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TUALATIN HILLS PARK & RECREATION DISTRICT

Board of Directors Regular Meeting

June 2, 2008

6:00 p.m. Executive Session; 7:00 p.m. Regular Meeting

HMT Recreation Complex, Peg Ogilbee Dryland Meeting Room

15707 SW Walker Road, Beaverton

AGENDA

- 6:00 PM 1. Executive Session*
 - A. Personnel
 - B. Land
- 7:00 PM 2. Call Regular Meeting to Order
- 7:05 PM 3. Action Resulting from Executive Session
- 7:10 PM 4. Presentations
 - A. Nature Park Advisory Committee
- 7:25 PM 5. Audience Time**
- 7:30 PM 6. Consent Agenda***
 - A. Approve: May 12, 2008 Regular Meeting
 - B. Approve: Monthly Bills
 - C. Approve: Monthly Financial Statement
 - D. Approve: Resolution Authorizing Issuance of Tax and Revenue Anticipation Notes for 2008-09
- 7:35 PM 7. Unfinished Business
 - A. Update: Future Funding Measure
 - B. Information: General Manager's Report
- 7:50 PM 8. New Business
 - A. Review: West Parc SDC Credit Project at Bethany Village
- 8:05 PM 9. Board Time
- 8:15 PM 10. Adjourn

Executive Session:** Executive Sessions are permitted under the authority of ORS 192.660. Copies of the statute are available at the offices of Tualatin Hills Park and Recreation District. *Audience Time:** If you wish to be heard on an item not on the agenda you may be heard under Audience Time with a 3-minute time limit. If you wish to speak on an agenda item, please wait until it is before the Board. Note: Agenda items may not be considered in the order listed.

*****Consent Agenda:** Consent Agenda items will be approved without discussion unless there is a request to discuss a particular consent agenda item. The issue separately discussed will be voted on separately. In compliance with the American with Disabilities Act (ADA), this material, in an alternate format, or special accommodations for the meeting, will be made available by calling 503-645-6433 at least two business days prior to the meeting.

ADMINISTRATION OFFICE

15707 SW Walker Road • Beaverton, Oregon 97006 • (503) 645-6433 • Fax (503) 629-6301 • www.thprd.org

TUALATIN HILLS PARK & RECREATION DISTRICT



Serving Beaverton and the west side since 1955.

MEMO

DATE: May 23, 2008
TO: The Board of Directors
FROM: Doug Menke, General Manager

RE: **Information Regarding the June 2, 2008 Board of Directors Meeting**

Agenda Item #4 – Presentation

A. Nature Park Advisory Committee

Attached please find a memo from Jim McElhinny, Director of Park & Recreational Services, reporting that Rod Coles, Nature Park Advisory Committee Chair, will be in attendance at your meeting to present highlights of the Committee's activities during the past year as well as plans for the upcoming year.

Agenda Item #6 – Consent Agenda

Attached please find Consent Agenda items #6A-D for your review and approval.

Action Requested: Approve Consent Agenda Items #6A-D as submitted:
A. Approve: Minutes of May 12, 2008 Regular Meeting
B. Approve: Monthly Bills
C. Approve: Monthly Financial Statement
D. Approve: Resolution Authorizing Issuance of Tax and Revenue Anticipation Notes for 2008-09

Agenda Item #7 – Unfinished Business

A. Future Funding Measure Update

Attached please find a memo from myself reporting that I, along with Bob Wayt, Director of Communications & Development, will be at your meeting to present an update regarding the Future Funding Measure.

Action Requested: No action requested – informational report only.

B. General Manager's Report

Attached please find the General Manager's Report for the June 2, 2008 Regular Board Meeting.

Agenda Item #8 – New Business

A. West Parc SDC Credit Project at Bethany Village

Attached please find a memo from Hal Bergsma, Director of Planning, reporting that Central Bethany Development is proposing a SDC credit project on their West Parc at Bethany Village property that would provide a north-south Waterhouse Community Trail connection with a bridge and boardwalk crossing. Hal, along with Jeff Oberst, Project Manager of Central Bethany Development, will be at your meeting to provide an overview of the memo and to answer any questions the Board may have.

Action Requested: Board of Directors consensus to authorize staff to continue negotiating the SDC fee/credit proposal that includes the revised SDC rate calculation, land dedications, land acquisition values and site improvement costs as described. Central Bethany Development will make a second presentation to the Board in the near future and will seek final Board approval of the entire proposed SDC fee/credit project.

Other Packet Enclosures

- Management Report to the Board
- Monthly Capital Report
- System Development Charge Report
- Newspaper Articles

TUALATIN HILLS PARK & RECREATION DISTRICT



[4A]

MEMO

DATE: May 16, 2008
TO: Doug Menke, General Manager
FROM: Jim McElhinny, Director of Park & Recreational Services

RE: Nature Park Advisory Committee

The Nature Park Advisory Committee will be in attendance at the June 2, 2008 Regular Board of Directors Meeting to make their annual presentation to the Board. Rod Coles, Committee Chair, will highlight the activities of the Committee during the past year as well as their goals and objectives for the coming year.

Please find attached the current Nature Park Advisory Committee roster.



Tualatin Hills Park & Recreation District TUALATIN HILLS NATURE PARK ADVISORY COMMITTEE ROSTER

Last Updated: May 19, 2008

<i>Committee Member</i>	<i>Representing</i>	<i>Member Since</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Rod Coles Chair		December 2005					December 2009
Kevin Hoover Vice Chair		March 2007					March 2009
Margaret Armstrong Secretary		August 1997 Resigned – 10/02 Reinstated – 1/04 Ex-Officio – 2/07 Reinstated – 7/07					July 2009
Jim Olson Member		May 1999					January 2009
Karl Quade Member		December 2005					December 2009
Deborah Winer Member		May 1999					January 2009
Al Mowbray Member		March 2007					March 2009
Richard A. Hose Member		January 2008					January 2010
Gordan Hale Member		March 2008					March 2010
<i>Ex-Officio Member</i>	<i>Representing</i>		<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Joan Anderson-Wells Center Supervisor	Staff THPRD		15655 SW Millikan Boulevard Beaverton, OR 97006	(W) 503-629-6350 x2540	503-629-6351	jandersen-wells@thprd.org	N/A
Bruce Barbarasch Superintendent of Natural Resources & Trails Management	Staff THPRD		5500 SW Arctic Drive Beaverton, OR 97005	(W) 503-629-6305 x2950	503-629-6307	bbarbarasch@thprd.org	N/A
Vern Williams	Ex-Officio Member	August 1997 – December 31, 2007	13495 SW Berthold Street Beaverton, OR 97005	(H) 503.644.5934		vernorpat@yahoo.com	January 2009
Vacant	Ex-Officio Five Oaks/Triple Creek NAC						N/A
Vacant	Ex-Officio Beaverton School District						N/A
V	Ex-Officio Tri-Met						N/A



Tualatin Hills Park and Recreation District Minutes of a Regular Meeting of the Board of Directors

A Regular Meeting of the Tualatin Hills Park and Recreation District Board of Directors was held at the HMT Recreation Complex, Peg Ogilbee Dryland Training Center, 15707 SW Walker Road, Beaverton, on Monday, May 12, 2008. Executive Session 6:30 p.m.; Regular Meeting 7:00 p.m.

Present:

Joseph Blowers	President/Director
Larry Pelatt	Secretary/Director
Bob Scott	Secretary Pro-Tempore/Director
John Griffiths	Director
William Kanable	Director
Doug Menke	General Manager

Agenda Item #1 – Executive Session (A) Legal (B) Land

President, Joe Blowers, called Executive Session to order for the following purpose:

- To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed, and
- To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

The Executive Session is held pursuant to ORS 192.660(2), which allows the Board to meet in Executive Session to discuss the aforementioned legal and land issues.

President, Joe Blowers, noted that representatives of the news media and designated staff may attend the Executive Session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to disclose information discussed during the Executive Session. No final action or final decision may be made in Executive Session. At the end of the Executive Session, the Board will return to open session and welcome the audience back into the room.

Agenda Item #2 – Call Regular Meeting to Order

President, Joe Blowers, called the Regular Meeting to order at 7:10 p.m.

Agenda Item #3 – Action Resulting from Executive Session

There was no action resulting from Executive Session.

Agenda Item #4 – Presentations

A. Beaverton Police Department Chief David Bishop

Doug Menke, General Manager, introduced Beaverton Police Department Chief David Bishop who is in attendance this evening to be recognized by the Board of Directors for his career in public service to the community. Chief Bishop will be retiring from the Beaverton Police force in July. Doug provided an overview of the many ways Chief Bishop has made a positive impact to the community and thanked him for his partnership with the Park District.

✓ Chief Bishop thanked the Park District for the recognition this evening.

President, Joe Blowers, presented Chief Bishop a plaque and thanked him on behalf of the Board of Directors for his service and contributions to the community.

B. Washington County Fairgrounds Revitalization Task Force

Jim McElhinny, Director of Park & Recreational Services, introduced Don McCoun, Vice Chair of the Washington County Fair Complex Board of Directors, to make a presentation to the Board of Directors regarding the future of the 101-acre Washington County Fair Complex.

Don provided a detailed overview of the benefits a new fair complex would have on the area's economy and community, as well as the types of events that could be held there. He described the proposed new complex using a site plan, noting that funding for the complex would be requested from Washington County residents via a November 2008 bond measure election. Don offered to answer any questions the Board of Directors may have.

John Griffiths asked whether the new complex would facilitate new convention business or take away such business from Portland convention centers.

- ✓ Don replied that he believes some conventions will come from Portland, but mainly new convention business will be generated. He described how some of the largest employers in the area, Nike and Intel, could use the complex. In addition, some conventions have expressed an interest in holding simultaneous events in Portland and Washington County.

President, Joe Blowers, thanked Don McCoun on behalf of the Board of Directors for the informative presentation.

C. Jenkins Estate Advisory Committee

Lisa Novak, Superintendent of Programs & Special Activities, introduced Jan Regnier, Jenkins Estate Advisory Committee Chair, and Jim O'Connor, Advisory Committee member, to provide the Advisory Committee's annual presentation to the Board of Directors.

Jan provided a detailed PowerPoint presentation regarding the Jenkins Estate Advisory Committee's activities over the past year and goals for the future and offered to answer any questions the Board of Directors may have. A copy of the PowerPoint presentation was entered into the record.

John Griffiths asked Jan how well she feels Camp Rivendale is operated.

- ✓ Jan deferred the question to Lynda Myers, Center Supervisor for the Jenkins Estate.
- ✓ Lynda replied that Camp Rivendale is one of her favorite times of the year at the Jenkins Estate and described the dedicated Camp staff, noting that they do a phenomenal job. She noted that because the Camp facilitates any disability, it has grown and that it is the only program like it offered in the Portland Metropolitan area. She described how the installation of the new play equipment has been a benefit not only to the Camp participants, but to neighborhood children as well. In addition, weekend rentals of the facility are full throughout the upcoming summer. She noted that enrollment for the Camp has highs and lows according to demographics, but stays fairly consistent overall. She described how some adult campers have been attending Camp Rivendale since they were young children.

John asked for the status of the invasive plant species at the forested end of the property.

- ✓ Jim O'Connor replied that efforts have, and continue to be made to remove the invasive species, but that there is still a prevalent problem with English ivy, blackberries, and poison oak. Jim described how rewarding it is to see Camp Rivendale participants playing on the new play equipment, noting that the Camp is very unique and that the Park District should be commended for providing such a worthy program.

Larry Pelatt asked how the idea arose to develop an herb garden for the sight impaired.

- ✓ Jim O'Connor replied that the herb garden is a historic aspect to the Estate.
- ✓ Lisa noted that the Aloha Garden Club planted the herbs and came up with the idea of using the garden for the sight impaired, as the smells and textures of herbs lend themselves to that purpose. However, the Advisory Committee has taken that idea to the next level.
- ✓ Jan mentioned that they have all of the papers from the original Aloha Garden Club plantings for the site, noting that there has been a tremendous amount of information kept regarding the Estate.

Larry stated that the concept of a Braille-based garden is very interesting and he commended the Advisory Committee for all of their efforts.

President, Joe Blowers, thanked Jan Regnier and Jim O'Connor on behalf of the Board of Directors for the informative presentation.

D. Stuhr Center Advisory Committee

Lisa Novak, Superintendent of Programs & Special Activities, introduced Doris Regan, Stuhr Center Advisory Committee Chair, and LindaJo Enger, Stuhr Center Supervisor, to provide the Advisory Committee's annual presentation to the Board of Directors.

Doris provided a detailed PowerPoint presentation regarding the Stuhr Center Advisory Committee's activities over the past year and goals for the future and offered to answer any questions the Board of Directors may have. A copy of the PowerPoint presentation was entered into the record.

Doris commented that the changes made to the Family Assistance Program are impacting seniors negatively and that she would like to be kept informed if there will be future meetings to discuss the Program.

President, Joe Blowers, thanked Doris Regan on behalf of the Board of Directors for the informative presentation.

Agenda Item #5 – Audience Time

There was no testimony during Audience Time.

Agenda Item #6 – Consent Agenda

Bill Kanable moved the Board of Directors approve Consent Agenda items (A) Minutes of April 7, 2008 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, and (D) Stuhr Center Advisory Committee Members. Bob Scott seconded the motion.

Roll call proceeded as follows:

John Griffiths **Yes**
Larry Pelatt **Yes**
Bob Scott **Yes**
Bill Kanable **Yes**
Joe Blowers **Yes**

The motion was UNANIMOUSLY APPROVED.

Agenda Item #7 – Unfinished Business

A. Future Funding Measure Public Outreach Program

As approved by the Board of Directors, a public outreach program has been developed and put into action after the base and expanded Bond Measure Conceptual Package was reviewed by the Board of Directors at the April 7, 2008 Regular Board meeting.

Bob Wayt, Director of Communications & Development, provided a detailed overview of the public outreach effort, which included three open houses profiling the base and expanded Bond Measure Conceptual Package, and the efforts made to publicize the open houses. He noted that public input will continue to be sought via an online survey, as well as staff information tables that will be set up at many Park District facilities for one day later this month.

Doug Menke, General Manager, provided a detailed overview of the continuation of progress with The Trust for Public Land (TPL), noting that meetings have occurred with TPL staff to discuss the secondary survey questions and timing and that a draft of the questions should be available later this week or early next. Doug noted that he will provide the draft questions to the Board of Directors for review and input. The survey results will be provided to the Board of Directors as soon as they are available, approximately at the end of the first week in June, and an overview and discussion of the results is currently scheduled to take place at the June 23, 2008 Regular Board meeting, as well as Board discussion regarding finalizing the bond package. Doug noted that there is still more than adequate time to address the informational side of the campaign and that TPL will be doing their due diligence in organizing the “Vote Yes” campaign.

Larry Pelatt asked when TPL will begin putting together the “Vote Yes” campaign.

- ✓ Doug replied that he will request an update from TPL for the Board, noting that TPL has begun some initial discussions and meetings and laying the groundwork.

Larry asked whether a third and final survey is being considered for late August.

