



**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, Dryland Training Center, 15707 SW Walker Road, Beaverton, on Monday, April 14, 2014. Executive Session 6:00 p.m.; Regular Meeting 7:00 p.m.

Present:

Joseph Blowers	President/Director
Bob Scott	Secretary/Director
Larry Pelatt	Secretary Pro-Tempore/Director
John Griffiths (<i>via telephone</i>)	Director
Jerry Jones Jr.	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 purposes:

- To consider information or records that are exempt by law from public inspection, 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)(e)&(f), which allows the Board to meet in Executive Session to discuss the aforementioned 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 were asked to leave the room. Representatives of the news media were specifically directed not to disclose information discussed during Executive Session. No final action or final decision may be made in Executive Session. At the end of 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 7:00 p.m.

Agenda Item #3 – Action Resulting from Executive Session

Bob Scott moved that the Board authorize staff to acquire a property in the northwest quadrant of the District using 2008 Bond Measure funds designated for acquisition of natural areas subject to appropriate due diligence review and approval by the General Manager. Larry Pelatt seconded the motion. Roll call proceeded as follows:

Jerry Jones Jr.	Yes
John Griffiths	Yes
Larry Pelatt	Yes
Bob Scott	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Bob Scott moved that pursuant to a commitment of the 2008 Bond Measure, the Board authorize staff, using 2008 Bond Measure funds designated for acquisition of natural areas, to acquire three properties near the northeast quadrant of the District for part of a future natural area park for value not to exceed the current estimated market value as set by the existing appraisal and review appraisal for the properties, and subject to the General Manager's determination that all of the terms of the sales agreement between THPRD and the sellers are met. Larry Pelatt seconded the motion. Roll call proceeded as follows:

Jerry Jones Jr.	Yes
John Griffiths	Yes
Larry Pelatt	Yes
Bob Scott	Yes
Joe Blowers	Yes

The motion was **UNANIMOUSLY APPROVED**.

Jerry Jones Jr. moved that, to assist Washington County in implementation of the North Bethany Subarea Plan, the Board authorize staff to acquire land for a portion of a future community park identified as a fixed park on the plan's "Park, Trails and Pedestrian Connections Map", with the understanding that: (1) THPRD will not pay more than market value for the site as determined by an independent appraisal; (2) THPRD will not pay for land within street right of way abutting the planned park land; (3) after acquisition THPRD is willing to pay for the cost of improving half the portion of the abutting east-west public street; and (4) after acquisition THPRD is willing to pay for the cost of grading and seeding with grass – all subject to the General Manager's determination that all of the terms of a purchase and sale agreement between THPRD and the seller have been met. Bob Scott seconded the motion. Roll call proceeded as follows:

Larry Pelatt	Yes
John Griffiths	Yes
Bob Scott	Yes
Jerry Jones Jr.	Yes
Joe Blowers	Yes

The motion was **UNANIMOUSLY APPROVED**.

Agenda Item #4 – Special Districts Association of Oregon Recognition: Wendy Kroger

Doug Menke, General Manager, introduced Frank Stratton, Executive Director of Special Districts Association of Oregon (SDAO), to present Wendy Kroger, a long-time volunteer for the District, with the SDAO Outstanding Special District Service Award for her extensive work with THPRD.

Frank provided an overview of SDAO's partnership with the District and played a brief video highlighting Wendy's involvement with THPRD, noting that Wendy was chosen for this award among a field of nominations throughout the state that included over 900 special districts.

Doug commented regarding Wendy's dedication to the District and her keen ability to provide testimony in front of other public agencies in support of District projects.

✓ Wendy thanked SDAO and THPRD for the recognition.

President, Joe Blowers, congratulated Wendy on behalf of the Board of Directors.

Agenda Item #8 – Unfinished Business (taken out of order)

B. 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:

- Elsie Stuhr Center Usage Considerations
 - Lisa Novak, Superintendent of Programs & Special Activities, provided an overview regarding recent discussions as to the potential for expanded programming of the Elsie Stuhr Center. She explained that the District's Comprehensive Plan adopted in 2006 identified that future recreational facilities constructed and operated by the District would be multigenerational. During the research and development of the recent update of the Comprehensive Plan this past year, the concept of maximizing use, repurposing, and making flexible the use of District facilities was discussed once again, focusing on low-use times to offer additional programming. Staff recently approached the Stuhr Center Advisory Committee to seek their input as to the potential programming of the Stuhr Center at lower use times (weekday evenings after 5 p.m. and weekends) by those younger than 55, but older than 35. At no time has the conversation been to include those younger than 55 during the high-use times enjoyed by the Center's patrons, nor have children and young adults been a focus of this specific review.

