



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

A Regular Meeting of the Tualatin Hills Park & 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 2, 2011. Executive Session 5:30 p.m.; Regular Meeting 7:00 p.m.

Present:

William Kanable (*via telephone*)

Bob Scott

Joseph Blowers

John Griffiths

Larry Pelatt

Doug Menke

President/Director

Secretary/Director

Secretary Pro-Tempore/Director

Director

Director

General Manager

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

Secretary, Bob Scott, called Executive Session to order for the following purposes:

- 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.

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

Secretary, Bob Scott, noted that representatives of the news media and designated staff may attend the Executive Session. All other members of the audience were asked to leave the room. Representatives of the news media were 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

Secretary, Bob Scott, called the Regular Meeting to order at 7:00 p.m.

Agenda Item #3 – Action Resulting from Executive Session

Larry Pelatt moved the Board of Directors authorize the General Manager or his designee to resolve Brown Contracting, Inc.'s protest of the award of the Conestoga contract to Skyward Construction. Joe Blowers seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED.**

Agenda Item #4 – Request for Exemption from Competitive Bidding Process for Athletic Fields Construction Project

A. Open Hearing

Secretary, Bob Scott, opened the Public Hearing.

B. Staff Report

Keith Hobson, Director of Business & Facilities, provided an overview of the memo included within the Board of Directors information packet requesting the Board of Directors hold a public hearing to review the findings in support of, and approve, an exemption from the competitive bidding process for the construction of athletic fields at 112th Street, in accordance with the State of Oregon exemption process pursuant to ORS 279C.335. The findings are also included within the Board of Directors information packet.

Keith noted that as part of the lease agreement with the Portland Timbers at 112th Street, the Timbers are required to construct a public synthetic turf field. The Timbers have informed the District that construction of the public field could be done at a substantial savings resulting from their relationships developed through making the improvements to JELD-WEN Field. The Timbers and District staff believe these same cost savings would not result if the Timbers were required to go through the competitive bidding requirements typically imposed on public improvement projects; therefore, a request for an exemption from competitive bidding requirements is being requested.

C. Public Comment

There was no public comment.

D. Board Discussion

John Griffiths asked for clarification regarding whether there would be a cost increase if the project is delayed.

- ✓ Keith replied that the potential cost increase referenced was pertaining to if the project was required to go through the competitive bidding process, that would delay construction most likely by an entire construction season.

John asked how quickly the project would begin if it does not go through the competitive bidding process.

- ✓ Keith replied that construction would begin in July or August and conclude this fall.

E. Close Hearing

Secretary, Bob Scott, closed the Public Hearing.

F. Board Action

Joe Blowers moved the Board of Directors, acting as the Local Contract Review Board, approve the findings to support an exemption from competitive bidding requirements and approve an exemption from public bidding requirements and authorize the use of an alternative contracting method for the 112th Street Athletic Field project in accordance with the State of Oregon competitive bidding requirements outlined in ORS 279C.335.

Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #5 – Audience Time

There was no testimony during Audience Time.

Agenda Item #6 – Board Time

Joe Blowers commented that he has received questions from residents pertaining to the timeline for the Cedar Hills Park bond project master planning process.

- ✓ Doug Menke, General Manager, noted that the information requested would be provided.

Bob Scott referenced the Management Report included within the Board of Directors information packet and asked when the proposed changes to the District's Family Assistance Program would be presented to the Board of Directors.

- ✓ Doug replied that staff needs to present the information to one more advisory committee within the next few weeks and depending on the outcome of those discussions he will review the recommendations coming from staff and initiate an operational decision regarding the program, with the Board's prerogative to request additional discussion. He noted that more information should be available by late May and that the Board could decide at that time whether additional discussion is desired.

Bob referenced the Management Report included within the Board of Directors information packet and asked whether consideration would be given to forming a club in order to help enable the continuation of water polo for Beaverton School District high school students.

- ✓ Sharon Hoffmeister, Superintendent of Aquatics, replied that if the School District does not fund the water polo program, the Park District would explore setting up a program similar to the high school lacrosse program. She has had initial discussions with Scott Brucker, Superintendent of Sports, regarding how lacrosse was set up as a club sport. She has also had a brief discussion with the Tualatin Hills Water Polo Club President. The Park District's main goal is to make sure that the kids have an opportunity to play.