- ✓ Doug replied that TPL is in agreement with a third survey, but that much of this will be determined by the results of the second survey. The second survey should offer a clear path forward and the next step after that would be to gauge what happens in July with regard to the economy. As for the timing sequence, we would need to be done in early August in order to allow enough time for the informational side to commence. Once the results of the second survey are known, we would be able to better plan the next steps; however, the Board of Director’s schedule is going to be critical in providing windows of opportunity to continue the process.

President, Joe Blowers, asked for confirmation that the Board of Directors will have already committed itself to a position before August, whether or not there is a third survey.

- ✓ Larry replied that he is not suggesting the Board wait until a third survey is conducted in order to commit to a position, but rather to keep moving forward and conduct a third survey only if needed. He expressed his thoughts regarding a third survey as a tool to preserve a win in the upcoming election and a way to see if last minute changes need to be made in order to make sure the ballot measure is successful. In his opinion, the Park District winning the election is critical.

Joe replied that he agrees, but questions whether this would be possible at such a late date.

- ✓ Doug replied that first the results of the second survey are needed. If the Board is comfortable with that information, the Board can make a decision at the June 23, 2008 Regular Board meeting regarding whether to pursue the small or large bond package. The Board could then wait to submit any information to Washington County during the first portion of July should any additional information or news arise. This would still give the Board time to reconsider their decision.

Larry noted that technically the Board has until just after Labor Day to change its mind, although he is not suggesting that they hold back until then. He is only suggesting that the Board of Directors does what it can to preserve a win for the Park District.

- ✓ Bill Kanable stated that a third survey could be conducted in order to make sure the message is getting across, to measure the support level, and to make sure that no adjustments need to be made.
- ✓ Doug commented that the third survey could be used as a tracking tool, noting that he believes there will be a window to conduct a third survey if need be.

B. Legislative Activities

Jim McElhinny, Director of Park & Recreational Services, provided a detailed overview of the Park District's most recent legislative activities, which included the following information:

- Board and staff attendance of the National Recreation & Park Association's 2008 Legislative Forum.
- Federal funding of the Land & Water Conservation Fund grant program.
- Summary of this year's Oregon legislature supplemental session and possible topics for the upcoming 2009 session.
- Local legislator visits to the Park District are in the process of being arranged.

Doug Menke, General Manager, added that Jim has done a wonderful job in his role as Chair of the Oregon Recreation and Park Association Legislative Committee, not only in supporting the entire state in providing a cooperative process, but having him in such a key role for the state provides good exposure for the Park District as well.

Doug mentioned that the Board of Directors will be contacted regarding attendance during the legislator visits, but that quorum issues will need to be avoided.

Larry Pelatt commented that with home prices falling, System Development Charges (SDC's) are becoming a higher overall percentage of the price of homes, as they are a flat fee. He personally has heard that this topic will be revisited in the upcoming general session.

- ✓ Jim replied that the situation will be diligently monitored. He knows that the Homebuilders Association office in Portland has been concerned with the SDC's for Portland and Lake Oswego in particular, but that the issue is not being pressed statewide at this time.

President, Joe Blowers, thanked Jim McElhinny on behalf of the Board of Directors for the informative presentation.

C. Gramor Development SDC Credit Project at Progress Ridge Park

Steve Gulgren, Superintendent of Planning & Development, provided a brief overview of the memo included within the Board of Directors information packet, noting that Gramor Development is requesting Board of Directors approval of their proposed System Development Charge (SDC) credit project that would provide additional site improvements at the Park District's Progress Ridge Park. This is the second presentation to the Board of Directors regarding this particular project, the first of which occurred at the February 4, 2008 Regular Board meeting. Steve noted that the action requested of the Board this evening is approval of the SDC credit project and for the General Manager, or his designee, to enter into a Memorandum of Understanding that includes the commercial development SDC credits and park improvement cost estimates as described, as well as approval for staff to apply for a grant to cover the additional costs associated with the installation of a larger 12' x 24' floating dock, and authorization for staff to prepare a letter of support to the City of Beaverton Planning Commission. Steve introduced Matt Grady, Senior Project Manager of Gramor Development, to describe the project and proposed amenities in greater detail.

Matt Grady provided a detailed overview of the proposed site amenities, which include a new viewing platform, pathways and staircase, a floating dock, retaining walls, and site furniture, as well as the associated cost estimates, using the site plans included within the Board of Directors information packet. Matt offered to answer any questions the Board of Directors may have.

Larry Pelatt asked what the chances are for the Park District to receive a grant for the dock.

- ✓ Steve replied that he believes the chances are good, noting that even if a grant is not awarded on the first application, there will be two additional grant cycles occurring during the project's timeline in order for the Park District to reapply.

Bob Scott referenced the potential downside of the proposal listed within the memo of creating additional park operation/maintenance responsibilities. Bob noted that with the existing park there, it seems that this impact would be nominal.

- ✓ Steve confirmed that the impact would be nominal.

President, Joe Blowers, asked what the floats will be made out of for the dock.

- ✓ Matt replied that some are metal tubes and others are concrete with foam in the middle. He noted that the floats will need to be high quality and durable in order to stand up over time and be able to fluctuate with the water levels of the lake and not puncture its liner.

John Griffiths asked how the lake water will be kept fresh and viable for fish habitat.

- ✓ Steve replied that when the lake draws down due to evaporation, it gets filled up with city water. He noted that the lake is 50 feet deep.

John commented that Lake Oswego is a closed system as well and suffers from algae blooms and other issues.

- ✓ Doug Menke, General Manager, replied that the depth of the lake will control such issues.
- ✓ Joe noted that there is also limited runoff going into this lake, unlike Lake Oswego.

Joe commented that he appreciates the interest in providing a quality dock and supports staff pursuing a larger, quality dock, if possible.

Bob Scott moved the Board of Directors approve the SDC credit project and for the General Manager, or his designee, to enter into a Memorandum of Understanding that includes the commercial development SDC credits and park improvement cost estimates as described, and approve for staff to apply for a grant to cover the additional costs associated with the installation of the larger 12' x 24' floating dock, and authorize staff to prepare a letter of support to the City of Beaverton Planning Commission. Larry Pelatt seconded the motion. Roll call proceeded as follows:

Bill Kanable	Yes
John Griffiths	Yes
Larry Pelatt	Yes
Bob Scott	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

D. General Manager's Report

Doug Menke, General Manager, provided a detailed overview of the General Manager's Report included within the Board of Directors information packet, which included the following topics:

- Voluntary Annexation Program
- Formation of Audit Committee
 - Keith Hobson, Director of Business & Facilities, noted that with the approval of the formation of an Audit Committee by the Board of Directors, staff is now ready to proceed with recruitment for the Committee. The resolution called for three members of the Committee: one each from the Board of Directors, Budget Committee, and the general public. Keith noted that professional guidelines for audit committees generally recommend that one member has financial experience and that it is staff's intent to ensure that the public member of the Committee has such a background. He noted that since the Audit Committee is an independent, objective arm of the Board in overseeing the Park District's financial reporting process, staff has not created a detailed charter for the Committee as it anticipates the Committee will create their own based on professional guidance that will be provided to them. The Committee will play a key role in selecting and retaining the independent auditor for the Park District. Some committees are authorized to engage the auditor directly, while others make recommendations to the elected board for the appointment and staff's assumption is that this would be appropriate. Keith noted that the purpose of this evening's discussion is to take Board input regarding any criteria the Board would like to see or answer any questions about the Committee prior to soliciting appointments. Staff intends to complete the recruitment and selection process and return to the Board of Directors at the June 23, 2008 Regular Board meeting to request appointment. In addition, a volunteer from the Board of Directors would also be appreciated.
 - ✓ Bob Scott volunteered to serve on the Park District's Audit Committee.

- Washington County Urbanization Forum
 - Doug noted that a position paper on this topic would be forwarded to the Board of Directors for review and concurrence.
- Washington County Urban & Rural Reserves Steering Committee
 - Doug noted that a position paper on this topic as well would be forwarded to the Board of Directors for review and concurrence.
- Board of Directors Meeting Schedule
- National Recreation and Park Association 2008 Environmental Summit Planning Award

Doug offered to answer any questions the Board of Directors may have regarding the General Manager's Report.

John Griffiths referenced the 46 properties that voluntarily annexed to the Park District during the last Voluntary Annexation Program and asked whether this was an increase from the prior year.

- ✓ Doug confirmed that it was an increase of almost twice the properties from the year before.

Larry Pelatt asked whether the Park District advertises the Voluntary Annexation Program.

- ✓ Doug replied that there is usually some press given regarding the Program and a mailer is sent to all out-of-District properties that are within the ultimate service area.

Larry suggested that testimonial narratives from residents who have annexed voluntarily be included in the mailing for the next Program.

John asked if the voluntary annexations have been predominately coming from one area.

- ✓ Doug replied that they have been spread out, but the majority of the Park District's ultimate service area not already in-District is to the north.

Larry referenced the Board of Directors meeting schedule and questioned whether meeting on July 7, 2008 so shortly after the June 23, 2008 meeting is necessary.

- ✓ President, Joe Blowers, replied that the Board is preserving its options in case a decision on the bond measure needs to be extended to July. He noted that he has had a request to move the July meeting to later that month, but that the Board needs to keep it as is for the purpose of the bond measure timeline.

Larry suggested that if everything is accomplished at the June 23, 2008 meeting, perhaps the July 7, 2008 meeting could be rescheduled for later in July and the August meeting could be cancelled.

- ✓ Bill Kanable noted that the Board of Directors always has the flexibility to change its meeting schedule as long as there is enough advance public notice given.

Doug asked the Board to advance their individual summer schedules to him for advance planning purposes should the Board need to adjust the meeting schedule.

Agenda Item #8 – Board Time

Bob Scott asked whether the Board of Directors could receive the employee newsletters distributed to Park District staff as referenced within the Management Report.

- ✓ Doug Menke, General Manager, confirmed that these could be provided, noting that they have been a beneficial communication tool.

President, Joe Blowers, invited the Board members to attend a work party occurring at Bauman Park on Saturday, May 17, 2008.

Joe referenced the Management Report item regarding the Park District seeking locations for additional community gardens and asked what areas of the Park District are deficient in this service.

✓ Doug Menke, General Manager, replied that this information would be provided.

Joe asked for additional information regarding the community garden that is in conjunction with low-income apartment housing.

✓ Jim McElhinny, Director of Park & Recreational Activities, replied that this community garden is located at Eichler Park and that the site is currently being revisited to see if the apartment complex wishes to continue the garden.

Joe commended Lisa Novak, Superintendent of Programs & Special Activities, regarding her efforts on the community gardens, noting that since she has assumed oversight of the gardens, all are being fully used.

Agenda Item #9 – Adjourn

There being no further business, the meeting was adjourned at 8:50 p.m.

Joe Blowers, President

Larry Pelatt, Secretary

Recording Secretary,
Jessica Collins

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
227581	04/04/08	VillageProfile.com Advertising	1,895.00 <u>1,895.00</u>
227554	04/04/08	Pro-Turf Solutions Capital Outlay-Aloha Park Field Restoration/Lights	7,120.80 <u>7,120.80</u>
227990	04/25/08	Hughes Electrical Contractors	4,500.00
228007	04/25/08	OPSIS Architecture, LLP Capital Outlay-Building Improvements	10,139.33 <u>14,639.33</u>
227970	04/25/08	Anderson Roofing Co., Inc.	8,716.05
228025	04/25/08	Todd Hess Building Co.	4,970.00
228033	04/29/08	AAM, Inc. Capital Outlay-Building Replacements	1,260.00 <u>14,946.05</u>
227781	04/15/08	Lucy's Inflatables, Inc. Capital Outlay-Challenge Grant Competitive Fund	1,743.00 <u>1,743.00</u>
227526	04/04/08	Life Fitness	7,122.75
227688	04/10/08	Aquatic Trends, Inc.	1,288.21
227925	04/17/08	Comfort Interiors, Inc. Capital Outlay-Challenge Grants	1,996.00 <u>10,406.96</u>
228009	04/25/08	Pacific Fence & Wire Co. Capital Outlay-Park & Trail Improvements	10,019.00 <u>10,019.00</u>
227495	04/04/08	David Evans & Associates, Inc.	8,872.90
227522	04/04/08	KJM & Associates	6,972.00
227590	04/08/08	City of Beaverton	4,930.05
227591	04/08/08	City of Beaverton	1,240.00
227951	04/24/08	City of Beaverton Capital Outlay-SDC-Park Improvements/Improvements	23,265.47 <u>45,280.42</u>
227447	04/03/08	John Griffiths	1,051.17
227537	04/04/08	NRPA	2,555.00
227759	04/15/08	Leilani Galanto Conferences	1,142.46 <u>4,748.63</u>
227458	04/04/08	PGE	18,732.24
227719	04/15/08	PGE	7,335.50
227963	04/25/08	PGE Electricity	34,902.28 <u>60,970.02</u>
227712	04/15/08	Standard Insurance Company	116,146.38
228051	04/30/08	Blue Cross/Blue Shield	146,520.10
228054	04/30/08	MetLife	17,533.50
228058	04/30/08	Standard Insurance Company	2,024.93
228063	04/30/08	UNUM Life Insurance-LTC	1,349.70
228064	04/30/08	Unum Life Insurance-LTD Employee Benefits	8,760.17 <u>292,334.78</u>
227704	04/15/08	Aetna / ING Life Insurance	6,029.16
227708	04/15/08	Manley Services	5,737.25
227713	04/15/08	Standard Insurance Company	21,495.54
227714	04/15/08	Standard Insurance Company	2,295.66
228049	04/30/08	Aetna / ING Life Insurance	6,029.16
228053	04/30/08	Manley Services	6,703.05
228059	04/30/08	Standard Insurance Company	23,464.11
228060	04/30/08	Standard Insurance Company	2,295.66
228062	04/30/08	THPRD - Employee Assn. Employee Deduction	6,291.63 <u>80,341.22</u>

