



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 on Wednesday, December 10, 2025, at the Tualatin Valley Water District Headquarters, 1850 SW 170th Avenue, Beaverton, Oregon. Executive Session 5:30 pm; Regular Meeting 6:00 pm.

Present:

Alfredo Moreno	President/Director
Miles Palacios	Secretary/Director
Tya Ping	Secretary Pro-Tempore/Director
Pradnya Patil	Director
Doug Menke	General Manager

Absent:

Barbie Minor	Director
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Agenda Item #1 – Executive Session (A) Land

President Alfredo Moreno called Executive Session to order to conduct deliberations with persons designated by the governing body to negotiate real property transactions. Executive Session is held under authority of ORS 192.660(2)(e).

President Moreno noted that the news media and designated staff may attend Executive Session. Representatives of the news media were directed not to disclose information discussed during Executive Session. No final action or final decision may be made in executive session.

Agenda Item #2 – Call Regular Meeting to Order

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Alfredo Moreno on Wednesday, December 10, 2025, at 6:00 pm.

Agenda Item #3 – Action Resulting from Executive Session

There was no action resulting from Executive Session.

Agenda Item #4 – Presentations

A. Staff Recognitions for Major Medical Incident Responses

Sabrina Taylor Schmitt, Recreation & Aquatic director, introduced Tyler Fransen, center supervisor for Cedar Hills Recreation Center, and Patrick Williamson, center supervisor for Tualatin Hills Aquatic Center, who each provided an overview of the serious medical incidents that occurred at their respective facilities over the course of the past year and the staff that were instrumental in coming to the aid of our patrons. The following staff were recognized: Atlee Elloway, Annie Gerlosky, Rosalba Castorena Guerrero, Katrina Moua, Zach Shannon, Elizabeth Staly, Denise Thomas, and Aimee Utomo.

President Moreno shared comments of gratitude for the quick response of district staff in aiding these patrons, on behalf of the district and the community we serve.

B. Annual RISE Above Awards

Steve Sutton, Human Resources director, introduced EPIC-EST (Employee Process Improvement Committee - Employee Support Team) members, Cohner Davis, Cedar Hills Recreation Center program assistant; Rachel Fort, Tualatin Hills Nature Center program coordinator; and Rita Salmo, Garden Home Recreation Center office tech, to provide an overview of the RISE Above employee recognition award program via a PowerPoint presentation, a copy of which was entered into the record. They then introduced this year's RISE Above award winners: Preston Washington, Babette Horenstein Tennis Center custodian, and Rosalba Castorena Guerrero, Cedar Hills Recreation Center customer engagement representative.

General Manager Doug Menke recognized the dedication of staff and the training hours that it takes to reach a point where one can activate, be under control, and manage a situation responsibly and, in the cases we heard about this evening, save lives.

President Moreno expressed gratitude and congratulations to the staff recognized this evening.

C. Audit Report on District Financial Statements for Fiscal Year 2024/25

Jared Isaksen, Finance director, introduced Julie Fahey, Audit Partner with Talbot, Korvola & Warwick, LLP, the district's auditor, to make a presentation on the audit report on the district's financial statements for the fiscal year ended June 30, 2025.

Julie provided an overview of the audit process, including their work with the district's Audit Committee, and the district's audit results for the year ended June 30, 2025, via a PowerPoint presentation, a copy of which was entered into the record. She noted that the Independent Auditor's Report includes an unmodified opinion, meaning that the district's financial statements have been fairly presented, and that there were no internal control findings discovered. She referenced the letter included within the board of directors' information packet which represents the required communications from the auditor to the board highlighting certain items, such as GASB (Governmental Accounting Standards Board) statements and upcoming new standards, auditor proposed adjusting journal entries, and whether there were any difficulties encountered during the audit or disagreements with management (there were not). Julie concluded her presentation by thanking district Finance staff for helping facilitate the audit process, noting that to be able to be before the board with the conclusion of this work prior to the calendar yearend is quite an accomplishment especially given the significant transactions that transpired during the year, and offered to answer any questions the board may have.