Agenda Item #7 – Consent Agenda

Larry Pelatt moved the Board of Directors approve Consent Agenda items (A) Minutes of April 4, 2011 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Authorization to Bid 112th Street Building Renovation and Site Improvement Projects, (E) Resolution Initiating Condemnation of a Property for the Westside Trail Project, and (F) Intergovernmental Agreement for Fanno Creek Trail / Hall Boulevard Crossing Feasibility Study. Joe Blowers seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #8 – Unfinished Business

B. General Manager's Report (*taken out of order*)

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:

- Beaverton Urban Renewal Update
- Park District Sites Reclassification/Renaming Project Status
- Ride into Spring Event
- Board of Directors Meeting Schedule

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

- ✓ Hearing no questions, Secretary, Bob Scott, requested the staff report for the next agenda item.

A. Bond Update

Hal Bergsma, Director of Planning, provided an overview of the portion of the memo included within the Board of Directors information packet regarding the recent joint Trails Advisory Committee and Natural Resources Advisory Committee meeting on the Lowami Hart Woods bond project. In addition, Hal provided an overview of the site plan via a PowerPoint presentation, a copy of which was entered into the record, including discussion regarding a potential relocation of the proposed parking area. Hal offered to answer any questions the Board may have.

Joe Blowers noted that the Natural Resources Advisory Committee's motion on this topic during the joint meeting is vague. He asked what exactly the Committee is attempting to express.

- ✓ Hal agreed that additional interpretation from the Committee would be beneficial. However, he sat in on their discussion when formulating the motion and what he heard was that most members were willing to rely on District staff in terms of the level of programming for the site; however, there were some members concerned about large groups on the site.

Secretary, Bob Scott, opened the floor to public testimony.

Priscilla Christenson, 15062 SW Barcelona Way, Beaverton, is before the Board of Directors this evening regarding the Lowami Hart Woods bond project. She stated that she first testified before the Board on this topic four months ago regarding her concerns with the District's plans to move forward in the development of the Lowami Hart Woods Master Plan. She believes that some elements of the master plan were never approved by the 2001 Board of Directors and she has attempted to work cooperatively with District staff to clarify these discrepancies. However, the responsiveness to this public input to-date has been a mere formality. She stated that the community does not wish to exclude the site from any development or accessibility, but does ask for improvements that would enhance the enjoyment of the site's natural features by utilizing environmentally-sensitive design elements and in an appropriate size and scope. She stated that to-date, not a single change or design option has been offered by District staff that reflects this request, only the trail alignment along Johnson Creek has been revised which was required for permitting. She stated that all tree impact assessments were made using only the 10'-wide trail design and large asphalt parking lot and that at the recent joint advisory committee meeting, members of the committees expressed confusion as to why other options were not presented. Instead of answering, seven key points were rushed through a brief discussion. The expanded project budget was also never mentioned. Priscilla outlined the key changes she believes the community would like to see made to the Lowami Hart Woods Master Plan:

- A narrower, pervious surface, accessible path instead of an overly-wide Community Trail.
- Five to eight parking spaces instead of an 18-space asphalt parking lot.
- No extended, large day camps.

Priscilla stated that a third site for large-scale education is not needed in the District's western quadrants and that neither is the removal of dozens of trees or the degradation to the water quality of Johnson Creek. What is needed is a natural area where generations of visitors can peacefully connect with nature. She encouraged the Board to listen to the comments of the community in the spirit of partnership. A written transcript of Priscilla's testimony was entered into the record.

