



**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, June 6, 2011. Executive Session 6:00 p.m.; Regular Meeting 7:00 p.m.

Present:

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

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

President, Bill Kanable, called Executive Session to order for the following purposes:

- To consider the employment of a public officer, employee, staff member or individual agent, 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.

President, Bill Kanable, 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

President, Bill Kanable, called the Regular Meeting to order at 7:05 p.m.

Agenda Item #3 – Action Resulting from Executive Session

Bob Scott moved the Board of Directors accept the General Manager’s evaluation as presented this evening and authorize to include a compensation increase of 3.6% as per policy limitations and a bonus amount of \$5,000. Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #4 – Presentations

A. Tualatin Hills Park Foundation

Doug Menke, General Manager, introduced Lynda Myers, Executive Director for the Tualatin Hills Park Foundation, to make the Park Foundation's annual presentation to the Board of Directors. Lynda introduced the Park Foundation Board of Trustees members in attendance and thanked the Board of Directors for the opportunity to present this evening.

Lynda provided a detailed overview of the Park Foundation's activities during the past year as well as their goals for the coming year via a PowerPoint presentation, a copy of which was entered into the record, and which included the following topics:

- New strategic plan with five areas of focus for the coming year:
 1. Trustee expansion
 2. Trustee fundraising goal of \$50,000
 3. Renewed focus on grants
 4. Website update
 5. Marketing and promotion of the Park Foundation
- 1. Trustee expansion
 - Updated Trustee description
 - Actively seeking new Trustees
- 2. Fundraising
 - Events, including an online raffle, the Classic Car Show, and one new event
 - Private and corporate donations and bequests
 - \$243,000 raised this year which includes a bequest, restricted and unrestricted funds
 - Global Giving portal through Nike
 - 100% Trustee support
 - 5% of donations will be allocated to support the Foundation
- 3. Grants
 - Grants for Family Assistance Program, specific projects and capacity building
 - Submitted eight grant applications this year with four more to be submitted within the next six months
 - Grants received include, but are not limited to, \$20,000 from Nike and over \$10,000 from Beaverton Metro Rotary
- 4. Website Update
 - Promote the Park Foundation's mission, projects, events, and online donations
- 5. Marketing & Promotion
 - A new brochure and collateral materials to leave behind after meetings
- Goals for 2012-2013
 - Site selection and fundraising for the Champions Too field
 - \$1,000 scholarship program to graduating seniors within the Beaverton School District
 - New website and marketing materials

Lynda offered to answer any questions the Board may have.

Bob Scott asked what percentage of the \$243,000 is unrestricted.

- ✓ Lynda replied roughly \$70,000.

John Griffiths asked how many grants would be awarded to graduating seniors.

- ✓ Lynda replied that it would likely be one grant per Beaverton School District high school, but that the program may start out smaller. She noted that there is a Park Foundation subcommittee working on the criteria and application/interview process.

The Board of Directors thanked Lynda Myers and the Park Foundation for the informative presentation.

B. Sports Advisory Committee

Scott Brucker, Superintendent of Sports, introduced Brian Bauman, Sports Advisory Committee member, to make the Committee's annual presentation to the Board of Directors. Brian introduced the other Committee members in attendance and thanked the Board of Directors for the opportunity to present this evening.

Brian provided a detailed overview of the Sports Advisory Committee's activities during the past year as well as their goals for the coming year, which included the following topics:

- Past/Current Activities
 - Participated in the review and development of the Winkelman Park Master Plan and 2008 Bond Measure projects.
 - Took advantage of the District's Challenge Grant funds in order to complete additional projects not currently covered by the District's budget.
 - The Committee is excited about the District's partnership with the Portland Timbers as well as the new fields proposed for the 112th site.
- Future Goals
 - Participation in the development plans for the community park in the SW quadrant and the redevelopment of Cedar Hills Park, as well as athletic fields development at Barsotti Park, Cedar Mill Park, and four additional sites yet to be determined.
 - Partnering with the adult sports steering committee in order to identify strategies to stabilize team numbers and reverse the downward trend in the adult softball program by considering fee structure, program makeup, and marketing.
 - Encourage affiliated sports groups to be more engaged and active in the development process of athletic facilities, including synthetic turf fields.

Brian offered to answer any questions the Board may have.

Bob Scott commented that there are just four members of the Sports Advisory Committee and asked whether that was due to the established seat limit for the Committee.

- ✓ Brian replied that seven is the ideal number of Committee members and that they are actively seeking new members.
- ✓ Janet Allison, Sports Advisory Committee Chair, commented that the Committee actively seeks out interested community members and advertises the vacancies, but has had difficulty filling the positions. The Committee needs people that are well-rounded and without personal agendas.