Lisa stated that the practice of different types of uses in a building, including the Stuhr Center, is not new to the District, noting that the District's Specialized Recreation program currently operates in the late afternoon and early weekday evenings at the Stuhr Center for ages 13 and older. Staff intends to continue to review this topic at all of the District's facilities in an effort to emphasize the maximum and most flexible use of our public assets. A recent example of this is the Adventure Recreation concept, which evolved into looking at using unused or low-use areas within existing facilities to add specific amenities for the program.

Lisa concluded that the Board of Directors and District staff have received and provided responses to the letters from those interested in sharing their opinions on this matter, and offered to answer any questions the Board may have.

Agenda Item #5 – Audience Time

Bob Smith, 4215 SW 96th Avenue, Beaverton, is before the Board of Directors this evening in opposition to the potential expansion of programming at the Stuhr Center to include a younger age group. He encouraged the Board members to visit the Stuhr Center in order to experience the atmosphere and witness firsthand the activities that take place there in order to have a true understanding of what the Center represents to the senior citizens. He stated that the Center is a special community within a community where seniors feel safe.

Bill Faust, 11835 SW Ridgecrest Drive, Beaverton, is before the Board of Directors this evening in opposition to the potential expansion of programming at the Stuhr Center to include a younger age group. He described his active participation at the Center and encouraged the Board members to visit in order to experience the special environment. He commented that a sense of security is necessary for the age group served by the Stuhr Center, noting that the current usage by younger groups via the Specialized Recreation program is disruptive enough already.

Richard Warner, 3737 SW 117th Avenue, Beaverton, is before the Board of Directors this evening in opposition to the potential expansion of programming at the Stuhr Center to include a younger age group. He described his involvement in one of the bridge groups at the Center, noting that the group discussed the proposal and that about 30 of the 40 members were adamantly opposed.

Robert Thornhill, 7191 SW 161st Place, Beaverton, is before the Board of Directors this evening in opposition to the potential expansion of programming at the Stuhr Center to include a younger age group. He thanked the District for providing a world-class senior center, noting that he

considers the Center as a second home and enjoys the camaraderie offered by his fellow seniors, which would not be as likely with those much younger. He supported the District's 2008 Bond Measure and there was no mention that the improvements to the Center would evolve into its designation as a multigenerational facility. To attempt to pull a switch on the public now would be a violation of the trust of the citizens who voted for the bond measure. He noted that the District provides plenty of recreational opportunities for residents of all ages and asks that the District not encroach on the seniors' comfort zone. Although he agrees with the need to increase utilization during low-use times, he does not believe that this necessitates opening the Center to other ages and expressed concern that any expansion in programming to younger age groups, however limited, would eventually lead to more expansion. He also questioned whether adding programming for younger age groups might have the opposite overall effect on the Center's revenue in that some of the seniors may choose to discontinue their patronage. He encouraged that the District instead reach out to the current demographic in the attempt to increase revenue. A copy of his written testimony was entered into the record.

Lianna Smith, 15140 SW Daphne Court, Beaverton, is before the Board of Directors this evening in opposition to the potential expansion of programming at the Stuhr Center to a younger age group. Lianna described her participation in the Center's late afternoon classes, noting that the class times have been continually moved earlier in the day until the participants who were still working could no longer attend. She inquired why the decision was made to change the times for these classes. In addition, she suggested that offering the Silver Sneakers program, as well as relaxing out-of-District requirements, may help the Center increase revenue. She encouraged that these options be explored prior to expanding programming to a younger age group.

Bill Foster, 15100 SW Gull Drive, Beaverton, is before the Board of Directors this evening in opposition to the potential expansion of programming at the Stuhr Center to a younger age group. He expressed appreciation for the Center, especially the fitness programs and facilities provided, and would like to see the age restrictions kept as-is, in part for the safety of the patrons with mobility challenges. He noted that the Center is like a home away from home and that it is important to the health of seniors to converse with other seniors.