Larry Pelatt commented that he does not believe the Board of Directors is as committed to the current master plan as is being implied. He noted that the plan is still actively being discussed and gave the potential relocation of the proposed parking area as evidence of this. He believes that the initial thought process may have been to move forward with the master plan approved in 2001, which is a logical next step, but that it is a testament to public participation that the master plan continues to be discussed and considered. He stated that there will be some development at the site, but exactly how much and the impact has not been finalized. However, he does disagree with Priscilla's statement that the District does not need more educational opportunities, as he believes that the District needs every educational opportunity it can provide for the children of the District. He does not yet know whether that will come in the form of a group of 30 children visiting Lowami Hart Woods, but at this point he cannot say that it will never happen either. He believes the site is a fabulous asset and, if developed correctly, could provide educational opportunities as well as protect the natural resource. He has no wish to see the resource degraded, and believes that is the sentiment of the other Board members as well. He stated that there are tremendous connectivity opportunities for the trail system in this area as well with no significant risk of degradation to the site. He reminded the room that every resident of the District owns this site, as well as every asset the District has, and that access needs to be available to everyone, not just to those who are fortunate enough to live close by.

Joe asked about a potential phasing of the parking area where 8-10 parking spaces would be put in initially and expanded upon based on need.

- ✓ Hal replied that the 2001 master plan did indicate that the first phase would be 8 spaces and that a later phase might be considered, but the Board at that time said that the later phase should be built only after need is considered through another public process.

Joe asked how the consultant is being directed in regards to the parking area.

- ✓ Hal replied that staff is directing the consultant to consider options of constructing an 8-space or 12-space parking lot. The issue of parking lot size is complicated by the previous Board not clearly addressing how the site should be programmed for environmental education in 2001.

Joe stated that he would like to see the parking area's footprint as small as possible, while still supporting what the educational staff believe they need.

- ✓ Larry replied that the number of parking spaces could also be affected by whether or not the parking area is relocated, as the other area under consideration is a much larger, flatter surface, and further away from the stream. He would like to hear from the consultant the maximum number of spaces that could fit in this new location, including how many trees would be lost accordingly, noting that it does not mean that many spaces would be built, but it would provide the full picture of what could be done.

Joe commented that when considering the potential programming at the site, the biggest need he could think of in terms of parking for the site would be a parent and tot hike where the participants would arrive in separate cars. Most school groups would typically arrive in vans. His thought process would be to build the number of spaces needed in order to accommodate that parent and tot hike. The number of cars from the general public is going to be small, perhaps three or four at the most on a nice weekend.

- ✓ Larry reiterated that he prefers first knowing the maximum number of spaces that could be constructed, and then evaluating the programming to determine what is truly needed.

Joe agreed, but asked that the number of spaces be kept to the minimum.

Priscilla asked to address some of the Board members' comments, stating that she is not against education and is a firm believer that the children are where the protection of the world begins. She described some of the programming ideas for the site that were discussed during the 2001 master planning process, noting that the discussion centered on passive education, including field trips, of which she is supportive. However, she does not support extended

education of groups of up to 30 people for long periods of time. In addition, she believes the community is supportive of paved trails and accessibility, but would like to see additional options since the only option presented thus far has been the 10'-wide trail. She would like to see how a 5'-wide pervious trail would minimize the impact to trees. Lastly, she appreciates the Board's reassurance that what has been shown is not final and believes District staff needs to be reminded of this fact, as some presentations and printed materials give the feeling and implication that the project has been determined.

Mark Hereim, 8510 SW 147th Terrace, Beaverton, is before the Board of Directors this evening representing Friends of Beaverton's Johnson Creek. He offered to describe some input from the joint advisory committee meeting that he thought the Board should be aware, including that the West Beaverton Neighborhood Association Committee (NAC) is the community closest to Lowami Hart Woods and that it is fitting that the upcoming public meeting on this topic would be taking place in that area. He would like to remind the Board that the West Beaverton NAC has consistently called for lower costs and lower impact to Lowami Hart Woods, including a smaller parking area, narrower trail, and shifting large-scale programming to sites that are more suitable for those activities. In addition, regarding the motion made by the Natural Resources Advisory Committee at the joint advisory committee meeting, he wanted to point out that the committee also made a motion of record at their April 26, 2011 meeting that may help clarify their stand. The motion asks the Board to pay special attention to the natural resource value when developing property and to err on the side of preservation of natural resources. The motion also singled out Lowami Hart Woods and mentioned the proposed trail of which the District should take special care. Mark referenced the March Regular Board Meeting at which discussion occurred regarding the District's Greenhouse Gas Emissions Project. He described how trees help reduce greenhouse gas emissions and that this is one benefit of natural areas. He stated that by halving the width of the proposed trail at Lowami Hart Woods, the Board would be able to save more trees and vanishing habitat. He asked the Board to please keep in mind that living trees and plants add more value to humans than pavement.