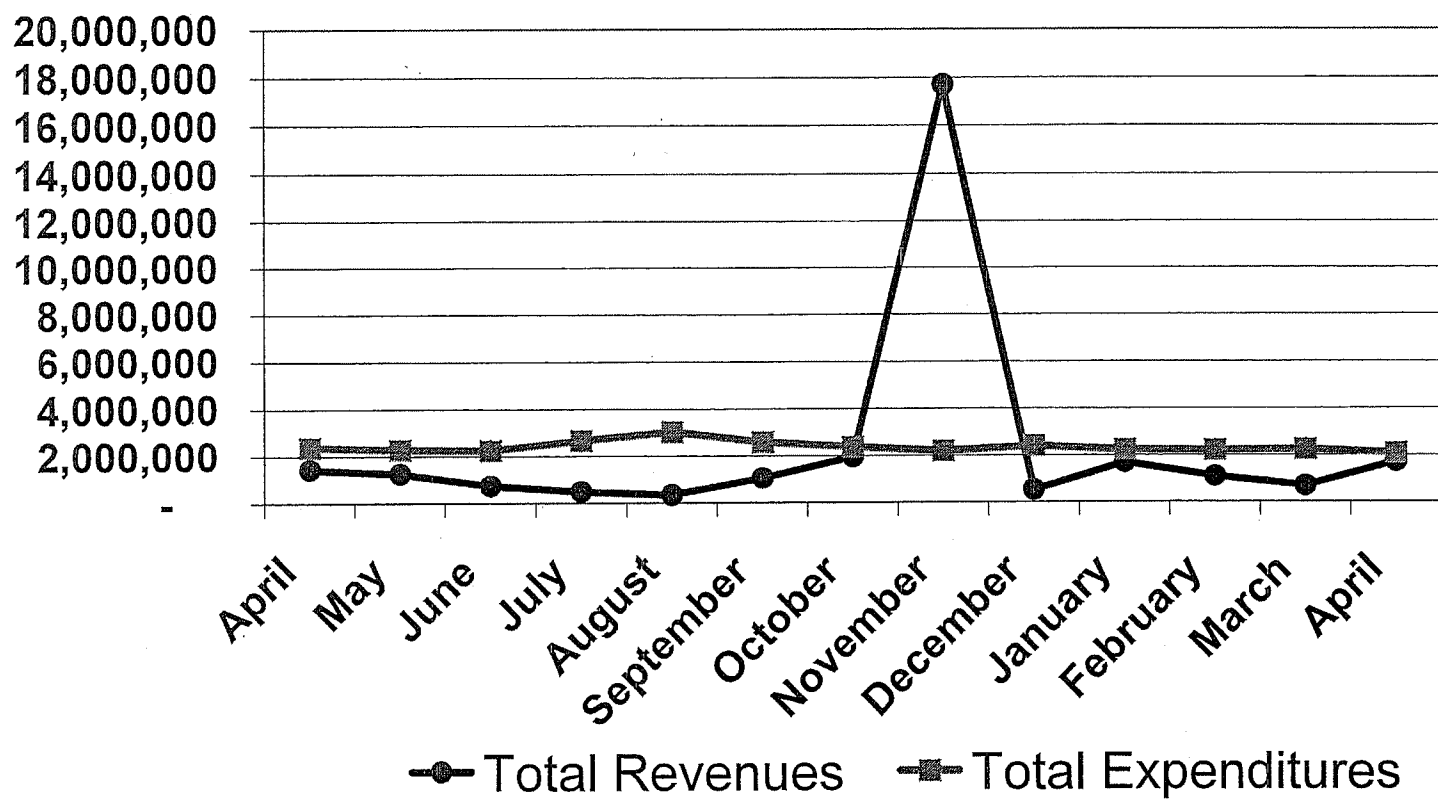
<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
227573	04/04/08	Tualatin Valley Water District Gas & Oil (Vehicles)	8,411.99 <hr/> 8,411.99
227457	04/04/08	NW Natural	35,942.59
227962	04/25/08	NW Natural Heat	37,784.07 <hr/> 73,726.66
227488	04/04/08	CDW Government, Inc.	1,344.00
227748	04/15/08	Dell Marketing L.P. Information Services-Capital	6,976.00 <hr/> 8,320.00
227701	04/10/08	THBOA Instructional Services	13,426.50 <hr/> 13,426.50
227472	04/04/08	Beaverton Auto Parts	2,730.88
227527	04/04/08	Lightworks Electric Co.	30,725.00
227560	04/04/08	Roy-Boys, Inc.	1,527.80
227610	04/08/08	RCO Steam Cleaning, Inc.	1,750.00
227738	04/15/08	Boiler & Combustion Service	1,160.87
227770	04/15/08	Hughes Electrical Contractors	1,100.00
227778	04/15/08	Lake Oswego Insulation Co.	2,845.00
227812	04/15/08	R & R Products, Inc.	1,048.50
227821	04/15/08	Schulz-Clearwater Sanitation	1,393.00
227838	04/15/08	Woodco	1,199.00
227974	04/25/08	Beaverton Plumbing, Inc.	5,000.00
228016	04/25/08	Schulz-Clearwater Sanitation Maintenance Services	1,230.70 <hr/> 51,710.75
227461	04/04/08	Airgas Nor Pac, Inc.	1,861.55
227490	04/04/08	Coastwide Laboratories	6,662.31
227508	04/04/08	Goal Setter Systems	1,796.52
227519	04/04/08	J.F. Shelton Company	2,375.75
227549	04/04/08	Platt Electric Supply, Inc.	1,914.15
227561	04/04/08	Santana Trucking	4,500.00
227575	04/04/08	UAP Distribution, Inc.	1,514.30
227588	04/04/08	Wilbur-Ellis Company	3,175.60
227742	04/15/08	Coastwide Laboratories	3,013.42
227768	04/15/08	Home Depot Credit Services	2,659.37
227822	04/15/08	SealMaster of Northern CA	2,344.01
227833	04/15/08	United Pipe & Supply Co., Inc.	1,171.08
227836	04/15/08	Wilbur-Ellis Company	1,718.95
227924	04/17/08	BSN Sports	1,289.82
227934	04/17/08	Wilbur-Ellis Company	8,540.00
227983	04/25/08	Fazio Bros. Maintenance Supplies	2,885.37 <hr/> 47,422.20
227539	04/04/08	OfficeMax - A Boise Company	1,893.69
227792	04/15/08	OfficeMax - A Boise Company Offices Supplies	1,481.00 <hr/> 3,374.69
227834	04/15/08	United States Postal Service	2,400.00
228027	04/25/08	United States Postal Service Postage	1,200.00 <hr/> 3,600.00
227498	04/04/08	ePrint	11,253.00
227825	04/15/08	Signature Graphics Printing & Publication	40,935.98 <hr/> 52,188.98
227439	04/01/08	Don Ganer & Associates, Inc.	2,160.00
227520	04/04/08	JD White	4,410.00
227571	04/04/08	Tarlow Naito & Summers, LLP	5,714.00
227724	04/15/08	2.ink Studio	5,480.53

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
227732	04/15/08	Beery, Elsnor & Hammond, LLP	5,475.57
227752	04/15/08	Ed Murphy & Associates	1,410.00
227804	04/15/08	Peterson Structural Engineers	1,200.00
		Professional Services	25,850.10
227469	04/04/08	Ash Creek Forest Mgt.	1,000.00
227506	04/04/08	Frye's Action Athletics	9,045.00
227515	04/04/08	HSBC Business Solutions	2,332.68
227618	04/08/08	US Bank	1,335.73
227763	04/15/08	Gopher Sport	1,055.70
227787	04/15/08	Metro	1,855.50
227991	04/25/08	Impact Sign Co.	1,601.94
228001	04/25/08	Nolin Enterprises	1,024.04
228032	04/25/08	Wilfs	2,080.00
		Program Supplies	21,330.59
228035	04/29/08	Beaverton School District	1,944.00
		Refund	1,944.00
227584	04/04/08	Waste Management of Oregon	2,461.54
227835	04/15/08	Waste Management of Oregon	2,472.81
		Refuse Services	4,934.35
227540	04/04/08	OR Dept of Administrative Srvc	1,645.14
		Rental Equipment	1,645.14
227476	04/04/08	Beaverton Sch. District #48	13,237.39
227975	04/25/08	Beaverton Sch. District #48	3,059.04
227984	04/25/08	Fred Shearer & Sons	5,350.00
		Rental Facility	21,646.43
227565	04/04/08	Sonitrol Pacific	8,757.00
227733	04/15/08	Beighley & Associates, Inc.	1,174.69
227945	04/22/08	Red Ridge Software Company	1,337.00
228004	04/25/08	NW Tree Specialists	6,300.00
		Technical Services	17,568.69
227482	04/04/08	BOLI Tech. Assist	1,500.00
		Technical Training	1,500.00
227454	04/04/08	AT&T Mobility	1,078.87
227456	04/04/08	Nextel Communications	2,008.97
227723	04/15/08	Verizon Northwest, Inc.	7,617.07
		Telecommunications	10,704.91
227923	04/17/08	Beaverton Honda	2,382.10
		Vehicle/Equipment Services	2,382.10
227459	04/04/08	Tualatin Valley Water District	6,083.28
227717	04/15/08	City of Beaverton	5,689.42
227721	04/15/08	Tualatin Valley Water District	1,838.73
227961	04/25/08	Clean Water Services	1,664.89
227965	04/25/08	Tualatin Valley Water District	6,134.10
		Water & Sewer	21,410.42
		Report Total:	937,543.71

TUALATIN HILLS PARK & RECREATION DISTRICT
General Fund Financial Summary
April, 2008

	CURRENT MONTH	YEAR TO DATE	PRORATED BUDGET 4/30/2008	% YTD TO PRORATED BUDGET	FULL FISCAL YEAR BUDGET
BEGINNING CASH ON HAND		\$ 4,337,121	\$ 3,689,400	117.6%	\$ 3,689,400
REVENUES					
Property Taxes	86,050	20,069,748	19,890,639	100.9%	20,633,443
Program Income	1,564,743	6,281,261	5,636,562	111.4%	6,686,313
Other Income	62,446	788,112	730,980	107.8%	930,000
Grants and Loan Proceeds	-	9,780	9,780	100.0%	239,750
TOTAL REVENUES	\$ 1,713,239	\$27,148,901	\$ 26,267,961	103.4%	\$28,489,506
EXPENDITURES					
Contingency	-	-	-	0.0%	1,402,500
Salaries, Benefits & Payroll Taxes	1,609,805	16,873,352	17,062,857	98.9%	20,361,404
Material & Services	412,874	5,184,406	5,663,072	91.5%	6,831,209
Debt Service	-	658,857	730,191	90.2%	889,392
TOTAL OPERATING EXPENDITURES	\$ 2,022,679	\$22,716,615	\$ 23,456,120	96.8%	\$29,484,505
Capital Expenditures	60,004	1,313,885	2,177,076	60.4%	2,694,401
TOTAL EXPENDITURES	\$ 2,082,683	\$24,030,500	\$ 25,633,196	93.7%	\$32,178,906
REVENUES OVER (UNDER) EXPENDITURES	\$ (369,444)	\$ 3,118,401	\$ 634,765	491.3%	\$ (3,689,400)
ENDING CASH (CASH DEFICIT)		\$ 7,455,522	\$ 4,324,165	172.4%	\$ -

Tualatin Hills Park and Rec. District April 2007 - April 2008



TUALATIN HILLS PARK & RECREATION DISTRICT



Serving Beaverton and the west side since 1955.

[6D]

MEMO

DATE: May 20, 2008
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business and Facilities

RE: Resolution Authorizing Issuance of Tax and Revenue Anticipation Notes for 2008-09

Summary

The attached resolution authorizes the issuance of up to \$5,000,000 of short-term borrowing, in the form of Tax and Revenue Anticipation Notes (TRANs), to finance the Park District's operating cash flow during the 2008-09 fiscal year. This resolution will authorize the General Manager or the Director of Business and Facilities to negotiate and execute the sale of these notes at an interest rate not to exceed 4.0%. This resolution has been drafted by Mersereau and Shannon, the Park District's Bond Counsel.

Background

Due to variations in cash flow, the Park District annually requires short-term borrowing at the beginning of the fiscal year to meet its operating needs. Traditionally, the Park District has utilized TRANs as the vehicle for short-term borrowing because the rate is fixed, and therefore predictable. Although the resolution is based on an interest rate not to exceed 4%, it is likely, based on preliminary staff investigation, that the actual rate of the TRANs will be closer to 3%.

Action Requested

Board of Directors approval of the resolution authorizing the issuance, sale, execution and delivery of Tax and Revenue Anticipation Notes in an amount not to exceed \$5,000,000.

RESOLUTION NO. 2008-05

A RESOLUTION OF TUALATIN HILLS PARK AND RECREATION DISTRICT, WASHINGTON COUNTY, OREGON, AUTHORIZING THE ISSUANCE, SALE, EXECUTION AND DELIVERY OF TAX AND REVENUE ANTICIPATION NOTES, SERIES 2008 IN AN AMOUNT NOT TO EXCEED \$5,000,000, AND RELATED MATTERS.

THE BOARD OF TUALATIN HILLS PARK AND RECREATION DISTRICT, WASHINGTON COUNTY, OREGON, (the "District"), finds:

SECTION 1: FINDINGS

The Board of the District finds:

1. The District has adopted or will adopt a budget for the 2008-2009 fiscal year providing for the collection of ad valorem property tax revenues in an amount not less than \$20,000,000. Oregon law permits the issuance of tax and revenue anticipation notes in an amount which does not exceed 80% of the amount of tax revenues budgeted to be received during said fiscal year. The District will certify a rate to the Assessor of Washington County, Oregon, in an amount that will produce not less than \$20,000,000 as ad valorem property taxes of the District for the 2008-2009 fiscal year.
2. Because the District does not reasonably expect to issue more than \$5,000,000 in aggregate face amount of tax exempt obligations during calendar year 2008 to finance expenditures other than for the construction of public school facilities, federal law permits issuance of tax and revenue anticipation notes in an amount that does not exceed the District's maximum anticipated cumulative cash flow deficit plus a working capital reserve equal to 5% of the prior District fiscal year expenditures paid with prior District fiscal year revenues.
3. The District will provide for the issuance of a tax and revenue anticipation notes in its duly adopted budget for fiscal year 2008-2009.
4. It is in the best interests of the District to borrow money with the foregoing limitations, to meet current expenses by issuing its Tax and Revenue Anticipation Notes, Series 2008, as provided in this resolution. Such notes shall not be issued prior to the beginning of, and shall mature not later than, the end of the fiscal year in which such taxes or other revenues are expected to be received.

SECTION 2: NOTES AUTHORIZED

For the above purposes, the District shall issue an aggregate principal amount of not to exceed \$5,000,000 Tax and Revenue Anticipation Notes, Series 2008 (the "Notes") pursuant to ORS 287A.180. The Notes shall be dated with the date specified by the Authorized Officer, shall mature not later than the end of the fiscal year in which the taxes or other revenues are expected to be received and shall bear interest payable at maturity at a rate to be established by the Authorized Officer, which rate shall not exceed a true interest cost of four percent (4.0%) per annum.

SECTION 3: OPTIONAL PREPAYMENT

The Notes shall be subject to optional prepayment prior to maturity as determined by the Authorized Officer, as hereinafter defined and as permitted by the purchaser of the Notes.

SECTION 4: PROVISION FOR PAYMENT OF NOTES AND SPECIAL ACCOUNT

The District covenants to budget and appropriate sufficient funds for the payment of the District's Notes together with interest thereon to the date of maturity and payment of the Notes. The District shall establish a separate Special Account to which the District shall deposit, no later than 30 days prior to the maturity of the Notes, ad valorem taxes or payment of revenues sufficient to pay the Notes on their maturity date. Investment earnings, after full funding of principal and interest in the Special Account may be transferred to the District's general fund. For fiscal year 2008-2009 the District shall appropriate as an interest expenditure the interest due on the Notes.

SECTION 5: SECURITY

The District's ad valorem property taxes subject to the limits of Article XI, Sections 11 and 11b of the Oregon Constitution and the full faith and credit of the District (including all legally available revenues in the District's General Fund) are hereby irrevocably pledged to the punctual payment of principal of and interest on the Notes.