Linda Brown, 7470 SW Kimberly Court, Beaverton, is before the Board of Directors this evening in opposition to the potential expansion of programming at the Stuhr Center to a younger age group. She submitted petitions into the record signed by over 150 people requesting that the age limit for the Center be retained. She described the Silver Sneakers program offered by Medicare and noted that they will not contract with the District due to our out-of-District fee and higher cost to use the fitness center. She explained that there are a lot of seniors currently using 24 Hour Fitness, which offers Silver Sneakers, but does not have any senior programs. She referenced a survey conducted by the District to help plan the future of the Stuhr Center and stated that she, as well as many others, felt misled by some of the questions and assumed that the question regarding the desire for multigenerational facilities was pertaining to future centers and would not impact the Stuhr Center as it is today. Rather than expanding programming for a younger age group, she encouraged the District to conduct targeted marketing to the current 55 and older age group that are still working. She referenced a recent AARP survey that showed 83% of those surveyed were not a member of a health club or facility, which is a plentiful opportunity for the District to tap into and she would like to see the District focus its efforts in this regard. She acknowledged that she stands corrected in the mistaken belief that the Stuhr Center's name used to contain the words "Senior Center," as she has been informed that this was never the case.

President, Joe Blowers, opened the floor to Board member comments regarding this evening's testimony.

Larry Pelatt commented that the discussion regarding the potential expansion of programming at the Stuhr Center to a younger age group is just that, a discussion. No decision has been made and there is no immediate change planned. He senses that some of this reaction is coming from a place of fearing change; however, the District consistently invites a lot of public involvement before making such changes and this is still the case. He noted that the topic will be before the Stuhr Center Advisory Committee again for more input and will be well-publicized before it is discussed by the Board of Directors. He expressed appreciation for the support and passion that the District receives from the senior population and urged the patrons to remain calm and to realize that this type of change will not happen overnight and that the Stuhr Center's patrons will have many more opportunities to offer their feedback.

President, Joe Blowers, explained that the Board of Directors has been on record for years in support of multigenerational facilities and it is well known that when the District constructs another center, it will be multigenerational. The Board voted and agreed that this is their philosophy; however, the Board has never moved forward in attempting to change the Stuhr Center from what it is today. There has been no discussion on the part of the Board in this regard; staff is suggesting the concept be explored, but the Board has yet to deliberate on the matter. There is no foregone conclusion and the District will ensure public notice before the Board is set to deliberate on this topic. He referenced the recent update to the District's Comprehensive Plan, noting that the recommendations contained within are that the District analyze programs and facilities that do not pay their costs, and determine if there are ways to better utilize the District's facilities so that every program comes as close as possible to paying for its costs. This is just good fiscal management. There is a range among all of the District's facilities in that some are closer to paying for their costs than others. He vowed that the process to consider an expansion for the Stuhr Center to younger age groups would be an open one.

- ✓ Doug Menke, General Manager, expressed agreement with Joe's comments, noting that the District today is successful because it listens to the public. This is why the discussion was started with the Stuhr Center Advisory Committee and why the discussion will be brought back to the Committee next month. The Committee's role, as appointed by the Board, is to represent the senior population District-wide, as well as the Stuhr Center, and advise the District. He reiterated that the concept under discussion is to allow access for ages 35 and older after 5 p.m. weekdays, and not earlier. The topic may take months to conclude and the conclusion at this point is unknown, but the District welcomes public involvement in the process.

Jerry Jones Jr. commented that he appreciates the public participation this evening and that he found it very educational. He noted that this is what the public process looks like; having a dialog regarding proposed changes. He committed to visiting the Stuhr Center to see the facility firsthand as some of the testimony this evening has suggested, and in return he asks that the attendees stay committed to providing the District with their input and involvement. He discouraged the mindset that a decision has already been made and asks instead that the topic is looked at from the viewpoint of requesting public input.

Agenda Item #6 – Board Time

Larry Pelatt referenced this evening's testimony and commented that he believes the District is on the right path. He expressed the need for the District to focus on providing the best overall value for all of its patrons.

- ✓ Bob Scott expressed agreement with Larry's comments.

