started yet. I was willing to adjust our layout or expand our food offerings if needed to fit the criteria, but instead our small family business was met with a hard stop from Bill Reid rather than an effort to help us qualify.

Bill said he did not want to award another grant in the same development as it benefitted the same landlord. Yet later businesses in that same development still received full grant funding.

I have also since learned that the Urban Renewal Agency later created a one-time special assistance grant for another business because it was believed to provide community and downtown benefit. To me, that shows the URA had flexibility and discretion when it chose to exercise it, yet Happy Play was never given the same opportunity for consideration despite also providing a community-centered space alongside food and beverage service.

At this point, I still don't even know whether my application ever went through the same approval process or formal review as other applicants or if Bill Reid just made the decision we didn't qualify himself, which he has yet to provide the answer.

After what I experienced with Bill Reid combined with the ongoing public concerns regarding audits, Urban Renewal oversight, spending priorities, and concentration of authority within City administration, I believe these issues deserve independent review and greater transparency.

I would also like it formally placed on the public record that I am requesting clarification regarding whether Happy Play's application received proper review through the same channels and procedures used for other applicants, and if it did not, that appropriate corrective steps now be considered.

-Elizabeth Beaupain
Local Resident and Owner of Happy Play

From: [Lori Lesmeister](#)
To: [Lori Lesmeister](#)
Bcc: [Bill Reid](#); [Aaron Dumbrow](#); [Mark De Forge](#); [Mandy Hagedorn](#); [Trista Papen](#); [Anna Warrington](#); [Don Weber](#)
Subject: FW: City Manager Bill Reid
Date: Monday, May 18, 2026 7:44:00 AM

Councilors,
Please see public comment below.

Lori Lesmeister, CMC
City Recorder | Elections Officer
City of North Plains
503.647.5555 | www.northplains.gov

-----Original Message-----

From: Wendy Mortensen <wmpdx@icloud.com>
Sent: Saturday, May 16, 2026 1:10 PM
To: info@northplains.gov.
Subject: City Manager Bill Reid

[Some people who received this message don't often get email from wmpdx@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To the Mayor and members of the Council,

City Manager Bill Reid has failed North Plains in at least two respects:

1. Failure of financial management. Good governance requires budget and audit oversight. It is not a “maybe” or “sometimes”. It is a “must”.
2. Failure to honor the principles of democracy. Voters expressed their opinion as to the expansion of the UGB. City Manager Reid is ignoring the will of the people by continuing to advocate an unwanted expansion.

It is time for Mr. Reid to “go” and be replaced by a City Manager that will listen to the people of North Plains.

Regards,

Mel Mortensen
NorthPlains 97133

From: [Lori Lesmeister](#)
To: [Lori Lesmeister](#)
Bcc: [Bill Reid](#); [Aaron Dumbrow](#); [Mark De Forge](#); [Mandy Hagedorn](#); [Trista Papen](#); [Anna Warrington](#); [Don Weber](#)
Subject: FW: Written Testimony for Monday Night's Meeting
Date: Monday, May 18, 2026 7:45:00 AM

Councilors,

Please see public comment below.

Lori Lesmeister, CMC
City Recorder | Elections Officer
City of North Plains
503.647.5555 | www.northplains.gov



From: Nancy <nanjar@coho.net>
Sent: Sunday, May 17, 2026 4:54 PM
To: Info <info@northplains.gov>; Lori Lesmeister <lori.lesmeister@northplains.gov>
Subject: Written Testimony for Monday Night's Meeting

Some people who received this message don't often get email from nanjar@coho.net. [Learn why this is important](#)

To the North Plains City Council,

I attended the Transportation Grant Policy Committee meeting last Tuesday. I was very disappointed by the direction of that meeting. The Committee was presented with three alternatives for a substantial expansion to the size of the City. It seemed to me that the very first step had been missed — there was NO discussion of whether the level of housing and additional economic development envisioned in the alternatives is needed or appropriate. Given the fact that city residents decisively voted AGAINST a large expansion to the City just two years ago, it surprised me that the direction the City seems to be going is for a still sizeable expansion. I find it difficult to believe that there is widespread support by city residents for the alternatives presented. There was no opportunity for public comment at Tuesday's meeting.