SECTION 6: NOTE PURCHASE AGREEMENT AND DISCOUNT

The General Manager or the Director of Business and Facilities (individually, the "Authorized Officer"), is hereby authorized to negotiate and execute, on behalf of the District, a purchase agreement providing for the private negotiated sale of the Notes. Any such agreement shall be consistent with the terms hereof and shall allow for an origination fee of not more than \$5,000 to the purchaser. The terms of any such purchase agreement shall be binding upon the District when executed by the Authorized Officer.

SECTION 7: DEPOSIT OF PROCEEDS

The proceeds of the Notes received by the District shall be deposited in the general fund of the District.

SECTION 8: FORM OF NOTES

The District may issue the Notes as one or more typewritten Notes.

SECTION 9: EXECUTION

The Notes shall be executed on behalf of the District with the manual signature of the Authorized Officer.

SECTION 10: TAX COVENANTS

The District covenants for the benefit of the owners of the Notes to comply with all provisions of the Internal Revenue Code of 1986, as amended (the "Code") which are required for interest on the Notes to be excluded from gross income for federal income tax purposes, unless the District obtains an opinion of nationally recognized note counsel that such compliance is not required for the interest paid on the Notes to be so excluded. The District makes the following specific covenants with respect to the Code:

1. The District shall not take any action or omit any action, if it would cause the Notes to become an "arbitrage bond" under Section 148 of the Code and shall pay any rebates to the United States which are required by Section 148(f) of the Code.
2. The District shall not use the proceeds of the Notes in a fashion which would cause the Notes to be a "private activity bond" within the meaning of Section 141 of the Code.
3. The covenants contained in this Section 10 and any covenants in the closing documents for the Notes shall constitute contracts with the owner of the Notes, and shall be enforceable by them.

SECTION 11: OTHER FEDERAL TAX MATTERS

1. The District designates the Notes as a "qualified tax-exempt obligation" pursuant to Section 265(b)(3) of the Code. The District covenants not to so designate tax-exempt obligations in the current calendar year in an aggregate amount of more than \$10,000,000.
2. The District and its subordinate entities do not reasonably expect to issue more than \$5,000,000 in face amount of tax exempt obligations during the

calendar year 2008 to finance expenditures other than for the construction of public school facilities. The District has general taxing powers, and at least 95% of the net proceeds of the Notes will be used for the governmental purposes of the District. Accordingly, the proceeds of the Notes are exempt from the arbitrage "rebate" requirements of Section 148(f) of the Code.

The Authorized Officer may enter into covenants on behalf of the District to protect the tax-exempt status of the Notes.

SECTION 12: AUTHORITY OF AUTHORIZED OFFICER

The Authorized Officer is hereby authorized to enter into any agreements and to execute any documents or certificates which may be required to issue, sell and deliver the Notes in accordance with this Resolution.

ADOPTED by the Board of Tualatin Hills Park and Recreation District, Washington County, Oregon at a regular meeting this 2nd day of June, 2008.

TUALATIN HILLS PARK AND RECREATION DISTRICT
WASHINGTON COUNTY, OREGON

By: _____
President

ATTEST:

By: _____
Secretary

TUALATIN HILLS PARK & RECREATION DISTRICT



Serving Beaverton and the west side since 1955.

[7A]

MEMO

DATE: May 21, 2008
TO: The Board of Directors
FROM: Doug Menke, General Manager

RE: Future Funding Measure Update

At your June 2, 2008 Regular Board meeting, I will provide a brief overview of the continuation of progress with The Trust for Public Land, and Bob Wayt, Director of Communications & Development, will provide an overview of the public outreach efforts thus far.

Updated Future Funding Measure Timeline

December 2007: Selected Bond Measure Task Force Committee members.

January 2008: TPL conducted initial survey.
Bond Measure Task Force held organizational meeting.
Park District employee education campaign began.

February 4, 2008: Provided Board of Directors polling results. Bond Measure Task Force invited to attend.

February 2008: Survey posted on THPRD website and comment cards offered at facilities.
Conducted three public open houses.

March 3, 2008: Public outreach program results presented to Board of Directors.

April 7, 2008: Board of Directors to determined to move forward with future ballot measure and the proposed conceptual bond package recommendations.

Late April/Early May 2008: Conducted three public open houses in the same areas as the original open houses.

Late May/Early June 2008: TPL to conduct secondary survey.

Regular Meeting of the Board of Directors June 2, 2008

Page 1 of 2

June 23, 2008: Board of Directors to adopt bond measure funding amount and final package.

July 7, 2008: Board of Directors to adopt ballot title, ballot question and explanatory statement resolution.

Ongoing: Bond Measure Community Information Program planning and implementation. TPL to coordinate a promotional program separate from the Park District.

TUALATIN HILLS PARK & RECREATION DISTRICT



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[7B]

MEMO

DATE: May 23, 2008
TO: The Board of Directors
FROM: Doug Menke, General Manager

RE: General Manager's Report for June 2, 2008

Building Performance Contract

Park District staff are working with the Energy Trust of Oregon (ETO) to develop a Building Performance Contract. The ETO provides guidance to locate and partner with a qualified Energy Service Company (ESCO) who will service the actual contract. The initial phase of this effort requires a broad scope energy-use audit of all buildings and pools. That audit is currently underway and the cost will be covered by the ETO, with a final audit report expected in mid July. Initial results indicate numerous energy reduction opportunities which can be leveraged against incentives, creating further savings.

At the July Board of Directors meeting, staff will request an exemption from the District Purchasing Rules to use an alternate competitive process (request for proposals) to solicit a qualified ESCO to implement the audit findings. Upon final selection and approval, the ESCO performs detailed and technical energy analysis to determine actual and guaranteed cost savings. The ESCO will then work with the Park District to implement the reduction measures and identify and capture all applicable incentives and grants.

Washington County Urbanization Forum

The next public session of the Washington County Urbanization Forum is scheduled for June 19. The session will focus on the question of governance for future urban areas outside the current Urban Growth Boundary (UGB). The discussion will be framed as to: (a) whether all future development outside the current UGB must occur through the appropriate city, and (b) how such a policy if approved will be implemented. The framing of this issue does not imply that there would not or could not be a role for special districts and the county.

Forum participants have been encouraged to put their views in writing in advance of meetings, to be shared with all attendees. Staff is drafting an issue paper to convey the Park District's positions on urban service issues. It is my intent to share this with Board members for your comments prior to submittal for distribution for the June 19 session.

Legislator Visits

Meetings are being coordinated/scheduled now with the offices of Representative Jeff Barker, Representative Tobias Read, Senator Suzanne Bonamici, Senator Mark Hass and Representative Mitch Greenlick to visit the HMT Recreation Complex to meet with Board members and staff. The purpose of the meetings will be to provide a learning opportunity for the legislators regarding the

Regular Meeting of the Board of Directors June 2, 2008

Page 1 of 2

Park District, the services we provide, and our plans for the future. Meetings will begin in mid June. Staff plans to share a meeting schedule with the Board at your June 2 meeting.

Board of Directors Meeting Schedule

Please note the following upcoming Board of Directors and Budget Committee meetings that will be occurring over the next few months:

- Monday, June 23 – Regular Board Meeting & Budget Adoption
- Monday, July 7 – Regular Board Meeting
- Monday, August 4 – Regular Board Meeting
 - *Note: In accordance with past practice, the August Regular Board meeting is tentative and may be cancelled.*
- Monday, September 8 – Regular Board Meeting



TUALATIN HILLS PARK & RECREATION DISTRICT

[8A]

Serving Beaverton and the west side since 1955.

MEMO

DATE: May 23, 2008
TO: Doug Menke, General Manager
FROM: Hal Bergsma, Director of Planning

RE: West Parc SDC Credit Project at Bethany Village

Summary

Central Bethany Development is proposing a SDC fee/credit project on Tract 'C' of their West Parc at Bethany Village property that would provide site improvements by constructing a north-south Waterhouse Community Trail connection through the site with a bridge and boardwalk crossing. Central Bethany Development would like to dedicate 0.51 acres of Tract 'C' to THPRD for the trail corridor to satisfy Washington County's Conditions of Approval and sell the remaining portion of Tract 'C' to THPRD for SDC credits.

Background

The West Parc property was identified for potential acquisition in the 2004 Board of Directors' Land Tour. It is currently listed in the monthly Land Report as a Level III acquisition opportunity as a possible SDC credit project or donation. Park District staff had two initial meetings with representatives from Central Bethany Development to discuss a potential SDC fee/credit project in 2004 and 2005. At the time, Central Bethany Development was not ready to move forward on developing their property so discussions regarding a potential SDC fee/credit project were placed on hold.

In August of 2007, Central Bethany Development submitted documentation to Washington County to obtain building permits for a 202,809 square foot senior assisted living facility on the property. The Park District's SDC Administrative Procedures Guide classified this proposed facility as a health services facility (hospital). Based on this classification and the proposed square footage of this facility, the calculations indicate that 405 employees would be involved with this facility and this number of employees would equate to a SDC fee of \$45,360. In subsequent discussions with representatives from Central Bethany Development, they stated that this type of facility would typically employ approximately 25-35 employees, not 405 employees as the SDC classification chart and calculations had outlined. After further discussions with staff and in accordance with the SDC Administrative Procedures Guide, the applicant requested an Alternative SDC Rate Request. Staff requested and received from Central Bethany Development additional documentation and employment data to support the applicant's request for an alternative SDC rate. Staff reviewed the information and completed additional due diligence checks to confirm the documentation submitted by the applicant. Staff's final determination on the number of employees associated with the proposed senior assisted living facility was 36.

Staff met with representatives from Central Bethany Development and they expressed a strong desire to develop an SDC fee/credit package for the entire remainder of their project, not just the senior assisted living facility.

After discussions with management regarding this potential SDC fee/credit opportunity, staff prepared a letter dated August 24, 2007 (see attached) which outlined the desire to work with Central Bethany Development on a SDC fee/credit project. In that letter, staff requested a deferral of SDC fees for one year to allow the Park District and Central Bethany Development time to work together and prepare a SDC fee/credit package to bring to the Board of Directors for approval.

Proposal Request

Jeff Oberst, Project Manager of Central Bethany Development, will be at the June 2, 2008 Regular Board of Directors Meeting to make the first presentation to the Board regarding a proposed SDC fee/credit package for the West Parc property. Central Bethany Development intends to dedicate a trail corridor of Tract 'C' to satisfy Washington County's Conditions of Approval for the project. The trail corridor is estimated to be 25 feet wide by 900 feet long or approximately 0.51 acres in size. Central Bethany Development also proposes to sell the remaining acreage in Tract 'C' to the Park District in exchange for SDC credits. The remaining acreage has yet to be determined due to some mitigation on the property corresponding to a residential development on the parcel of the property to the east which was sold to and developed by West Hills Development. In addition, the SDC 'overcapacity' calculation has yet to be deducted from the overall site acreage available for SDC credits which staff has calculated to be 0.70 acres. Staff has met with representatives of Central Bethany Development to discuss and negotiate the value of the remaining property in Tract 'C'. The final value of the remaining property in Tract 'C' will be negotiated after the mitigation acreage is determined.

Central Bethany Development also proposes to construct an 8 foot wide, ADA accessible trail to connect the gap in the existing Waterhouse Community Trail from the north to the south. Construction of a 10 feet wide by 28 feet long wooden bridge and 40 feet of boardwalk will also be included to cross a perennial stream and wetland area. Central Bethany Development would coordinate the design, permitting and construction of the trail improvements with staff to ensure Park District standards and needs are met.

The SDC credit fees from the Central Bethany Development property are estimated to be \$550,000. The proposed trail improvement costs are currently estimated at \$145,000. (This figure does not include the cost for purchasing the remaining property in Tract 'C'.) Central Bethany Development will return for a second presentation to the Board at a future date and at that time, they will seek final Board approval for the SDC fee/credit project. More detailed information regarding land values and additional information for the proposed project will be presented at that time.

Benefits of Proposal

The proposed trail project will close a gap in the existing Waterhouse Community Trail providing a continuous 1.6-mile trail segment from NW Springville Road south to NW Joscelyn Street. Access to this trail will provide park patrons with a unique experience as they cross through a wooded wetland environment on a bridge and boardwalk system.

Potential Downside of the Proposal

The proposed trail project will create additional park maintenance responsibilities, although the impact will be nominal. Planning staff has contacted the Maintenance Department and has informed them of the project. A Maintenance Impact Statement of estimated maintenance fees associated with the proposed trail project is forthcoming and will be available for the second presentation to the Board.

Action Requested

Board of Directors consensus to authorize staff to continue negotiating the SDC fee/credit proposal that includes the revised SDC rate calculation, land dedications, land acquisition values and site improvement costs as described above. Central Bethany Development will make a second presentation to the Board in the near future and will seek final Board approval of the entire proposed SDC fee/credit project.



May 19, 2008

Mr. Steven Gulgren, ASLA
Tualatin Hills Park & Recreation District
5500 SW Arctic Drive, Suite #2
Beaverton, OR 97005

RE: Proposal to Sell a Tract of Land to THPRD and Construct Trail Improvements on West Parc Tract 'C' Land

Dear Steve,

Pursuant to our previous discussions, Central Bethany Development is submitting a formal request to construct a new trail section over the West Parc Tract 'C' land. The trail section would become part of the existing Waterhouse Community Trail. The proposed trail improvements would fill one of the last gaps in the northern end of the current trail system.

Proposal Details

Central Bethany Development proposes to construct a new community trail in a North/South direction on the proposed Tract 'C' land. The trail would be constructed to meet THPRD standards and would include an 8 foot wide paved trail, wooden boardwalks and a bridge over the low wetland areas.

Tract 'C' is a portion of land approximately 10.09 acres that remains at the West end of the West Parc Master Planned community. Tract 'C' is a dense wooded tract with two perennial streams, some wetland mitigation areas and is bisected by a 200 foot north/south PGE power line corridor.

An appraisal of Tract 'C' has been conducted and Central Bethany Development would like to deed the property over to THPRD at a value agreed on by both parties, and use this value along with all of the costs for design and construction of the proposed trail improvements in exchange for SDC credits.

In 2001, Washington County Land Use applied a condition of approval to the development in case file #00-529 for Central Bethany Development that requires the following:

“Details for the required planned development open space improvements in proposed

Tract 'C'. This shall include the required access way running in a North/South direction (generally) underneath the power lines from the Northern property line (Bethany Meadows Apartments) to the Southwest corner of the site and stub to the Stoller Farms subdivision open space. As an alternative the applicant can dedicate Tract 'C' (or a portion thereof) to THPRD, who in turn can design and complete the pedestrian trail/access way connection at a future date."

Approximately .50 acres of land will be required to construct the pedestrian/trail access way improvements.

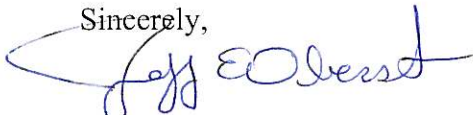
Central Bethany proposes to sell the entire Tract 'C' of land, minus the mitigated areas (researching quantity at this time) and .70 acres for 'overcapacity', at an agreed on amount and less the .50 acres required to be dedicated to THPRD to meet the condition of approval set forth by Washington County Land Use and to construct the proposed North/South trail connection at an estimated cost of \$144,996.00 in return for SDC credits issued by THPRD.