President Moreno offered comments of gratitude to the auditors and staff for their work.

Tya Ping moved that the board of directors accept the Audit Report on the district's Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025. Miles Palacios seconded the motion. Roll call proceeded as follows:

Pradnya Patil Yes

Miles Palacios Yes

Tya Ping Yes

Alfredo Moreno Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #5 – Audience Time

President Moreno welcomed those in attendance to provide public testimony this evening and provided an overview of the public testimony process.

Christie Ripkowski is before the board regarding the park space located in front of the Elsie Stuhr Center. She spoke about the negative impacts to the center, as well as the message it would be sending to the district's seniors, if this space were to be sold to the city to be turned into housing.

Agenda Item #6 – Board Time

President Moreno provided the following updates and comments:

- ✓ Attended a couple of meetings as a part of regional government collaborations to discuss the federal immigration enforcement tactics and impact on communities; he is grateful for THPRD being at the table to listen, share, and support.
- ✓ Four member appointments to the Tualatin Hills Park Foundation (THPF) Board of Trustees are on this evening's consent agenda; he gave kudos to THPF Executive Director Gina Lobaco and other trustees for bringing these people onboard.

Agenda Item #7 – Consent Agenda

Tya Ping moved that the board of directors approve consent agenda items (A) Minutes of October 29, 2025 Board Retreat, (B) Resolution Appointing Advisory Committee Members, (C) Resolution Appointing Budget Committee Members, (D) Intergovernmental Agreement Renewal/Replacement for Broadband User Group (E) Bond Program Funding Transfer, (F) Fiscal Year 2026/27 THPRD Values & Budget Priorities, (G) Appointment of Tualatin Hills Park Foundation Board of Trustees Members, (H) State Lobbying Services Contract, and (I) Federal Lobbying Services Contract. Pradnya Patil seconded the motion. Roll call proceeded as follows:

Miles Palacios	Yes
Pradnya Patil	Yes
Tya Ping	Yes
Alfredo Moreno	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #8 – Unfinished Business

A. Bond Task Force Recommendations

In August 2025, the THPRD Board of Directors appointed 13 community members to the district's Bond Task Force with the charge of advising the board on a potential 2026 bond measure. The task force met four times between August and November and is before the board this evening to present their recommendations for the board's consideration.

Deputy General Manager Aisha Panas introduced Bond Task Force members Sylvia Kelley and Jim McCreight to present the task force's recommendations via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- Questions for the Bond Task Force
 - Should the board refer a replacement bond request to voters in May 2026?
 - What's the right mix for replacement versus new projects in the bond?
 - Are the proposed categories and the project mix correct?

- Replacement Bond Referral Timing
 - 2008 bond generated \$100 million
 - Bond replacement may generate \$280 million
 - Bonds mature beginning in 2027
 - Past and recent public support
 - Capital infrastructure needs are great
- New vs. Replacement Projects Ratio
 - New project examples
 - Westside Trail bridge
 - Destination parks
 - Solar panels
 - Replacement project examples
 - Cedar Hills Recreation Center ADA & security improvements
 - Beaverton Swim Center reimagining
 - Playground replacements
- Proposed Categories and Project Mix
 - Recreation, parks & community spaces – 39% (\$109 million)
 - Connected trails – 26% (\$72 million)
 - Buildings & facilities – 22% (\$62 million)
 - Accessible & safe – 8% (\$22 million)
 - Environmental stewardship – 5% (\$15 million)
- Additional Thoughts from the Bond Task Force
 - Be transparent with the public about how money is being spent
 - Strive for geographic equity of projects
 - Be aware of operation/maintenance costs and efficiencies created by projects
- Recommendations from the Bond Task Force
 - Yes, THPRD should pursue a replacement bond request in May 2026
 - 75% dedicated for replacement projects and 25% for new projects is appropriate
 - The proposed categories and project mix are correct

Sylvia and Jim concluded their presentation by thanking district staff for their professionalism and expertise, as well as the board for their service to the community, and offered to answer any questions the board may have.