Hal Bergsma, Director of Planning, provided an overview of the portion of the memo included within the Board of Directors information packet regarding the recent public meeting on the Roy Dancer Park bond project and offered to answer any questions the Board may have.

Larry asked for clarification regarding the surface of the trails proposed for this site.

- ✓ Hal replied that 148th Avenue stubs to Roy Dancer Park from the south. The District initially proposed a hard surface trail from the street into the park, but the neighborhood did not indicate support for this. However, they were supportive of a hard surface loop trail within the park, but not leading to the park.

Joe asked what exactly the neighborhood's concerns are.

- ✓ Hal replied that there are general access concerns about people from outside of their neighborhood coming into their neighborhood in order to access the park.
- ✓ Doug Menke, General Manager, commented that this is not an unusual theme. The closer proximity that a resident lives to a park, the greater amount of possessiveness over that park. While many of those attributes are wonderful, they do work contrary at times with regard to the level of consideration for development for the broader neighborhood. This is a challenge at Roy Dancer Park as it is a significantly underdeveloped site and has been for a long time. It was also one of the identified bond projects voted on by the public and will be master planned in 2013. Prior to the master plan process, it is hoped that some level of improvement within the site will help reduce some of the issues that currently exist with the neighborhood's concerns centered on access and visibility. It will be progressive in terms of how this project is viewed, but he

hopes that in the end, similar to a lot of sites, that there will be a realization that this park is not there to serve a radius of three blocks, but that it needs to serve a half-mile out.

Hal Bergsma, Director of Planning, provided an overview of the portion of the memo included within the Board of Directors information packet regarding the recent public meetings on the Pioneer Park and Vista Brook Park bond projects. Hal commented that there was opposition to the community gardens proposed for Vista Brook Park, mainly based on concerns of increased neighborhood traffic. In response, staff intends to survey existing users of community gardens to see how often, when, and by what method they access their plots. Hal offered to answer any questions the Board may have.

Secretary, Bob Scott, opened the floor to public testimony.

Charles Prichard, 6606 SW 88th Avenue, Portland, is before the Board of Directors this evening regarding the Vista Brook Park bond project. He stated that at the first public meeting for this project, the neighborhood was told about the potential for a community garden and he voiced a concern about an increase in traffic and requested a traffic impact study. At the second public meeting, District staff stated that 400 questionnaires had been mailed out to residents within 500' of the park. He lives within 225' of the park and did not receive a questionnaire, and neither did some of his surrounding neighbors. He questions whether they were deliberately eliminated from the mailing list because it was assumed that they would be against any improvements to the park. His main concern is safety in that there is already too much traffic in the area. He noted that there is already going to be increased visits to the park due to the proposed improvements to the playground and basketball areas, which he is fine with, but he does not support the additional visits that would result from a community garden, which is only being made possible by cutting down large trees. If there is a need for a community garden in the area, he suggests the District move it to a different park, such as Garden Home Park or Garden Home Recreation Center, which are both nearby.

Joe asked if there is a diagram available that shows where the community gardens would be located within Vista Brook Park and what trees would be removed.

- ✓ Hal replied that this would be provided to the Board.

Larry asked for additional information regarding the trees to be removed, such as their size and whether they would be removed regardless of if a community garden is developed.

- ✓ General conflicting discussion occurred between the audience, staff and Board regarding the sizes and location of the trees proposed for removal.

Doug reconfirmed that this information would be provided to the Board.

Charles asked whether the District has any estimate of the percentage increase of visits to the park that would result from a community garden.

- ✓ Doug replied that, as referenced earlier, staff is initiating a survey on this topic.

- ✓ John Griffiths commented that generally an increase in use is a goal of the District.

Charles commented that there is only one way into the park and that is his concern. If there is an increase in visits to the park, it causes a greater impact on the street, which is narrow and a lot of young children live along. He stated that it is an accident waiting to happen and that he is surprised no one has been hit yet. He does his part to report speeders to the authorities and ask people to slow down.