Central Bethany Development is currently under construction with our senior living community of 202,000 sq. ft. In addition, Central Bethany Development has future plans to add another 78,000 sq. ft. of retail space, 98,500 sq. ft. of professional office space and 181 residential multi-family units. Based on these square footage numbers the current estimated amount of THPRD SDC fees would equal \$550,097.00 based on 2007 rates.

Central Bethany Development is interested in completing the agreement with THPRD (outlined in the letter dated August 24, 2007) to lock the park's SDC fees for future Central Bethany Development projects at the 2007 rates, lock in the construction costs and consultant fees for the trail project, and have THPRD issue credits for the agreed land value.

I look forward to working together with the THPRD Board to make this very important connection in the current trail system. I truly believe this is a win/win situation for both THPRD and Central Bethany Development, not to mention a real benefit to everyone in the community. I hope to hear from you soon.

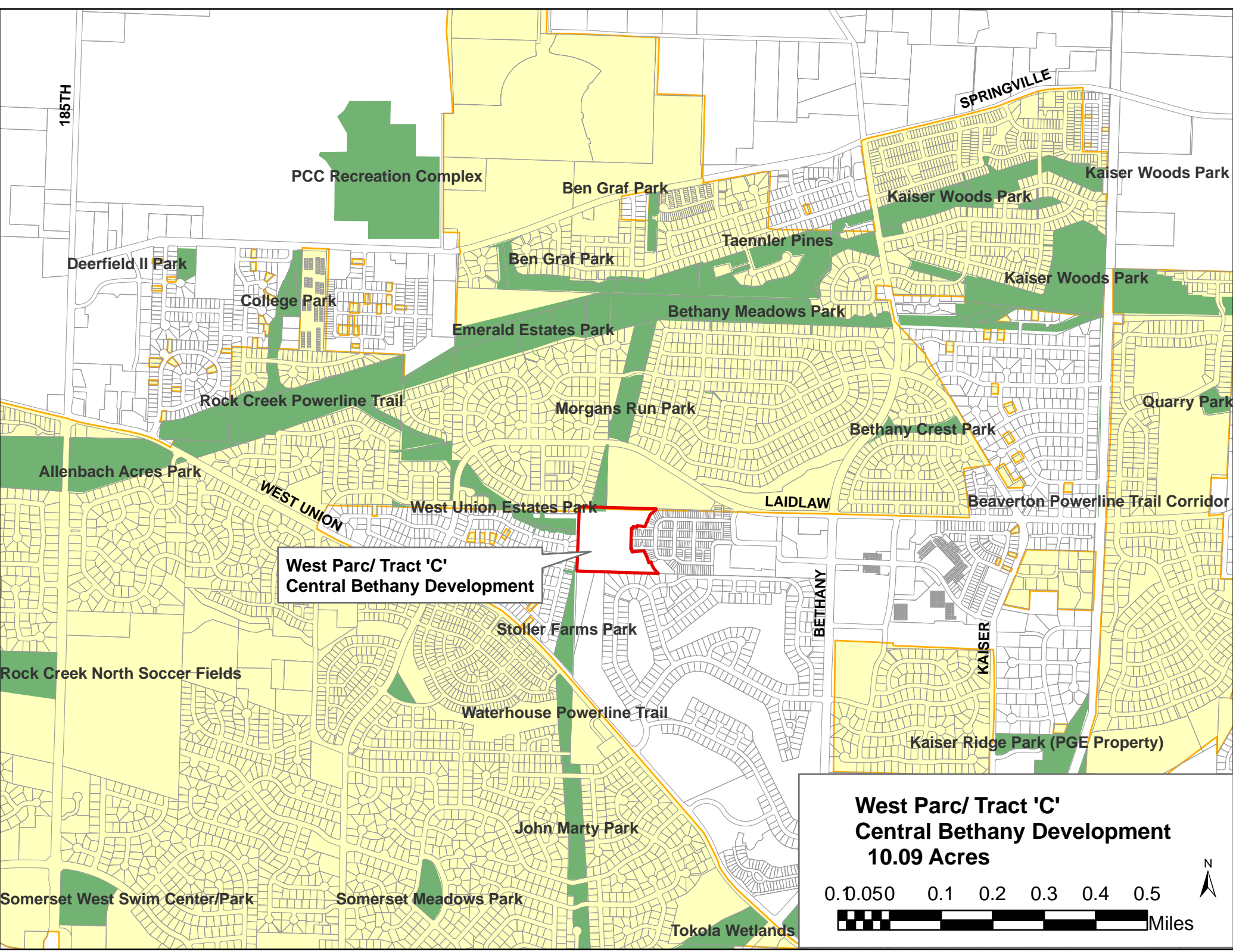
Sincerely,



Jeff Oberst

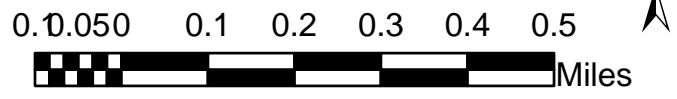
Project Manager

Central Bethany Development



**West Parc/ Tract 'C'
Central Bethany Development**

**West Parc/ Tract 'C'
Central Bethany Development
10.09 Acres**





West Union Estates Park

LAIDLAW

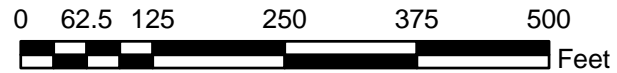
West Union Estates Park

Arbor Parc

**West Parc/ Tract 'C'
Central Bethany Development**

Stoller Farms Park

**West Parc/ Tract 'C'
Central Bethany Development
10.09 Acres**





West Union Estates Park

Existing Waterhouse Trail

LAIDLAW

Proposed Trail Connection

West Union Estates Park

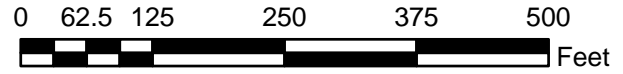
Arbor Parc

**West Parc/Tract 'C'
Central Bethany Development**

Existing Waterhouse Trail

Stoller Farms Park

**West Parc/Tract 'C'
Central Bethany Development
10.09 Acres**





Serving Beaverton and the west side since 1955.

TUALATIN HILLS PARK & RECREATION DISTRICT

Management Report to the Board June 2, 2008

Administration

Hal Bergsma, Director of Planning

Jessica Collins, Executive Assistant

Keith Hobson, Director of Business & Facilities

Jim McElhinny, Director of Park & Recreational Services

Bob Wayt, Director of Communications & Development

1. As further evidence of THPRD's increased outreach to the Latino community, Park District representatives gave evening presentations at three local elementary schools to Spanish-speaking parents. The topic of the presentations was THPRD's summer program and registration process. The meetings were held May 21, 22 and 29 at Chehalem, West Tualatin View and Greenway Elementary Schools.
2. Work continues on implementation of THPRD's new Public Awareness Program. As one example, representatives of JD White, THPRD's consultant on the program, met with Park District staff members to outline their proposed changes for the quarterly Activities Guide. Staff members provided helpful feedback, which JD White will incorporate into the revised design. The revamped Activities Guide is currently scheduled to be rolled out later this year.
3. THPRD was one of the exhibitors at the Washington County Visitors Association's (WCVA) trade show at the Kingstad Center on May 15. The display featured the Park District's variety of sports, natural areas, and recreation options, which are three of the key attractions WCVA uses to entice visitors to the County. The THPRD display also featured the range of opportunities that the Jenkins Estate offers for business meetings. Jenkins Estate gained additional positive visibility that evening by hosting the trade show's VIP dinner.

Aquatics

Sharon Hoffmeister, Superintendent of Aquatic Program Services

1. Big Boat Day at Harman Swim Center was a success on May 17 with over 65 attending the event and an additional 25 for the free Open Swim. Several vendors were on site to promote boating and water safety. Staff conducted safety demonstrations and informational sessions. Staff is already working on how to make the event bigger and better next year.
2. Sunset Swim Center hosted a free Water Safety event on May 2. The event attracted 80 attendees and promoted several stations which provided water safety information or activity.
3. The Aquatic Maintenance staff is busy preparing the outdoor pools for their June 16 opening.
4. Tualatin Valley Junior Academy is bringing over 93 students for swim lessons at the Aquatic Center. These lessons are scheduled each May and the number of students participating increases each year.

Maintenance

Dave Chrisman, Superintendent of Maintenance Operations

1. Staff recently assisted the Beaverton American Legion, Post 124, with the Memorial Day Event set up, on May 26 at Memorial Park. The Park District provides bleachers, tables, chairs and PA system. The Post partners each year with the Park District on this event and have expanded their support in recent years by enhancing the park with additional memorials. The Post is currently developing plans for a memorial to Oregon Submarine Crews lost during WWII.
2. Staff recently reviewed plans with Beaverton School District requesting approval to proceed with the final phase of ball field light restorations at Beaverton International School (Aloha Park). School officials are in favor of the plan and Park District staff will proceed in early July. The work will not disrupt activity scheduled this summer.
3. Maintenance leadership staff recently attended a two-day workshop on project management. The workshop detailed the process, people skills, tools and techniques necessary to effectively manage large projects and multiple services. The workshop provided numerous skills and techniques with direct application in the THPRD maintenance environment.

Natural Resources & Trails Management

Bruce Barbarasch, Superintendent of Natural Resources & Trails Management

1. Greenway Park Enhancement. The Greenway Habitat Enhancement Project continues to be successful. Staff and partners are caring for thousands of plants installed this winter and preparing for the re-routing of Fanno Creek in the center of the park this summer.
2. Environmental Stewardship Summit. Staff facilitated and/or participated in this National Recreation and Park Association conference which presented notable environmental education, sustainability, and natural resources speakers.
3. Clean Water Service Partnerships. Staff continue to be involved in a number of projects with Clean Water Services including wetland mitigation banking, treatment of invasive purple loosestrife and garlic mustard plants, as well as restoration of several waterways throughout the Park District.
4. Garden/Kiosk Plans. A new layout and increased interpretive features are included in the recently completed plans for an educational native plant garden at the Nature Park's main entrance. The plan also includes a sitting area and a larger orientation kiosk. Construction will begin this month and conclude during the next fiscal year.
5. Monthly Summary. More than 600 volunteers worked in eight different parks this month including Hyland Forest, Jenkins Estate, Lowami Hart Woods, Morrison Woods, Bauman, HMT Recreation Complex, Rosa, and Tualatin Hills Nature Parks. They removed approximately 160 cubic yards of weeds and participated with the Nature Park Advisory Committee, SOLV IT Earth Day, or as an AmeriCorps LINKS intern. Together our volunteers contributed approximately 2,050 hours of time, valued at \$36,800.

Planning & Development

Steve Gulgren, Superintendent of Planning & Development

1. Signage Master Plan: Staff and the consultant held a kickoff meeting including a tour of numerous Park District sites/facilities to look at existing signage and discuss the issues relating to the Signage Master Plan. The tentative completion date for the plan is late fall.

Programs & Special Activities

Lisa Novak, Superintendent of Programs & Special Activities

1. The Superintendent is researching suitable locations throughout the Park District for a potential future expansion of the Community Garden Program.
2. National Senior Health and Fitness Day was held at the Stuhr Center on May 28. Demonstrations of classes with student participation plus healthy snacks and door prizes were included.
3. The Stuhr Center and the Washington County Elections Department hosted a Voters Assistance Program on May 17. The program allowed people to drop off their ballot or have assistance in filling it out.
4. The NW Oregon District and Metro League District Tournaments took place at the Tennis Center May 5-10. The 6A and 5A High School State Championships followed May 15-17. THPRD was well represented by players that have honed their tennis skills in either our junior programs or on our courts over the years.

Recreation

Eric Owens, Superintendent of Recreation

1. The recent installation of sod to the reconfigured soccer field at Garden Home will better ensure the readiness of this field for all of our summer camps, classes, and sports. The field looks better than it ever has and is a nice complement to the new adjacent parking lot.
2. As part of National Recreation and Park Association's National Aquatic Month, Conestoga Recreation and Aquatic Center celebrated water safety successes. Our Water Safety Day, May 10, was warmly received. Guests participated in free open swim sessions with water safety demonstrations and life jacket fittings.
3. The Community School Program has secured five sites for the next school year. Staff is currently finalizing all expectations for both the School District and the Park District. Next steps will be hiring staff, programming the various sites, and publicizing the new program.
4. The Middle School Track Program has had a successful term with 319 children enrolled from seven area middle schools. Students practice two days a week after school and have competed in a series of meets held at area high schools. Working with the High School Athletic Directors and Coaches, we have been very successful in obtaining student volunteers to be officials for each of our meets. The season will conclude with our District Meet on June 3 to be held at Westview High School. Most of the 319 kids will be competing at this event.

Security Operations

Mike Janin, Superintendent of Security Operations

1. Park Patrol will begin working extended summer hours as done in the past beginning June 15 through Labor Day, September 1. Patrols will also include two members riding bicycles in selected parks on particular evenings and weekends. Summer hours are from 8:00 am to midnight.
2. Security Operations is partnering with the Maintenance and Natural Resources Departments on clearing and thinning brush in specific areas of Melilah Park. This includes creating a clear line of sight for Park Patrol and Sheriff Deputies looking to the south from SW Arborcrest Court located on the north side where there is an entry to the park. It is important that we can observe the basketball court located at the east end of the park. This is in response to continued reports of graffiti and vandalism in the park.

Sports

Scott Brucker, Superintendent of Sports

1. Staff continues to work with School District staff to coordinate maintenance and capital projects. The second of three annual planning meetings will be held May 29. Summer 2008 maintenance projects and planned FY 2008-09 capital projects are discussed and coordinated where possible.
2. The Inaugural Summer Kick Ball League has five teams registered. Play began the last week of May at the HMT Recreation Complex and PCC Recreation Facility.
3. The Inaugural Tualatin Hills 3 on 3 Basketball Tournament will be held at the Athletic Center on May 31. The Athletic Center Advisory Committee is sponsoring the fundraising event.
4. The second annual THPRD Disc Golf Tournament will be held at Greenway Park on June 28.

Business Services

Cathy Brucker, Finance Manager

Mark Hokkanen, Risk and Contract Manager

Phil Young, Information Services Manager

Nancy Hartman-Noye, Human Resources Manager

1. The development of the exempt employee performance evaluation forms is complete. This new form supports the Board of Directors adopted compensation policy for exempt employees. An implementation schedule has been developed and training for key staff occurred the end of May. The new evaluation forms and pay for performance system will be utilized in evaluating all exempt management employees' June 30 year-end evaluations.
2. The Information Services Programmers have finished the changes that were requested by the New Property Acquisition SMART Team on the initial phase of the asset management tool. The changes will be presented to Maintenance and Planning staff shortly. Work on the Natural Resources phase has already begun.

3. Accounting staff is completing a total re-write of the general ledger account structure. This will allow coordination of reporting with the departmental and divisional reorganization that has occurred over the past two years.