The Board of Directors thanked Brian Bauman and the Sports Advisory Committee for the informative presentation.

Agenda Item #5 – Audience Time

Jon Schieltz, 7535 SW 102nd Avenue, Beaverton, is before the Board of Directors this evening as a member of the Aquatics Advisory Committee. He noted that at their last Committee meeting, a patron testified that the Raleigh Swim Center's hours had been changed from opening at 6 a.m. to 7 a.m. Concern was expressed that the new time would not allow early morning lap swimmers enough time to swim and get to work by 8 a.m. Staff responded that the hours were changed due to budget constraints. The Committee has requested attendance figures for the hour of 6 a.m. to 7 a.m., but has not received these yet. He believes from his own experience at the Aquatic Center that this is a busy time for the pool. The Committee was so concerned that it offered to use its own funds to reinstate the hour, but staff informed the

Committee that such funds could not be used for personnel costs. He would like to ask that the District consider reinstating the hours, which he understands would be at a cost of \$2,000. In addition, he would like to comment on the Aging Facilities Study the Board of Directors reviewed at their April 4, 2011 Regular meeting, which included considerations for the replacement of Garden Home Recreation Center. He commented that in reference to building a new facility, there was no pool mentioned. His understanding was that any new recreation center built in the future would include a pool. He commented that the Comprehensive Plan shows that Raleigh and Harman Swim Centers provide coverage for the SE quadrant of the District; however, Raleigh is only open in the summer and Harman is a therapeutic pool, so in his opinion, these pools do not offer adequate coverage for the SE quadrant. If Garden Home Recreation Center were to be rebuilt, he would like to see a pool included.

Jim McElhinny, Director of Park & Recreation Services, noted that the patron that attended the Aquatic Advisory Committee's meeting was invited by District staff to attend in order to express their concern and that staff is working to adjust some budgets to be able to reinstate a 6 a.m. opening time at Raleigh Swim Center. This information was shared with the individual that attended the meeting and staff would like to remind the Committee that the issue is being actively addressed.

✓ Larry Pelatt asked whether the \$2,000 is a monthly or seasonal cost.

Sharon Hoffmeister, Superintendent of Aquatics, replied that it is \$1,500 for the season and that although staff was able to rework the budget, it is necessary to watch attendance closely and, when compared to Harman Swim Center, the attendance at Raleigh Swim Center during that timeframe is much lower.

✓ Larry agreed that budget and attendance numbers do need to be watched and analyzed.

Mark Hereim, 8510 SW 147th Terrace, Beaverton, is before the Board of Directors this evening representing Friends of Beaverton's Johnson Creek. Mark read from the District's Natural Resources Management Plan, noting that he believes the plan lays out a beneficial prescription for preserving urban natural areas. He noted that the document begins with a history of the thinking about urban natural areas and about the gradual increase and understanding of the values of natural areas, particularly in an urban setting. He read particular passages from the document supporting the preservation of, and suggestions of how to preserve, natural areas and encouraged the Board of Directors to review this document.

Priscilla Christenson, 15062 SW Barcelona Way, Beaverton, is before the Board of Directors this evening regarding the Lowami Hart Woods bond project. She described the May 11, 2011 neighborhood meeting for this project, noting that the attendees sent a clear message in favor of protecting Lowami Hart Woods' natural features by offering modest parking, narrower trails, and a mix of environmentally sensitive surfaces, and to further protect the quiet sense of place by encouraging self-guided education and small groups. She noted that the concept of large group classes and day camps received little support from the attendees and that many expressed concerns for wildlife, as Lowami is part of a designated wildlife corridor. She described how such concerns with overly large educational groups are already being addressed at other locations in the Tualatin River Basin, of which Beaverton's Johnson Creek is a part, and encouraged the District to match these efforts. She appreciates the efforts to-date to revise the proposed master plan, but believes more can be done and that the public has clearly spoken in support of a low impact, low cost, accessible and environmentally sensitive development for Lowami Hart Woods. A written transcript of Priscilla's testimony was entered into the record.

Agenda Item #6 – Board Time

There were no comments during Board Time.

Agenda Item #7 – Consent Agenda

Larry Pelatt moved the Board of Directors approve Consent Agenda items (A) Minutes of May 2, 2011 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Resolution Appointing Parks Advisory Committee Member, (E) Bridges and Boardwalks Contract for Bond Funded Trail Projects, (F) Fanno Creek Trail Construction Contract, (G) Elsie Stuhr Center Construction Contract, (H) Resolution Authorizing Reimbursement Payments for 112th Street Field Improvements, and (I) Resolution Authorizing Oregon Coalition Brownfields Cleanup Fund Grant Application. Joe Blowers seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED**.