My understanding is that this pro-growth strategy is being pushed forward by the current City Manager, Bill Reid. As acting Finance and Planning Director, as well as City Manager he has effectively monopolized the city power and oversight. I believe he is NOT representing the interests of the residents of North Plains effectively. What evidence is there that the direction supported by the majority of City residents has changed substantially since the vote in 2024? How much did the City spend on the consultants who developed the three proposals presented at Tuesday's meeting? Reid has not completed an audit of the city budget in 4 years (based on my research, cities are REQUIRED by state law to complete an audit at least every two years). I do not believe that Bill Reid is serving the City of North Plains well.

The City Council is supposed to be the final say - NOT the City Manager. Please fire Bill Reid and hire a City Manager who will represent the majority of the City residents and help the City Council do the work they were elected to (and a working hard to do) do for the City of North Plains.

Thank you,
Nancy and Randy Jarigese
Old Pumpkin Ridge Road

From: [Mandy Hagedorn](#)
To: [Lori Lesmeister](#)
Subject: Fw: UGB Southside of the HWY OPPOSITION
Date: Monday, May 18, 2026 10:16:56 AM

FYI, unsure who all received this

Get [Outlook for iOS](#)

From: Darcey Schlottmann <darcey_schlottmann@msn.com>
Sent: Monday, May 18, 2026 9:34 AM
To: Darcey Schlottmann <darcey_schlottmann@msn.com>
Subject: UGB Southside of the HWY OPPOSITION

Some people who received this message don't often get email from darcey_schlottmann@msn.com. [Learn why this is important](#)

I am scrambling to get a hold of all my neighbors to inform them that the City of North Plains is still trying to pull our tiny residential road on 316th and the Old Jewitt Cameron Seed Mill into the UGB. I have been here over 20 years and most of my neighbor 35 plus, with the exception of 2 neighbors who were able to build in the last 6 years due to the parcel surrounding me that was subdivided. The neighbors who have been here long term are out of the loop on this subject and frankly had no idea this was still a possibility. Why were people selected for a committee if they are not talking to the neighbors about it? That seems strange? I would think open communication would be a requirement. I just watched the video in the planning meeting that only 1-2 people oppose! That's not true!

I want it to be very clear. I have 8 neighbors on my street. 7 are Opposed and the 1 representing us I have no idea where he stands. We are trying to draft a letter to make sure we feel represented. Not all neighbors are able to sign and one wants to do more research. My neighbors are closer to retirement age and really have no idea what going on. I want to be clear that just because some have remained quiet, it DOES NOT mean they agree.

I want to leave you with one thing to think about. If the waterline didn't run in front of the seedmill and down 316th would the city still want this side of the highway. Or is it because the value of Jewett Cameron property triples if it has access to water. Maybe look back and who the manager use to be. Does that matter? Maybe not? Are we making decision based on what's best for North Plains, or who can profit off the sale of their property?

Leave the south side of the highway rural Hillsboro, and let North Plains still remain our community. Thank you for taking the time to read this and I will submit the letter to the city to be read at the meeting.

Darcey Schlottmann
9760 NW 316th Pl.

From: [Darcey Schlottmann](#)
To: [Info](#); [Lori Lesmeister](#)
Subject: Please read at meeting on 5/18/26 in regard to UGB Expansion
Date: Monday, May 18, 2026 11:33:08 AM
Attachments: [North Plains UGB Southside HWY.pdf](#)

You don't often get email from darcey_schlottmann@msn.com. [Learn why this is important](#)

Good morning-

I am writing to ask that you please read the attachment at the meeting on 5/18/26 in regards to homeowners who OPPOSE UGB expansion on southside of highway. We are not able to attend the meeting.

Can you please reply that you have received this? Thank you!

Sincerely,

Darcey Schlottmann
Craig Schlottmann
Federico Agular
Chet Wolter
Patricia Wolter
Michael Wolter
Stephanie Wolter

Dear North Plains City Councilors,

May 17, 2026

We are residents of the land across HWY 26, which has been appearing in all the discussions about expanding the North Plains city UGB. Today we are writing in OPPOSITION to being included in the UGB expansion and to say that we do not feel represented by the expansion planning committee. At no point has anyone asked our opinion and there has been no communication in regards to the expansion.

With the UGB expansion, we have good reason to believe that you the council and PAC and Re-look Committee have all been misled. At numerous council and committee meetings, it has been stated by city staff and consultants, that the city is required to bring our land in first because it is an exception land. There is no requirement in state, city, or county codes that would require our land to be brought in with any UGB expansion.

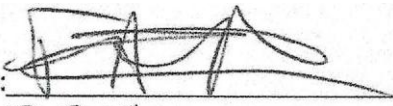
We ask that you the city council of North Plains direct city staff to stop planning to expand your Urban Growth Boundary across 26 to bring our land into the city of North Plains. We have no desire to be brought into the UGB and are also in strong opposition to this action.