4. The Park District's Workers' Compensation Experience Modification Rate will rise to 0.77 in FY 2008-09. Several soft-tissue injuries caused this rise due to their long-term medical costs. The Experience Modification Rate is used as a multiplier in computing the Park District's Workers Compensation premiums. It is based on a scale of 1.00 being the average incident rate for similar work nationwide. The Park District continues to be below the national average.

Calendar of Upcoming Meetings & Events

June						
<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2 BOARD MEETING	3	4	5	6	7
8	9	10	11	12	13	14 THPF Hike 'n' Bike 8am-2pm @ HMT MAAD @ Athletic Center 550ppl
15 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	16 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	17 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	18 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	19 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	20 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	21 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl Valley Invtl. Girls Fastpitch @ Athletic Center 500 ppl
22 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl Valley Invtl. Girls Fastpitch @ Athletic Center 500 ppl	23 BOARD MEETING	24	25	26 Concert in the Park Garden Home Park 6pm	27	28 Disc Golf Tournament @ Greenway Park 10am
29	30					2008

Please note that only athletic events expecting 500 or more attendees are listed

July

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Concert in the Park Hazeldale Park 6pm	2	3	4 HOLIDAY ASA Girl's State Softball Tour. Athletic Center 500 ppl	5 ASA Girl's State Softball Tour. Athletic Center 500 ppl
6 ASA Girl's State Softball Tour. Athletic Center 500 ppl	7 BOARD MEETING	8	9	10 Nike Tennis Championships of Oregon Tennis Center 1400 ppl	11 Nike Tennis Championships of Oregon Tennis Center 1400 ppl	12 Nike Tennis Championships of Oregon Tennis Center 1400 ppl THSC Meet Aquatic Center 500 ppl
13 Nike Tennis Championships of Oregon Tennis Center 1400 ppl THSC Meet Aquatic Center 500 ppl Concert in the Park Center Street Park 6pm	14	15 Concert in the Park Raleigh Park 6pm	16	17 Beaverton Cup Athletic Center 5000 ppl	18 Beaverton Cup Athletic Center 5000 ppl ASA U-14 Regionals Athletic Center 500 ppl	19 Beaverton Cup Athletic Center 5000 ppl ASA U-14 Regionals Athletic Center 500 ppl
20 Beaverton Cup Athletic Center 5000 ppl ASA U-14 Regionals Athletic Center 500 ppl	21	22	23	24	25	26 Party in the Park
27	28	29	30	31 Concert in the Park Greenway Park 6pm		

2008

Please note that only athletic events expecting 500 or more attendees are listed

August

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3 Concert in the Park Kaiser Woods Park 6pm	4 BOARD MEETING (tentative)	5	6	7 Concert in the Park Cedar Mill Park 6pm	8 USTA Adult Tournament Tennis Center 750 ppl	9 USTA Adult Tournament Tennis Center 750 ppl
10 USTA Adult Tournament Tennis Center 750 ppl	11	12 Concert in the Park Carolwood Park 6pm	13	14	15	16 USSSA Adult Softball Athletic Center 500 ppl Summer Splash Aquatic Center 500 ppl
17 USSSA Adult Softball Athletic Center 500 ppl	18 OPTC Jr. and THPRD Jr. Tennis Center 500 ppl	19 OPTC Jr. and THPRD Jr. Tennis Center 500 ppl	20 OPTC Jr. and THPRD Jr. Tennis Center 500 ppl	21 OPTC Jr. and THPRD Jr. Tennis Center 500 ppl	22	23
24	25	26	27	28	29	30
31						

2008

Please note that only athletic events expecting 500 or more attendees are listed

Tualatin Hills Park and Recreation District
Monthly Capital Project Report
Estimated Cost vs. Budget
Through 04/30/08

Description	Project Budget				Project Expenditures		Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
GENERAL FUND													
CAPITAL OUTLAY DIVISION													
CARRY FORWARD PROJECTS													
Land Acquisition/Jenkins Est ROW	90,000	90,000	-	90,000	90,000	-	-	90,000	Budget	90,000	90,000	-	-
Restoration of John Quincy Adams Young House (JQAY)	100,000	93,000	-	100,000	93,000	34,394	48,489	17,117	Budget	100,000	65,606	-	27,394
Stuhr Center Bequest Foundation Project	75,000	63,000	-	75,000	63,000	6,443	-	63,000	Budget	69,443	63,000	5,557	-
GIS Development	37,000	25,000	-	37,000	25,000	-	-	25,000	Budget	25,000	25,000	12,000	-
HMT Complex Direct Bury Electrical Service	54,700	40,000	-	54,700	40,000	8,200	25,168	8,000	Award	41,368	33,168	13,332	6,832
Aloha Park Field Restoration & Lights	20,000	20,000	-	20,000	20,000	-	18,824	1,571	Award	20,395	20,395	(395)	(395)
Board/Conference Room Audio	8,000	7,000	-	8,000	7,000	1,073	-	6,927	Budget	8,000	6,927	-	73
Software Upgrades	20,000	10,000	-	20,000	10,000	6,420	-	10,000	Budget	16,420	10,000	3,580	-
Challenge Grant Competitive Fund	30,000	30,000	-	30,000	30,000	-	6,774	23,226	Budget	30,000	30,000	-	-
John Marty Park Community Garden	14,750	11,400	-	14,750	11,400	9,039	-	5,711	Budget	14,750	5,711	-	5,689
Athletic Center HVAC Platforms Safety Mesh	5,000	-	-	5,000	-	-	4,000	-	Completed	4,000	4,000	1,000	(4,000)
TOTAL CARRYOVER PROJECTS	454,450	389,400	-	454,450	389,400	65,569	103,255	250,552		419,376	353,807	35,074	35,593
ATHLETIC FACILITY REPLACEMENT													
Resurface Tennis Courts (3 sites)			53,044	53,044	53,044	-	49,950	-	Complete	49,950	49,950	3,094	3,094
Bball Pad Asphalt Lift (2 sites)			8,893	8,893	8,893	-	18,522	-	Complete	18,522	18,522	(9,629)	(9,629)
Long Jump Runway (2 sites)			2,800	2,800	2,800	-	1,373	-	Complete	1,373	1,373	1,427	1,427
Basketball Court Resurfacing			7,500	7,500	7,500	-	-	7,500	Budget	7,500	7,500	-	-
Backstop Replacements (2 sites)			12,362	12,362	12,362	-	11,351	-	Complete	11,351	11,351	1,011	1,011
Tennis Court Drainage			2,500	2,500	2,500	-	2,149	-	Complete	2,149	2,149	351	351
Sunset Park Asphalt Replacement			4,000	4,000	4,000	-	6,592	-	Complete	6,592	6,592	(2,592)	(2,592)
Install Bleacher Backs & Rails			6,600	6,600	6,600	-	6,604	1,167	Award	7,771	7,771	(1,171)	(1,171)
Barnes School Field Restoration & Replacement			10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
Aloha Park Lights			200,000	200,000	200,000	-	-	200,000	Budget	200,000	200,000	-	-
Scoreboards			8,000	8,000	8,000	-	7,973	-	Complete	7,973	7,973	27	27
TOTAL ATHLETIC FACILITY REPLACEMENT			315,699	315,699	315,699	-	104,514	218,667		323,181	323,181	(7,482)	(7,482)
ATHLETIC FACILITY IMPROVEMENT													
Progressive Release Safety Bases			30,000	30,000	30,000	-	24,992	-	Complete	24,992	24,992	5,008	5,008
Tennis Court Asphalt Entrances			12,000	12,000	12,000	-	8,716	-	Complete	8,716	8,716	3,284	3,284
Chainlink Fence behind Goal Install			1,300	1,300	1,300	-	706	-	Complete	706	706	594	594
Bocce Courts Installation			8,500	8,500	8,500	-	8,228	-	Complete	8,228	8,228	272	272
TOTAL ATHLETIC FACILITY IMPROVEMENT			51,800	51,800	51,800	-	42,642	-		42,642	42,642	9,158	9,158
PARK AND TRAIL REPLACEMENTS													
Autumn Ridge Park Play Equipment			35,000	35,000	35,000	-	-	40,081	Award	40,081	40,081	(5,081)	(5,081)
HMT Parking (Lot C)			50,000	50,000	50,000	-	63	48,371	Award	48,434	48,434	1,566	1,566
Asphalt Path Replacements (12 sites)			131,222	131,222	131,222	-	1,538	97,963	Award	99,501	99,501	31,721	31,721
Foothills Park Concrete Sidewalk Repair			30,000	30,000	30,000	-	48	20,371	Award	20,419	20,419	9,581	9,581
Brookhaven Park Bridge/Boardwalk Repair			35,000	35,000	35,000	-	-	27,675	Award	27,675	27,675	7,325	7,325
Rock Creek Landing Fence Replacement			15,000	15,000	15,000	-	14,546	-	Complete	14,546	14,546	454	454
HMT Southside Irrigation Repair/Replacement			10,000	10,000	10,000	-	3,030	7,500	Award	10,530	10,530	(530)	(530)
Raleigh Park Irrigation System Repair/Replacement			12,000	12,000	12,000	-	-	12,000	Budget	12,000	12,000	-	-
Maxi-com Irrigation Connection			8,000	8,000	8,000	-	1,997	6,003	Budget	8,000	8,000	-	-
TOTAL PARK AND TRAIL REPLACEMENTS			326,222	326,222	326,222	-	21,222	259,964		281,186	281,186	45,036	45,036
PARK AND TRAIL IMPROVEMENTS													
Memorial Benches			8,000	8,000	8,000	-	5,037	2,963	Budget	8,000	8,000	-	-
Local Govt. Grant Program (Novice Skate Park)			175,000	175,000	175,000	-	-	175,000	Award	175,000	175,000	-	-
Jenkins Estate Sign lighting/Farmington Road			4,000	4,000	4,000	-	3,790	-	Complete	3,790	3,790	210	210
New Off Leash Dog Park Const.			15,000	15,000	15,000	-	522	14,478	Budget	15,000	15,000	-	-
Fanno Creek Trail Realignment			7,000	7,000	7,000	-	6,950	-	Complete	6,950	6,950	50	50
Center St. Park Playground			-	-	-	-	6,621	-	Complete	6,621	6,621	(6,621)	(6,621)
Valley West Park Paving			-	-	-	-	1,912	-	Complete	1,912	1,912	(1,912)	(1,912)
Community Garden Fencing (2 sites)			-	-	-	-	12,960	-	Complete	12,960	12,960	(12,960)	(12,960)
Tilbury Fence Installation			-	-	-	-	1,550	-	Complete	1,550	1,550	(1,550)	(1,550)
TOTAL PARK AND TRAIL IMPROVEMENTS			209,000	209,000	209,000	-	39,342	192,441		231,783	231,783	(22,783)	(22,783)

Tualatin Hills Park and Recreation District
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Through 04/30/08

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
CHALLENGE GRANTS													
Challenge Grants			75,000	75,000	75,000	-	23,808	51,192	Budget	75,000	75,000	-	-
TOTAL CHALLENGE GRANTS			75,000	75,000	75,000	-	23,808	51,192		75,000	75,000	-	-
BUILDING REPLACEMENTS													
Doors & Windows Replacements			22,500	22,500	22,500	-	5,612	16,888	Budget	22,500	22,500	-	-
Raleigh Pool Tank Water Pipe			22,000	22,000	22,000	-	1,260	22,000	Budget	23,260	23,260	(1,260)	(1,260)
Dive Stands			7,000	7,000	7,000	-	6,995	-	Complete	6,995	6,995	5	5
Aquatic Center Chlorine Scale			2,000	2,000	2,000	-	1,455	-	Complete	1,455	1,455	545	545
Aquatic Center Flow Meter			3,000	3,000	3,000	-	1,513	-	Complete	1,513	1,513	1,487	1,487
50 meter Pool Heat Exchanger			83,400	83,400	83,400	-	119,539	-	Complete	119,539	119,539	(36,139)	(36,139)
Raleigh Chemtrol Unit			5,100	5,100	5,100	-	4,258	-	Complete	4,258	4,258	842	842
50 Mtr Pool Circ. Pump Impellor			4,200	4,200	4,200	-	-	4,200	Award	4,200	4,200	-	-
CRA Resurface of Leisure Pool Tank			25,000	25,000	25,000	-	22,500	-	Complete	22,500	22,500	2,500	2,500
Sunset Pool Furnace			35,000	35,000	35,000	-	34,200	-	Complete	34,200	34,200	800	800
Raleigh Pool Solar Heating			35,000	35,000	35,000	-	4,625	30,375	Budget	35,000	35,000	-	-
Dryland Roof Seal Coat (Section C)			6,000	6,000	6,000	-	5,960	-	Complete	5,960	5,960	40	40
AC Roof Flashing Ridge & Seal			23,000	23,000	23,000	-	22,737	-	Complete	22,737	22,737	263	263
Tennis Center Partial Metal Roof			18,000	18,000	18,000	-	18,538	-	Complete	18,538	18,538	(538)	(538)
Aquatic Center Security Lights/Breezeway			6,000	6,000	6,000	-	-	6,000	Budget	6,000	6,000	-	-
CRA Aquatic Stucco Repair			25,000	25,000	25,000	-	4,970	20,030	Budget	25,000	25,000	-	-
CRA Ext Painting/Anti Graffiti Coating			11,000	11,000	11,000	-	-	11,000	Budget	11,000	11,000	-	-
Bvtn Pool Spectator Blinds			7,500	7,500	7,500	-	6,000	-	Complete	6,000	6,000	1,500	1,500
Garden Home Stove/Oven			2,250	2,250	2,250	-	1,664	-	Complete	1,664	1,664	586	586
Roof Exhaust Fans (3 sites)			9,500	9,500	9,500	-	-	9,500	Budget	9,500	9,500	-	-
GHRC Window AC Units (4 rms)			7,000	7,000	7,000	-	6,300	1,981	Award	8,281	8,281	(1,281)	(1,281)
GHRC Heat Coils (4 locations)			14,000	14,000	14,000	-	2,300	11,700	Budget	14,000	14,000	-	-
GHRC Air Compressor			3,000	3,000	3,000	-	2,598	-	Complete	2,598	2,598	402	402
GHRC Supply Fan Motor(2 sites)			4,000	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
HVAC Control System (2 sites)			26,000	26,000	26,000	-	-	26,000	Budget	26,000	26,000	-	-
Stuhr Ctr HVAC Air Cooler			3,000	3,000	3,000	-	2,072	-	Complete	2,072	2,072	928	928
GHRC Tile (Room 4)			21,500	21,500	21,500	-	13,722	-	Complete	13,722	13,722	7,778	7,778
Jenkins Main House Floor Cvrgrs			4,600	4,600	4,600	-	-	4,600	Budget	4,600	4,600	-	-
AC Daycare Room Carpet			2,800	2,800	2,800	-	1,893	-	Complete	1,893	1,893	907	907
CRA Mechanical Room Floor Seal			1,500	1,500	1,500	-	1,450	1,145	Award	2,595	2,595	(1,095)	(1,095)
Upgrade/Replace Sonitrol Alarm System			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
CHRC Basketball Backboard Safety Strap			2,000	2,000	2,000	-	1,947	-	Complete	1,947	1,947	53	53
AC Drinking Fountain Replacement			3,000	3,000	3,000	-	1,330	-	Complete	1,330	1,330	1,670	1,670
Raleigh SC Winter Pool Cover			9,000	9,000	9,000	-	4,447	-	Complete	4,447	4,447	4,553	4,553
CRA Boiler Repairs & Replacement			72,500	72,500	72,500	-	59,044	-	Complete	59,044	59,044	13,456	13,456
TOTAL BUILDING REPLACEMENTS			531,350	531,350	531,350	-	358,929	174,419		533,348	533,348	(1,998)	(1,998)
BUILDING IMPROVEMENTS													
UV Sanitation System (BSC&50 Mtr)			79,430	79,430	79,430	-	79,056	-	Complete	79,056	79,056	374	374
CHRC/Floor Sink in Kitchen			2,000	2,000	2,000	-	-	2,000	Budget	2,000	2,000	-	-
NP Native Plant Display Garden			3,000	3,000	3,000	-	-	3,000	Budget	3,000	3,000	-	-
Aquatic Center Family Dressing Room Design			5,000	5,000	5,000	-	3,296	1,700	Award	4,996	4,996	4	4
ASC Family Dressing Rm Design			5,000	5,000	5,000	-	3,210	1,765	Award	4,975	4,975	25	25
HMT Landscape Upgrades			3,000	3,000	3,000	-	-	3,000	Budget	3,000	3,000	-	-
HMT/Admin Office Remodel			30,000	30,000	30,000	-	24,577	5,423	Budget	30,000	30,000	-	-
PCC Concession Stand			-	-	-	-	4,504	-	Complete	4,504	4,504	(4,504)	(4,504)
TOTAL BUILDING IMPROVEMENTS			127,430	127,430	127,430	-	114,643	16,888		131,531	131,531	(4,101)	(4,101)
ADA PROJECTS													
Stuhr Ctr Bathroom Remodel			50,000	50,000	50,000	-	3,073	46,927	Budget	50,000	50,000	-	-
HSC ADA Bus Turn Out/Ramp			15,000	15,000	15,000	-	106	14,894	Budget	15,000	15,000	-	-
HSC ADA Picnic Table & Pad			8,000	8,000	8,000	-	5,052	-	Complete	5,052	5,052	2,948	2,948
TOTAL ADA PROJECTS			73,000	73,000	73,000	-	8,231	61,821		70,052	70,052	2,948	2,948
TOTAL CAPITAL OUTLAY DIVISION	454,450	389,400	1,709,501	2,163,951	2,098,901	65,569	816,586	1,225,944		2,108,099	2,042,530	55,852	56,371