Joe Blowers lauded that with the passage of the Consent Agenda this evening, the District has set in motion the completion of its first trail, the Fanno Creek Trail.

Agenda Item #8 – Unfinished Business

A. Beaverton Urban Renewal Agency Resolution

Doug Menke, General Manager, introduced Don Mazziotti, Community Development Director for the City of Beaverton, to provide an update to the Board of Directors on the City of Beaverton's Urban Redevelopment Agency and to request the Board's approval of the resolution included within the Board of Directors information packet recommending that the City of Beaverton adopt the Beaverton Urban Renewal Agency's Proposed Urban Renewal Plan.

Don provided a detailed overview of City of Beaverton's proposed Urban Renewal Plan via a PowerPoint presentation, a copy of which was entered into the record, noting that the plan was developed over many months and meetings in which Park District staff was actively engaged. Doug Menke, General Manager, participated via the Beaverton Urban Redevelopment Agency Board of Directors, and Keith Hobson, Director of Business & Facilities, via the Community Advisory Committee and Financial Working Group Task Force. Don offered to answer any questions the Board of Directors may have.

Larry Pelatt inquired about the consequences if the private participation and partnerships with other agencies that are needed in order for urban renewal to succeed did not materialize.

- ✓ Don replied that there are multiple safeguards in place to protect that from happening. First, there will not be a single bond issued, but around 12 over the life of the 30-year plan. Each of those bonds will need to be underwritten by a bond underwriter on the probability of the success or failure of that component of the plan, which is to return the tax revenue expected as part of the projections. The projections also include being able to retire the debt in a serial fashion as valuations increase. There will also be a check point at year 20 to make certain that the performance of the Urban Renewal District has been such that it is assured of retiring the debt by the 30-year period, although the intention and expressed policy is to retire the bond before the end of the 30-year period. Don noted that using the same financing technique, over the 50 years since urban renewal has been in place there has never been a bond forfeiture in the history of Oregon's urban renewal statute. And based on their studies of Portland, the 10 renewal districts in that city increased in valuation at a rate that was 24% greater than the rest of the city.

John Griffiths asked what the drivers are behind the decline of central Beaverton and why the private sector has not been able to correct itself.

- ✓ Don replied that the heavy traffic on Canyon Road is a significant barrier to the evolution and retail shopping that has occurred over the last few decades. The big-box format of many of the commercial enterprises located along Canyon Road have fallen victim to obsolescence. So significant is this trend that arguably the premier shopping center in Beaverton, Cedar Hills Crossing, is functionally obsolete and is in the process of making a significant master plan to upgrade in the property, which spans more than 60 acres. In order for that to happen though, the water, sewer and other infrastructure needs to be upgraded to serve that type of renovation and redevelopment, which would be the same for other parts of central Beaverton. The other principle driver has been the leapfrog effect with the out-migration that has occurred with Intel. The community was missed by an employment base that moved a population and investment west.

John asked how parks would be affected by urban renewal.

- ✓ Don replied that the special districts involved in the development of the plan have gone to some length to express that they do not want urban renewal funds spent on parks, fire stations, or public buildings for the City. They want it spent in ways that will increase valuation as opposed to creating tax-exempt properties.
- ✓ Doug agreed, noting that with development comes system development charges and the potential mechanism to secure additional parkland, whether urban plazas or day lighting Beaverton Creek, which has been discussed as a potential topic and would create an opportunity to not only enhance the business opportunities via a walkway approach, but also provide environmental benefits.

John referenced the "What can urban renewal do?" slide within the PowerPoint presentation and asked for additional information regarding the greenways shown.

- ✓ Don provided a brief overview of the greenways reflected in the map, noting that if the improvements shown can be made, the floodplain of the area, which currently extends all the way to the New Seasons at Cedar Hills Crossing, could be changed and would enable much more development.

John commented that if the idea is to create a river walk of sorts, this would include a riparian area that would be host to fish, birds and other wildlife.

- ✓ Keith Hobson, Director of Business & Facilities, noted that the transportation section of the plan acknowledges Beaverton Creek Trail as one of the transportation elements.

John commented that a river walk could make a great central amenity; otherwise the area is all concrete.

- ✓ Don agreed, noting that is another driver behind the area's decline. People and businesses are attracted by amenities and there is a stark absence of amenities in central Beaverton. Beaverton Creek is a natural amenity that is not being taken advantage of or utilized, so it has become a key part of the plan.