We the undersigned residents,

Signature: Darcey Schlottmann Name: Darcey Schlottmann
Address: 9760 NW 316th Pl. Hillsboro, OR 97124

Signature: [Signature] Name: DRAIG SCHLOTTMANN
Address: 9760 NW 316th Pl Hillsboro, OR 97124

Dear North Plains City Councilors,

Signature:  Name: Federico Aguilar
Address: 9872 NW 316th PL Hillsboro OR 97124

Signature: M:W  Name, C!he. + l<lfo lter
Address: c.....5C.....5<.....5.....N.....V/.....s.....l".....P.....+.....f.....+.....j.....u s h.....b.....0 0+i.....O.....R.....ct.....7.....1.....2.....f.....l.....

Signature: Patricia C. Wolter Name: PATRICIA C. WOLTER
Address: 9555 NW 316th PL, Hillsboro, OR 97124

Signature:  .(l)k Name: '4.,'c-ko..e. \ t:/ lue2f-+  l-
Address: <?qf.7 { A.l &v S/Cc..+(., f>i4"L:-e / l--.(t \   n  f .OR 9'l i Z{'

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Good Evening,

I am writing tonight to express my personal support of City Manager Bill Reid. I want to be clear that I am writing strictly as a private citizen on my own time, but I felt it was important to voice my appreciation for his steady leadership during this time of change.

Having interacted with Bill since his time as Finance Director, I have always valued his practical, clear-eyed approach to city management. He addresses complex local government challenges with absolute honesty, focusing his energy on smart, realistic outcomes that directly benefit our residents.

What truly sets Bill apart, however, is his approachable and friendly nature. He is a highly visible leader who makes a deliberate effort to show up for this community, routinely stepping out of City Hall to engage directly with the people he serves. Whether he is attending local events, visiting departments, or simply stopping to chat with residents, he listens with genuine interest and treats everyone he meets with kindness and a welcoming attitude. This active, down-to-earth presence has built a strong sense of trust and accessibility throughout North Plains.

Equally important is his internal leadership style. Bill treats everyone with genuine respect, brings a welcome sense of humor to his work, and has cultivated a highly supportive environment for city employees. Over a very demanding year, his calm and consistent management has kept city operations running smoothly and professionally.

Bill's dedication to North Plains is evident in everything he does, from his management of city business to his active engagement with residents. He has my full confidence and support, and I highly value his continued service to our community.

Sincerely,

Emily West

From: [Brianna Sowinski](#)
To: [Lori Lesmeister](#)
Subject: Letter in Support of Bill Reid
Date: Wednesday, May 20, 2026 7:59:08 PM

briannasowinski@gmail.com appears similar to someone who previously sent you email, but may not be that person. [Learn why this could be a risk](#)

Hi Lori,

I emailed the letter below to the Mayor and City Councilors on Friday May 15th at 8:19p.m. Happy for it to be included as public record.

Thank you,

Brianna

Hello North Plains City Councilors,

I am writing to express my strong support and appreciation for North Plains City Manager, Bill Reid, and his leadership of the City during an especially challenging and transitional time. Please note that I am writing in my personal capacity, on my own time, and the views expressed here are my own.

I have had the privilege of working with Bill for years, including during his time as Finance Director, and I have consistently been impressed by his professionalism, thoughtfulness, and dedication to both staff and the community. Our City is incredibly fortunate to benefit from his skills, leadership, and steady presence.

Throughout his tenure he has demonstrated a remarkable ability to navigate complex budgeting and financial challenges with creativity, practicality, and care. He has a realistic and thoughtful approach. While understanding the limitations facing local government he continues to seek solutions that best serve the organization and community.

Equally important is the way he leads. He approaches his work with kindness, grace, humor, and genuine respect for others. He has been supportive of staff across departments, encouraged professional development, and fostered a collaborative and positive working environment.

Over the past year, he has provided steady leadership during a period of significant change and transition. Despite a tumultuous and demanding year and shifting dynamics, he has helped keep City operations running smoothly and professionally.

His commitment to the community is also evident in the way he shows up outside of City Hall. Whether attending community events like the Chili Cook-Off, Noodles and Doodles, the Library Birthday Party, or simply taking time to connect with residents

and staff, he demonstrates that he genuinely cares about this community and the people who make it special. I thoroughly enjoyed the time I spent working alongside Bill at the annual Ice Cream Social. Getting to chat with him and learn more about his perspective was a welcome distraction from the increasingly tired arm that came with scooping rock-hard ice cream for enthusiastic community members. It was especially meaningful to see his approachable, community-oriented nature and the genuine ease with which he connects with residents.