Tualatin Hills Park and Recreation District
Monthly Capital Project Report
Estimated Cost vs. Budget
Through 04/30/08

Description	Project Budget				Project Expenditures		Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
INFORMATION SERVICES DEPARTMENT													
System/workstn Replcmnt			70,000	70,000	70,000	-	67,753	2,247	Budget	70,000	70,000	-	-
Server Rplcmnt (4)			35,000	35,000	35,000	-	24,087	10,913	Budget	35,000	35,000	-	-
LAN/WAN Replcmnt			9,000	9,000	9,000	-	851	8,149	Budget	9,000	9,000	-	-
PDA's/Notebooks			5,000	5,000	5,000	-	3,121	1,879	Budget	5,000	5,000	-	-
Misc. Application Software			20,000	20,000	20,000	-	3,377	16,623	Budget	20,000	20,000	-	-
New Workstations (3 sites)			7,350	7,350	7,350	-	9,895	-	Complete	9,895	9,895	(2,545)	(2,545)
Center Kiosks			5,000	5,000	5,000	-	3,000	2,000	Award	5,000	5,000	-	-
GIS Development			15,000	15,000	15,000	-	-	15,000	Budget	15,000	15,000	-	-
PCC Workstation/Telephone			15,250	15,250	15,250	-	3,162	12,088	Budget	15,250	15,250	-	-
IP Alarm System			9,200	9,200	9,200	-	-	9,200	Budget	9,200	9,200	-	-
Jenkins Comcast Cable Modem			18,100	18,100	18,100	-	-	18,100	Budget	18,100	18,100	-	-
TOTAL INFORMATION TECHNOLOGY IMPROVEMENTS			208,900	208,900	208,900	-	115,246	96,199		211,445	211,445	(2,545)	(2,545)
TOTAL INFORMATION SYSTEMS DEPARTMENT	-	-	208,900	208,900	208,900	-	115,246	96,199	-	211,445	211,445	(2,545)	(2,545)
MAINTENANCE DEPARTMENT													
<u>BUILDING EQUIPMENT REPLACEMENT</u>													
Stuhr Center Buffer/Burnisher			3,500	3,500	3,500	-	3,580	-	Complete	3,580	3,580	(80)	(80)
Tennis Center Court Sweeper			9,000	9,000	9,000	-	8,774	-	Complete	8,774	8,774	226	226
TOTAL BUILDING EQUIPMENT REPLACEMENT			12,500	12,500	12,500	-	12,354	-		12,354	12,354	146	146
<u>FLEET REPLACEMENTS</u>													
Step Van			28,000	28,000	28,000	-	20,823	-	Complete	20,823	20,823	7,177	7,177
Flatbed Truck			28,000	28,000	28,000	-	35,615	-	Complete	35,615	35,615	(7,615)	(7,615)
Full Size Pickups (4)			75,000	75,000	75,000	-	72,041	-	Complete	72,041	72,041	2,959	2,959
Fullsize Pickup & Trailer			24,000	24,000	24,000	-	23,293	-	Complete	23,293	23,293	707	707
Dump Truck (5 Yd)			58,000	58,000	58,000	-	61,802	-	Complete	61,802	61,802	(3,802)	(3,802)
Dump Truck (2 Yd)			24,000	24,000	24,000	-	22,998	-	Complete	22,998	22,998	1,002	1,002
Ty Crop Top Dresser			23,000	23,000	23,000	-	21,644	-	Complete	21,644	21,644	1,356	1,356
Tractor			28,500	28,500	28,500	-	28,195	-	Complete	28,195	28,195	305	305
Stump Grinder			29,000	29,000	29,000	-	29,910	-	Complete	29,910	29,910	(910)	(910)
Infield Rake			10,000	10,000	10,000	-	10,598	-	Complete	10,598	10,598	(598)	(598)
Light Weight Pickup Trucks (2)			28,000	28,000	28,000	-	26,215	-	Complete	26,215	26,215	1,785	1,785
Walk Behind Aerator			6,200	6,200	6,200	-	6,437	-	Complete	6,437	6,437	(237)	(237)
Scan Tool Fleet			6,200	6,200	6,200	-	4,000	-	Complete	4,000	4,000	2,200	2,200
Skid Mounted Sprayer for Gator			3,500	3,500	3,500	-	3,427	-	Complete	3,427	3,427	73	73
Synthetic Groomer			2,700	2,700	2,700	-	2,700	-	Complete	2,700	2,700	-	-
TOTAL FLEET REPLACEMENTS			374,100	374,100	374,100	-	369,698	-		369,698	369,698	4,402	4,402
TOTAL MAINTENANCE DEPARTMENT	-	-	386,600	386,600	386,600	-	382,052	-		382,052	382,052	4,548	4,548
GRAND TOTAL GENERAL FUND	454,450	389,400	2,305,001	2,759,451	2,694,401	65,569	1,313,884	1,322,143	-	2,701,596	2,636,027	57,855	58,374

Tualatin Hills Park and Recreation District
Monthly Capital Project Report
Estimated Cost vs. Budget
Through 04/30/08

Description	Project Budget				Project Expenditures		Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
SDC FUND													
<u>LAND ACQUISITION</u>													
Land Acquisition (FY 06)	3,400,000	1,218,512	(1,218,512)	2,181,488	-	2,218,341	-	-	Budget	2,218,341	-	(36,853)	-
Land Acquisition (FY 07)	500,000	488,288	(488,288)	11,712	-	11,987	-	-	Budget	11,987	-	(275)	-
Land Acquisition (FY 08)	-	-	55,515	55,515	55,515	-	19,832	35,683	Budget	55,515	55,515	-	-
Brady Property Acquisition	-	-	859,000	859,000	859,000	-	859,000	-	Complete	859,000	859,000	-	-
Rystadt Property Acquisition	-	-	88,002	88,002	88,002	-	88,002	-	Complete	88,002	88,002	-	-
March Property Acquisition	-	-	935,370	935,370	935,370	-	935,370	-	Complete	935,370	935,370	-	-
Nopper/Turner Property Acquisitions	-	-	268,913	268,913	268,913	-	268,913	-	Complete	268,913	268,913	-	-
TOTAL LAND ACQUISITION	3,900,000	1,706,800	500,000	4,400,000	2,206,800	2,230,328	2,171,117	35,683	-	4,437,128	2,206,800	(37,128)	-
<u>IMPROVEMENT/DEVELOPMENT PROJECTS</u>													
Kaiser Woods Park Development - Phase 2 and 3	695,598	-	-	695,598	-	812,978	10,869	-	Complete	823,847	10,869	(128,249)	(10,869)
Beaverton Powerline Trail Segments 7-11	802,500	593,000	317,622	1,120,122	910,622	141,133	81,878	953,244	Budget	1,176,255	1,035,122	(56,133)	(124,500)
Synthetic Turf Field	800,000	600,000	-	800,000	600,000	200,000	-	600,000	Budget	800,000	600,000	-	-
PCC Rock Creek Recreation Complex Construction	10,140,372	1,169,200	-	10,140,372	1,169,200	8,486,599	307,548	861,652	Award	9,655,799	1,169,200	484,573	-
Lowami Hartwoods Development Phase I	100,000	42,000	-	100,000	42,000	43,141	4,788	34,300	Award	82,229	39,088	17,771	2,912
Novice Skate Park	150,000	135,000	-	150,000	135,000	29,998	56,599	80,056	Award	166,653	136,655	(16,653)	(1,655)
Fanno Creek Trail	640,000	566,450	745,500	1,385,500	1,311,950	67,539	48,206	1,263,744	Budget	1,379,489	1,311,950	6,011	-
SW Community Park Planning/Design	200,000	200,000	-	200,000	200,000	-	-	200,000	Budget	200,000	200,000	-	-
Garden Home Parking Lot Improvements	225,000	188,740	12,902	237,902	201,642	40,697	187,186	42,848	Award	270,731	230,034	(32,829)	(28,392)
Old Wagon Trail Replacement Design	73,000	60,000	-	73,000	60,000	26,920	6,043	53,957	Budget	86,920	60,000	(13,920)	-
LGGP Grant Match for Novice Skate Park	-	-	40,000	40,000	40,000	-	-	40,000	Award	40,000	40,000	-	-
MTIP Grant Match for Westside Trail	-	-	40,000	40,000	40,000	-	-	40,000	Budget	40,000	40,000	-	-
Undesignated Projects	-	-	887,063	887,063	887,063	-	-	-	Budget	-	-	887,063	887,063
TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS	13,826,470	3,554,390	2,043,087	15,869,557	5,597,477	9,849,005	703,117	4,169,801	-	14,721,923	4,872,918	1,147,634	724,559
Total - SDC Fund	17,726,470	5,261,190	2,543,087	20,269,557	7,804,277	12,079,333	2,874,234	4,205,484		19,159,051	7,079,718	1,110,506	724,559

KEY
Budget Estimate based on original budget - not started and/or no basis for change
Reallocated Project Scope has been reduced to provide funding for another project
Award Estimate based on Contract Award amount or quote price estimates
Complete Project completed - no additional estimated costs to complete.



TUALATIN HILLS PARK & RECREATION DISTRICT

MEMORANDUM

Date: May 21, 2008
 To: Board of Directors
 From: Keith Hobson, Director of Business and Facilities
 Re: **System Development Charge Report for March 2008**

Below please find the various categories for System Development Charges, i.e., Single Family, Multiple Family, Manufactured Housing Unit, and Non-residential Development. Also listed are the collection amounts for both the City of Beaverton and Washington County, and the 1.6% handling fee for collections through March 2008.

Type of Dwelling Unit	Current SDC per Type of Dwelling Unit
Single Family	\$6,783.00 with 1.6% discount = \$6,674.47
Multi-Family	\$5,071.00 with 1.6% discount = \$4,989.86
Manufactured	\$2,521.00 with 1.6% discount = \$2,480.66
Non-residential	\$176.00 with 1.6% discount = \$173.18

<u>City of Beaverton Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
2,323	Single Family Units	\$5,529,803.39	\$170,629.61	\$5,700,433.00
15	Single Family Units at \$489.09	\$7,336.35	\$221.45	\$7,557.80
1,165	Multi-family Units	\$2,048,178.28	\$63,345.72	\$2,111,524.00
0	Less Multi-family credits	(\$7,957.55)	(\$229.36)	(\$8,186.91)
161	Non-residential	\$326,318.00	\$9,692.62	\$336,010.62
<u>3,664</u>		<u>\$7,903,678.47</u>	<u>\$243,660.04</u>	<u>\$8,147,338.52</u>

<u>Washington County Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
5,506	Single Family Units	\$12,609,928.76	\$388,541.24	\$12,998,470.00
-300	Less Credits	(\$623,548.98)	(\$19,285.02)	(\$642,834.00)
1,726	Multi-family Units	\$3,402,874.43	\$104,372.43	\$3,507,246.86
-24	Less Credits	(\$47,323.24)	(\$1,463.61)	(\$48,786.85)
0	Manufactured Housing	\$0.00	\$0.00	\$0.00
67	Non-residential	\$178,907.03	\$5,294.05	\$184,201.08
<u>6,975</u>		<u>\$15,520,838.00</u>	<u>\$477,459.09</u>	<u>\$15,998,297.09</u>

<u>Recap by Agency</u>		<u>Percent</u>	<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
3,664	City of Beaverton	33.74%	\$7,903,678.47	\$243,660.04	\$8,147,338.52
6,975	Washington County	66.26%	\$15,520,838.00	\$477,459.09	\$15,998,297.09
<u>10,639</u>		<u>100.00%</u>	<u>\$23,424,516.47</u>	<u>\$721,119.13</u>	<u>\$24,145,635.61</u>

<u>Recap by Dwelling</u>	<u>Mfg</u>	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Resident</u>	<u>Total</u>
City of Beaverton	0	2,338	1,165	161	3,664
Washington County	<u>0</u>	<u>5,206</u>	<u>1,702</u>	<u>67</u>	<u>6,975</u>
	<u>0</u>	<u>7,544</u>	<u>2,867</u>	<u>228</u>	<u>10,639</u>

Total Receipts to Date **\$23,424,516.47**

Total Payments to Date

Refunds	(\$1,579,356.86)
Administrative Costs	(\$18.65)
Project Costs -- Development	(\$14,949,281.53)
<u>Project Costs -- Land Acquisition</u>	<u>(\$5,800,228.10)</u>
	<u>(\$22,328,885.14)</u>
	<u>\$1,095,631.33</u>

<u>Recap by Month, FY 2007-08</u>	<u>Receipts</u>	<u>Expenditures</u>	<u>Interest</u>	<u>SDC Fund Total</u>
through June 2007 (1)	\$21,917,260.69	(\$17,567,681.05)	\$1,717,249.26	\$6,066,828.90
July	\$246,119.26	(\$725,507.66)	\$22,110.41	(\$457,277.99)
August	\$190,079.77	(\$1,295,424.15)	\$23,323.07	(\$1,082,021.31)
September	\$144,281.28	(\$1,231,758.29)	\$17,366.72	(\$1,070,110.29)
October	\$191,766.09	(\$436,834.18)	\$12,750.30	(\$232,317.79)
November	\$92,674.77	(\$51,430.66)	\$12,189.96	\$53,434.07
December	\$102,499.90	\$16,551.14	\$12,238.25	\$131,289.29
January	\$179,655.13	(\$377,978.73)	\$12,159.72	(\$186,163.88)
February	\$167,359.96	(\$470,827.96)	\$9,056.30	(\$294,411.70)
March	\$192,819.62	(\$187,993.60)	\$7,950.31	\$12,776.33
April	\$0.00	\$0.00	\$0.00	\$0.00
May	\$0.00	\$0.00	\$0.00	\$0.00
June	\$0.00	\$0.00	\$0.00	\$0.00
	<u>\$23,424,516.47</u>	<u>(\$22,328,885.14)</u>	<u>\$1,846,394.30</u>	<u>\$2,942,025.63</u>

(1) Net of \$667,828.98 of SDC Credits awarded for park development projects.