Bob referenced the Management Report included within the Board of Directors information packet and requested a chance to view the orientation video recently produced.

- ✓ Bob Wayt, Director of Communications & Outreach, replied that this would be provided.

Agenda Item #7 – Consent Agenda

Larry Pelatt moved the Board of Directors approve Consent Agenda items (A) Minutes of March 3, 2014 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Proclamation of National Water Safety Month, (E) Resolution Appointing Aquatics, Parks, Recreation and Stuhr Center Advisory Committees Members, and (F) Ridgewood View Park Intergovernmental Agreement with Tualatin Valley Water District. Jerry Jones Jr. seconded the motion. Roll call proceeded as follows:

Bob Scott	Yes
John Griffiths	Yes
Jerry Jones Jr.	Yes
Larry Pelatt	Yes
Joe Blowers	Yes

The motion was **UNANIMOUSLY APPROVED**.

Agenda Item #8 – Unfinished Business

A. Bond Program

Aisha Willits, Deputy Director of Planning, provided a detailed overview of the memo included within the Board of Directors information packet regarding recent Bond Program activities, including a capital projects construction update, via a PowerPoint presentation, a copy of which was entered into the record. Aisha offered to answer any questions the Board may have.

Larry Pelatt inquired if increased enforcement of parking regulations will be seen once the HMT ADA Parking Improvements project is completed. He described the current traffic problems that occur in front of the Athletic and Aquatic Centers during heavy use times, including traffic stopping along the fire lanes, and backing up into intersections.

- ✓ Doug Menke, General Manager, described a communication campaign that will occur with the sports clubs, which are the main contributors to the congestion. The District needs their support in resolving this issue as their activities let out all at once and the parents waiting to pick up their children causes the congestion. He acknowledged that although the new design should improve the traffic flow, it likely will not solve the entire issue, therefore increased enforcement and communication will be needed.

Jerry Jones Jr. described a lack of pedestrian access and lighting in the parking lot and described his personal experience in attempting to get from his car in the parking lot to one of the facilities at night without adequate lighting or a designated pedestrian pathway. He expressed the need to explore this issue in the future.

Larry referenced the lawn area located between the Athletic and Aquatic Centers and asked whether this area had been considered for additional parking or as a drop-off zone. He is concerned that the current design will not adequately address the traffic flow problems.

- ✓ Bob Scott noted that using the area described by Larry would also cause a backup in that it would require drivers to pull in and out of an enclosed area, or pull in and out of individual spaces, which would cause a backup with drivers waiting for those spaces.
- ✓ Jerry commented that he believes the current design does a good job in addressing the ADA parking issues, which is what the goal was for this project. However, he would like to see these other issues addressed in any future projects involving the parking lot and that hopefully the solutions to the other problems will not impact the improvements that will be made via this current project.

B. General Manager's Report

Doug Menke, General Manager, provided an overview of the remainder of his General Manager's Report included within the Board of Directors information packet:

- Upcoming Park Dedications
- Board of Directors Meeting Schedule

Doug offered to answer any questions the Board may have.

- ✓ Hearing none, President Blowers continued to the next agenda item.

Agenda Item #9 – New Business

A. Resolution Appointing Parks Bond Citizen Oversight Committee Members

As noted in the memo included within the Board of Directors information packet, currently there are six positions available on the Parks Bond Citizen Oversight Committee for appointment. Twelve applications were received. At President Blowers' request, a scoring matrix was distributed to the Board members to complete individually in order to assist with the discussion regarding the applicants. The completed scoring matrix has been provided to the Board, a copy of which was entered into the record.

Bob Scott moved the Board of Directors appoint the citizens to the Oversight Committee as per the Board's scoring matrix that the Board members worked on prior to the meeting: Wink Brooks, Kahler Martinson, Anthony Mills, Stephen Pearson, Jack Platten, and Kevin O'Donnell. Larry Pelatt seconded the motion. Roll call proceeded as follows:

Jerry Jones Jr.	Yes
John Griffiths	Yes
Larry Pelatt	Yes
Bob Scott	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #10 – Adjourn

There being no further business, the meeting was adjourned at 8:15 p.m.

Joe Blowers, President

Bob Scott, Secretary

Recording Secretary,
Jessica Collins