I am grateful for his leadership and proud to support him. I sincerely hope the City continues to benefit from his service and dedication for years to come.

Sincerely,

Brianna Sowinski

Council members,

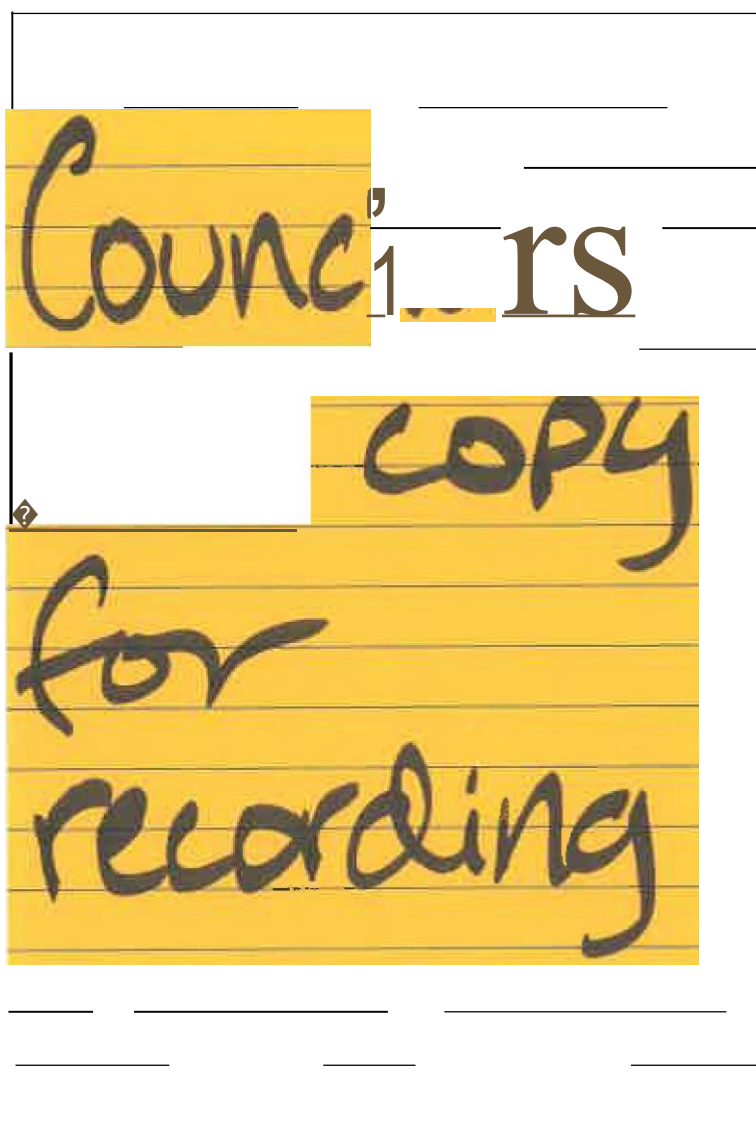
Sitting there doing what you do is incredibly hard, it takes a lot of bravery to stand up for your community.

Thank you for being the voice of everyone who's not here giving up their Monday night, despite people not always being very kind.

Keep doing the next right thing and living your values in action.

Hang in there. Hope cookies make your meeting a little better.

Ariel Goodwin



05 - City Council - 18 May 2026 -- Minutes v3

Final Audit Report

2026-06-03

Created:	2026-06-03
By:	Lori Lesmeister (lori.lesmeister@northplains.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPR9ool_gt-KUVY6z7xR-8eMnuT4iNNHk

"05 - City Council - 18 May 2026 -- Minutes v3" History

-  Document created by Lori Lesmeister (lori.lesmeister@northplains.gov)
2026-06-03 - 6:03:14 PM GMT
-  Document emailed to aaron.dumbrow@northplains.gov for signature
2026-06-03 - 6:03:29 PM GMT
-  Email viewed by aaron.dumbrow@northplains.gov
2026-06-03 - 6:47:34 PM GMT
-  Signer aaron.dumbrow@northplains.gov entered name at signing as Aaron J. Dumbrow
2026-06-03 - 6:49:11 PM GMT
-  Document e-signed by Aaron J. Dumbrow (aaron.dumbrow@northplains.gov)
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