Projected SDC receipts through June 30, 2007 per the budget were \$21,239,021. Actual receipts were \$21,917,261. This fiscal year's projected total receipts per the budget are \$3,082,460.

RECREATION

Bandito Taco players step up to the plate in family tradition

Softball | For 26 years, Don and Jayn Parsons have fielded a team with relatives and friends

By **JOE FITZGIBBON**
SPECIAL TO THE OREGONIAN

BEAVERTON — When it comes to setting records, Bandito Taco won't show up at the top of any win-loss column. The team isn't a preseason favorite, tournament shoo-in or perennial league champion.

But if trophies were awarded for family involvement, this Beaverton co-ed softball team would blow away the competition.

For the past 26 years, with Don Parsons as family patriarch and team captain, Bandito Taco has fielded teams that have included his wife, Jayn, children, in-laws, nieces, nephews and cousins.

"Sundays have been set aside for family softball for as long as I can remember," Parsons, 51, of Rock Creek, said, pointing to a team photo when he had fewer gray hairs and some of the adults were several pounds lighter. "Playing on the same field with my kids is really quite a kick."

Through the years, mothers-to-be have set aside their ball gloves to birth babies, toddlers' first words have included "out" and "play ball," and boyfriends and girlfriends have figured out that acceptance in the family means playing on the team.

"My boyfriend is tall and pretty athletic, so we're going to try him at shortstop and see how he does," 18-year-old Andria Parsons said. The freshman at Oregon State University plans to drive up from Corvallis for each game. "I don't think I'd ever want to miss one."

Opponents this season likely will face Don Parsons on the mound, his wife at second base,



DARRYL JAMES/SPECIAL TO THE OREGONIAN

Don Parsons (right) leads teammates back to the dugout after winning the first softball game of a double-header they played Sunday at the Tualatin Hills Athletic Center. The team includes (from left) Parsons' brother-in-law, George Emerson; son, Chris Parsons; daughter's boyfriend, Eric Moore; wife, Jayn Parsons; and daughter, Andrea Parsons.

If you go

What: Sunday Coed Slow Pitch Softball

When: Games are played from 3:40 p.m. to 9 p.m. Sundays through Aug. 17

Where: Tualatin Hills Athletic Center, 15707 S.W. Walker Road, Beaverton; and Portland Community College, Rock Creek campus, 17705 N.W. Springville Road

Who plays: Men and women 18 years and older. The league is divided into nine levels, with each 14-member team required to field five men and five women during games and to rotate them through the batting order.

Cost: Teams pay \$340 for the season. Games are free to public.

Information: 503-629-6330 or www.thard.org

their four children in the outfield, and other family members and friends filling in the rest of the roster.

Leslie Mundt, program coordinator with the recreation district, said the balance between competition and recreation brings out hundreds of men and women each spring.

"We've got it all: umpires, great fields, leagues for every level of play and even trophies at the end of the season," Mundt said. "But when it comes down to it, it's really about having fun on and off the field."

Ahmad Kouklani, owner of Bandito Taco on Northwest Cornell Road near Sunset High School, is the longtime team sponsor and friend of the Parsons family. He said he has enjoyed watching their children grow up

and remain connected to the family team.

"I know that most Sundays when they come over here after the game, there's going to be an enthusiastic crowd," he said. "It's a great way for this family to enjoy themselves."

As for Don and Jayn Parsons, they said they would like to keep playing until their grandchildren join them in the outfield, although that might be another 18 years away.

"This is an ageless league, so you never know," he said. "I'd sure love to keep it going."

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Dock, lake pathway on tap for new Progress Ridge Park

By **CHRISTINA LENT**
Of Times Newspapers

Gramor Development is one step closer to gaining approval for park improvements at Progress Ridge Park along Barrows Road in Southwest Beaverton.

The Tualatin Hills Park and Recreation District board on Monday night approved a \$203,950 proposed system development charge credit project that would provide site improvements allowing greater access to the park's 12-acre lake.

Those improvements include adding a staircase on the eastern lake edge between the proposed Progress Ridge Town Center and a new viewing platform adjacent to the lake, extending an 8-foot-wide Americans with Disabilities Act pathway from the existing park plaza north along the lake edge to the new viewing platform, providing a floating dock off the 8-foot pathway that would extend out into the lake and adding retaining walls and benches.

"Gramor's proposal will provide more public access in the park including an additional ADA pathway," said Steve Gulgren, superintendent of planning and development for the park district. "It will allow more access to the lake edge that could potentially provide

■ See **PARK, A8**

Park: Construction could begin at end of the summer

■ **Continued from A1**

fishing opportunities.

"The improvements will also establish a connection to the adjacent proposed town center and the existing neighborhoods to the north."

Gramor Development plans to use the SDC fees from Phase 1 and 2 of its commercial project on the north and south side of Southwest Barrows Road within the Progress Quarry Planned Unit Development to cover the construction cost for the 8-foot walkway and a 12-foot-by-12-foot floating dock.

Gramor has also offered to put any unused construction contingency funds toward the additional \$18,000 cost of making a larger dock if the park district will cover the remaining costs.

The park district plans to apply for a restoration enhancement grant with the Oregon Department of Fish and Wildlife to cover its portion of the fishing dock costs, Gulgren said.

"We're hoping to begin site construction in late August," said Matthew Grady, Gramor's senior project manager.

Before that can happen, Gramor must receive approval for a conditional use, planned unit development from the city of Beaverton for its Progress Ridge Town Center proposal.

The proposed commercial project is a mix of office, retail, eating and drinking establishments and a cinema on two parcels totaling about 20 acres.

Beaverton's Planning Commission held a public hearing on the issue

Wednesday night.

To help move along the improvements planned for the lake area of the Progress Ridge site, the park district board directed staff to prepare a letter of support for the project to submit to the city.

The park district accepted ownership of Project Ridge Park in March 2006.

Today, the park has a 12-acre lake, water feature, an ADA pathway to a viewing deck, benches, lighting, an irrigation system, plantings and a restored bank with native plants.

Since the park's opening, several neighbors have asked the park district for greater access to the lake and permission for fishing and possibly opportunities for renting small watercrafts or paddle boats to use on the lake.

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RECREATION

Cut the spandex pace, older folks like going to the gym

Fitness | A relaxed vibe and people having fun make Elsie Stuhr a good workout choice

By **JOE FITZGIBBON**
SPECIAL TO THE OREGONIAN

BEAVERTON — For years, Diane Brice told older adults who joined her fitness classes about the three benefits of regular exercise: increased strength, balance and flexibility.

Now she adds mental sharpness.

"There seems to be little doubt that if you have a good cardiovascular routine, then you're going to feel better physically and emotionally," said Brice, who specializes in working with adults 55 and older at the Elsie Stuhr Center. "But we can also say with some certainty that you'll have a greater degree of mental energy as well."

In addition to leading twice-weekly training in the proper use of fitness room equipment, Brice helps design individualized exercise programs.

Research shows that physical exercise not only controls blood pressure, cholesterol and glucose levels, but a 30-minute workout also can help keep the mind alert.

"It's giving us another dimension of talking with seniors about the importance of regular exercising," Brice said. "I find it very exciting."

Experts point out that blood and oxygen flow from physical activity stimulates the growth of brain and nerve cells, which in turn improves mental sharpness. That translates into better concentration, faster reaction time, improved memory and better quality of life.

Brice said it can sometimes be a challenge to convince apprehensive seniors that an exercise room, with all of its banging, clanging and whirling equipment, is meant for them.

"It's not unusual to find people who've played sports and led active lives but have never stepped foot in a fitness center," she said. "They can be a little wary at first, but I try to show them that it's safe and that they can make it work for them."



Fitness specialist Diane Brice (left) helps Rosie Robinett of Beaverton with her workout at the Elsie Stuhr Center.

TIM LABARGE/SPECIAL TO THE OREGONIAN

In addition to improving cardiovascular health, reducing body-fat and decreasing risk of heart disease, regular exercise can ease stress, increase energy and build self-esteem, Brice said. She urges those she supervises to set challenging goals and develop a regular exercise regime, mixed with a strong dose of common sense.

"We really want to make sure no one burns out; so we tell them to start slowly and build up gradually," Brice added. "That's especially hard for those who have recently retired and want to plunge in."

Charlotte Dietterich, 77, of Beaverton and a newcomer to the program, said that the fitness center has changed her life.

"I have a pacemaker and have

been dealing with high blood pressure," she said. "I'd never been on a treadmill before, but the numbers are there and I'm feeling much, much better."

First-timers are often surprised to find the friendly center is free of the frenetic pace common to some gyms. Seniors dress comfortably, choose music for the room and work out side by side, often chatting about health, families and places to meet for lunch.

Most say they come to the Stuhr Center because it's affordable and relaxing. A few like the moderate pace and the emphasis on feeling better rather than looking spandex sharp.

"People are better motivated when there are others around who are having a good time,"

said Jacqueline Sinke, a clinical exercise specialist who shares the facility with Brice. "I've found that when someone feels better physically, they are usually less depressed and have less stress in their lives."

Both women noted that the number of participants is increasing each quarter.

"I believe in giving people lots of information and helping them set personal goals, but it really comes down to them deciding what works best for them," Brice said. "I just like to see them fit

Senior Fitness Program

Where: Elsie Stuhr Center, 5550 S.W. Hall Blvd., Beaverton

Fitness center hours: 8:30 a.m. to 9 p.m. Mondays through Thursdays; 8:30 a.m. to 5 p.m. Fridays; 9 a.m. to 5 p.m. Saturdays. Two-week orientation classes from 1 to 2 p.m. on some Tuesdays and Thursdays

Who benefits: Anyone 55 years or older who doesn't require a caretaker and can participate in a variety of workout programs based on physical abilities

Activities: Training on fitness room equipment. Physical needs assessment. Hands-on workout and ongoing assistance. Physician release form required.

Cost: Two-week orientation \$43 to \$71. Monthly fee \$11 to \$17.50. People living outside the Tualatin Hills Park & Recreation District pay an additional \$52 quarterly.

Information: 503-629-6347 or www.thprd.org

and feeling good about themselves."

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Improvements on schedule for Fanno, Beaverton creeks

Environment | Flood control on Beaverton and "re-meandering" of Fanno will begin soon

By **DAVID R. ANDERSON**
THE OREGONIAN

BEAVERTON — A pair of creeks will get makeovers this summer, including "re-meandering" Fanno Creek.

For Beaverton Creek, the work is part of an effort to prevent what has become almost annual flooding across Southwest Cedar Hills Boulevard. It's also an attempt to beautify an ugly stretch between Kuni Cadillac Saab and New Seasons Market that has become choked with Himalayan blackberries.

In February, the creek flooded and closed two lanes of Cedar Hills Boulevard, Jim Brink, Beaverton's project engineer, said.

The work along the creek between Hocken Avenue and Cedar Hills Boulevard will excavate about 6,000 cubic yards of soil to make the banks less steep and increase the volume of water the creek can hold upstream of Cedar Hills Boulevard.

The city got easements from the two adjacent property owners — Kuni and the Bernard family, which owns the land beneath Cedar Hills Crossing — to extend the top of the creek bank and build a low wall at the top of the bank.

Workers also will plant native trees and shrubs, such as big-leaf maple, Oregon ash, red alder, Pacific willow and Douglas fir.

In addition to the other benefits, the project will reduce erosion and increase wildlife habitat. The city, however, doesn't have illusions that this stretch of the creek, which at one time was an irrigation ditch, will ever be pristine, Brink said.

The city has awarded a \$815,260 contract to Northwest

Earthmovers of Tualatin. Metro, the regional government, will pay \$500,000 of the cost from its Nature in the Neighborhoods grant program. The balance will come from the city's stormwater system development charges, which are paid by new development.

Work is expected to start in early June, unless it's too rainy, Brink said. It must be finished by the start of the fall rains.

In the future, the city hopes to do similar work to the east, between Cedar Hills Boulevard and Westgate Drive. Eventually, the city will replace the bridge across Hocken Avenue, which now restricts the creek flow during high water, Brink said.

Fanno Creek

For Fanno Creek, the project between Hall Boulevard and Scholls Ferry Road along Greenway Park is the second in a series to return the creek to a more natural state. Workers will change the straight, chuteline channel to a meandering pattern, making the creek longer and creating more natural features, such as sand bars.

Clean Water Services, Washington County's sewer agency, is doing the work, which also will begin this summer and end by fall. The agency recently finished a similar project along Fanno Creek in Tigard between Scholls Ferry and North Dakota Street. Another project is planned next year between Southwest Pacific Highway and Bonita Road. Future projects will improve the creek south of Bonita Road.

"We're really going to see a

different Fanno Creek," said Peter Guillozet, the agency's water resources project manager.

The agency will use portions of the current stream bed as a treatment swale planted with reeds and other wetland plants. That will absorb the energy from stormwater pipes that blast water into the creek bed and filter it a little before it enters the main channel.

Workers also will add large wood salvaged from trees cut down along Southwest Oleson Road to simulate a stream through a forest.

The creek has native cutthroat trout,

but the likelihood that salmon would return is low, Guillozet said.

The project also will remove a footbridge near Southwest Reid Court and replace a footbridge near Southwest Tuckerwood Court. Those bridges are too low and restrict stream flow during heavy rains, Guillozet said.

The project is estimated to cost \$258,000, which will come from the surface water management fee, a monthly \$4 fee that county homeowners pay.

In conjunction with the stream improvements, Tualatin Hills Park & Recreation District has been replacing about seven acres of mowed grass at Greenway Park with native plants, many of them suited to the wet conditions.

"The area wants to be a wetland," said Kyle Spinks, natural resources technician.

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