John noted that he had been asked a question by a constituent who felt that urban renewal is unfair due to the shifting of tax revenue from one area to another. But, what he is hearing being said is that even if \$14 million of revenue for the Park District is at stake, if the area is left alone it will decline and what ends up being collected will be even less. So the choice is either to improve the area now or let it diminish in value.

- ✓ Don noted that the philosophy is that if there are areas that need to be invested in and are historically the oldest areas of the community and have deteriorated to a point where they can no longer support sufficient revenues to provide for themselves or attract investment, then there is a decision that needs to be made within the community whether it is best to give attention to the area or leave the status quo.

John noted that The Round in central Beaverton had a similar goal of urban renewal, but on a smaller scale, and that it did not work.

- ✓ Larry noted that one of the problems The Round faced is a lack of supporting infrastructure. He likes that the Urban Renewal Plan is more about the bigger picture and forcing partnerships, which the more parties that are at the table, the more likely of success. Although urban renewal has not had a supportive history in Beaverton, he believes this plan has a good chance of passing.

John asked whether local developers have been supportive of the urban renewal proposal.

- ✓ Don replied that he has spoken with all of the major land owners in the area and none have expressed opposition to the plan. During the development of the plan, a lot of comments were taken into consideration and the plan was modified based on some of those.

Joe Blowers expressed support for the day lighting of Beaverton Creek, noting that it has been a personal vision of his for some time, but that he has never been able to see a mechanism by which it could happen. He believes that this is the best chance that has come along so far.

Bob Scott moved the Board of Directors approve the Resolution Recommending that the City of Beaverton Adopt the Beaverton Urban Renewal Agency's Proposed Urban Renewal Plan. Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Don thanked the Board of Directors and Park District staff for their involvement, support, and participation through this process.

B. Fanno Creek Trail / Hall Boulevard Crossing Feasibility Study

Steve Gulgren, Superintendent of Planning & Development, provided a brief overview of the memo included within the Board of Directors information packet, noting that in 2007, the Park District was awarded \$359,000 in Metropolitan Transportation Improvement Program funds in order to facilitate a feasibility study of crossing alternatives for the Fanno Creek Trail where it intersects with Hall Boulevard. In May 2011, the Park District entered into an Intergovernmental Agreement with the City of Beaverton and Oregon Department of Transportation that would allow a consultant team to identify a preferred crossing option and develop preliminary design development information in order to better position the leveraging of future funding via grants to construct the preferred crossing option. Steve introduced Brad Hauschild, Park Planner, and Walt Bartel, Project Manager with David Evans and Associates, the project consultant, to provide an overview of the project.

Brad provided a brief overview of the public outreach process proposed for this project, noting that a key component to the success of this project will be an extensive public involvement process in order to build consensus for the preferred crossing option. This process will include the creation of an 11-member community task force of stakeholders, open houses, as well as numerous meetings and presentations to various boards, advisory and neighborhood committees.

Walt provided a brief overview of how the project will progress, noting that four primary crossing alternatives will be explored in order to determine the most feasible crossing option. The four options will include an at-grade crossing with a raised pedestrian island, a bridge crossing, a tunnel crossing, and moving the trail to Creekside Place with installation of a traffic signal at that location.

Joe Blowers asked whether the study will take funding into consideration.

- ✓ Walt confirmed this, noting that as the study moves through the refinement process they will be developing accurate construction cost estimates that will be factored into the selection of the preferred alternative.

Joe commented that with so many agencies involved, he wonders what will be the next step after the study is completed and which agency would be taking the lead.

- ✓ Steve replied that once the preferred alternative is identified with a cost estimate, it will line up the project for grant opportunities.

Joe noted that if the preferred alternative happens to be a signalized intersection, that would involve at least the City of Beaverton and the Park District, but which agency would take the lead on submitting the grant?

- ✓ Steve replied that it would be a partnership opportunity similar to what has been done on many other projects where two or more agencies are involved. Partnership grants are generally viewed more favorably since multiple agencies are working together for the benefit of a larger community.

The Board expressed support for the project as a step in the right direction and thanked Park District staff and the consultant for the informative presentation.

C. 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:

- Metro Tour
- 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.

Larry Pelatt requested that the Board of Directors consider moving the August Regular Board meeting to the second Monday in August, which would be August 8, 2011.

- ✓ It was the consensus of the Board of Directors to schedule the August Regular Board meeting for Monday, August 8, 2011.

Agenda Item #9 – Adjourn

There being no further business, the meeting was adjourned at 8:30 p.m.

Bill Kanable, President

Bob Scott, Secretary

Recording Secretary,
Jessica Collins