Sue Rimkeit, 6592 SW 88th Place, Portland, is before the Board of Directors this evening regarding the Vista Brook Park bond project. She thanked the Board for the wonderful job they do maintaining Vista Brook Park, noting that she realizes how much work it takes as she served eight years on the City of Lake Oswego Parks Department Board of Directors. She has worked

on projects involving community gardens and believes that they are a wonderful asset in the right location. However, her concern with the community garden proposed for Vista Brook Park is the destruction of the site that would occur due to the placement of the gardens. Although she agrees with the previous comments regarding the traffic concerns, her main concern is regarding the removal of the trees. Once the trees are removed, the gardens will be squeezed in between the tennis courts and houses that back into the park. There is a possibility of an alternate location for the gardens on the other side of the tennis courts, but children play in the field nearby and the gardeners may become upset if balls get into the garden. Additional comments she has regarding the master plan include making the basketball court face north to south to enable better use. In addition, there is a pathway proposed at the south end of the field that she believes is already accommodated by the existing Fanno Creek Trail. The pathway proposed around the play area should be sufficient for parents to observe their children. She also asks that a foursquare court and a low basketball hoop for smaller children be considered. But mainly she asks that the Board please reconsider development of the community gardens.

Ron Eiseman, 6629 SW 88th Avenue, Portland, is before the Board of Directors this evening regarding the Vista Brook Park bond project. He thanked the District for maintaining and providing Vista Brook Park, noting that when he moved to the neighborhood, it was one of the main assets in choosing his home. As previously mentioned, the biggest concern he too has is the increase in traffic that would be the result of a community garden. The time period that the park is most heavily used is in the summer, which would also be when the garden is used. He is amazed that there has not already been a head-on collision on the street leading to the park. He has observed many younger drivers speeding down the street and driving recklessly. While he supports all of the other elements planned for the park, he does not support the addition of a community garden.

Secretary, Bob Scott, asked what type of process the District follows in picking sites for proposed community gardens.

- ✓ Doug replied that generally the District proposes a community garden as an option at every site being master planned, as one of the amenities to consider. The theory is that if the gardens are spread throughout the District, there is no need for one large footprint dedicated to gardening at any particular site and that the entire community is better served as well.

John asked for a map of Vista Brook Park in order for the Board members to visit the site. He stated that he is dubious of the claims that 10 garden plots is going to materially effect the traffic flow of the area, as well as he is doubtful that those using the gardens would tend to be young, reckless drivers. On the other hand, he is concerned about the removal of the trees.

- ✓ Doug confirmed that a map would be provided to the Board.

Bruce Barbarasch, Superintendent of Natural Resources & Trails Management, provided an overview of the portion of the memo included within the Board of Directors information packet regarding natural resource enhancement projects via a PowerPoint presentation, a copy of which was entered into the record, and offered to answer any questions the Board may have.

John referenced a natural resource enhancement project taking place at Murrayhill Powerline Park. He knows that spraying has occurred, but asked whether any planting has taken place.

- ✓ Bruce replied that they have planted 7 of the 14 acres.

John asked whether there have been problems with blackberry re-growth.

- ✓ Bruce replied that so far they have completed the planting and weed treatment for the first phase. The second phase did experience some re-growth of blackberry. Sometimes, due to a healthy seed bank, the blackberry has enough energy to come

back again. However, the weed treatment and planting of the final phase should be completed this winter.

John asked what types of plants are being planted.

- ✓ Bruce replied that they are primarily planting shrubs and low-growing trees due to the powerlines overhead, but that there are a few spots where they have been able to plant something larger.

John asked if it is all native plants.

- ✓ Bruce confirmed this.

Keith Hobson, Director of Business & Facilities, provided an overview of the portion of the memo included within the Board of Directors information packet regarding bridge and boardwalk replacement projects via a PowerPoint presentation, a copy of which was entered into the record, and offered to answer any questions the Board may have.

- ✓ Hearing none, Secretary, Bob Scott, adjourned the meeting.

Agenda Item #9 – Adjourn

There being no further business, the meeting was adjourned at 8:10 p.m.

Bill Kanable, President

Bob Scott, Secretary

Recording Secretary,
Jessica Collins