Tya Ping expressed gratitude to the Bond Task Force members for their service and expressed agreement regarding the values noted around transparency, storytelling and equity, adding that she's grateful that these values go beyond the board and district staff. She asked for additional information regarding how the task force arrived at their recommendation of 75% of the funds being dedicated to replacement projects and 25% for new projects.

- ✓ Jim commented that one conclusion the task force reached fairly quickly was that the district did not need any new aquatic facilities as there are already more per population here than in the surrounding communities, although some of the district's existing aquatic facilities do need improvements, such as the Beaverton Swim Center. He described the information provided to the task force by district staff around the current ratio of services provided at THPRD as compared to other communities and the task force concluded that the public would be more receptive to allocating funds to improving existing amenities.

- ✓ Sylvia added that the task force strongly felt that it was also a moral responsibility for the district to take care of what it already has first.

Miles Palacios noted that while he has some detailed questions on which he'll follow up with district staff later, he wants to highlight the task force's comments around geographic equity, oversight, transparency and communications being important in the process. He described the responsibility the district has and the trust bestowed upon them by the public to be responsible for their tax dollars, noting that the voices of the public, including the task force members, are critical in making these decisions.

Pradnya Patil expressed agreement with Tya and Miles's comments and expressed gratitude for the task force members' work and dedication.

President Moreno commented that he is impressed by the history, diversity and expertise of those who served on the task force and expressed gratitude for their leadership and service. He noted that putting forth any tax measure in this political climate, whether new or a renewal, is not to be taken lightly and that this makes it all the more important to have guidance from the community in order to endorse and guide the district in the right direction through their recommendations.

B. General Manager's Report

The following presentations were provided as listed within the General Manager's Report included in the board of directors' information packet:

- Parkside Building Improvements
 - Deputy General Manager Aisha Panas provided an overview of the status of the building improvements for the district's new headquarters via a PowerPoint presentation, a copy of which was entered into the record.
- Beaverton School District Partnership (BSD) Recognition
 - Holly Thompson, Communications director, and Ann Johnson, Recreation manager, provided an update on THPRD's partnership with BSD as well as THPRD's receipt of BSD's Belonging Partner of the Year Award, via a PowerPoint presentation, a copy of which was entered into the record.
- Oregon Recreation & Park Association (ORPA) Conference
 - Deputy General Manager Aisha Panas provided highlights from the THPRD staff-led sessions presented at the annual ORPA conference as well as the district's receipt of the Special District Insurance Services' Safety Excellence Award, via a PowerPoint presentation, a copy of which was entered into the record.

Doug and the presenters offered to answer any questions the board may have.

Parkside Building Improvements

The board members asked clarifying questions regarding the anticipated timelines, permitting process, and what will happen to the current administration building. President Moreno expressed appreciation for the hands-on and analytical efforts of staff from all levels in order to make this happen, adding that it represents a win for many parties, including the Tualatin Hills Park Foundation and Portland Timbers, as well as allowing the district to do more for the community it serves. He looks forward to learning more about the plans for the current administration building and gave kudos to staff for identifying the need for a public walking path around the new building.

Beaverton School District Partnership Recognition

The board members expressed comments of appreciation and gratitude for this work.

Oregon Recreation and Park Association Conference

Miles Palacios congratulated staff on receiving the Safety Excellence Award.

President Moreno congratulated staff on the sponsorship presentation, noting that the district has come a long way in this area.

Agenda Item #9 – Adjourn

There being no further business, the meeting was adjourned at 7:20 pm.

Alfredo Moreno, President

Miles Palacios, Secretary

Recording Secretary,
Jessica Collins