



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, September 10, 2012. Executive Session 6:00 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) Land

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

- 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), which allows the Board to meet in Executive Session to discuss the aforementioned issue.

President, Joe Blowers, noted that representatives of the news media and designated staff may attend 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, pursuant to a commitment of the 2008 Bond Measure, the Board of Directors authorize staff to acquire a natural area property in the southwest quadrant of the District using Bond Measure funds designated for acquisition of natural areas as well as funds from a Metro Nature in Neighborhoods Capital Grant. 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.

Agenda Item #4 – Presentations

A. Recreation Advisory Committee

Eric Owens, Superintendent of Recreation, introduced Adam Bless, Chair of the Recreation Advisory Committee, to make a presentation to the Board of Directors regarding the activities of the Committee during the past year as well as their goals for the coming year.

Adam provided an overview of the Recreation Advisory Committee's past, current and future focuses via a PowerPoint presentation, a copy of which was entered into the record, and which included the following topics:

- Mission Statement & Committee Membership
 - The Recreation Advisory Committee represents the Cedar Hills and Garden Home Recreation Centers, as well as Conestoga Recreation & Aquatic Center.
 - The Committee's mission statement is to support the recreation centers by acting as responsible, informed user representatives of the communities served.
- Past, Current & Future Focus Areas
 - Community Centric Focus
 - Met on location with each recreation Center Supervisor to discuss vision and needs
 - Reviewed budgets, marketing materials and gave feedback
 - Provided advocacy/conduit for recreation center users
 - Researched safety aspects pertaining to 15-passenger vans
 - Served as conduit of information for the improvement projects to Garden Home Recreation Center that were funded by City of Portland's Bureau of Environmental Services
 - Allocated and prioritized funding for treadmill, weights, audio and office equipment
 - Community Needs Survey
 - Gather information on fitness and recreation programs
 - Four surveys for four target groups:
 - 1) Adults who participate in recreation and fitness programs
 - 2) Adults who do not participate
 - 3) Parents whose children participate
 - 4) Parents whose children do not participate
 - Surveys are ready, but have been postponed to avoid confusion with the GreenPlay survey taking place in connection with the Comprehensive Plan update
 - Looking Ahead
 - Recruit new member
 - Increase awareness
 - Help recreation centers provide services that complement the fitness and recreational programs in the private sector
 - Continued focus on good options for children and parents

Adam offered to answer any questions the Board may have.

Larry Pelatt asked if each recreation center has a Friends Group.

- ✓ Eric replied that Garden Home and Cedar Hills have Friends Groups, but Conestoga does not, although they are trying to organize such a group.

Larry asked whether the Recreation Advisory Committee coordinates with the Friends Groups.

- ✓ Adam replied that the Committee mainly coordinates with the Center Supervisors. The focus of the Friends Groups is mainly on direct fundraising for their specific centers, whereas the Committee takes the role of being a conduit of information if there is something going on District-wide that affects the centers.

President, Joe Blowers, described the District's policy that any future recreation centers would be geared toward multi-generational programming and amenities, rather than building additional senior centers. He asked what the Committee has noticed is the current demographic spread in terms of age at the recreation centers. Have they noticed seniors using the recreation centers, or do they tend to prefer to participate at the Elsie Stuhr Center?

- ✓ Adam replied that, in his experience, it is not uncommon for senior citizens to participate at the recreation centers as well as Elsie Stuhr Center.
- ✓ Eric replied that there has been a particular increase in senior use at Garden Home Recreation Center. District-wide, staff attempts to provide senior-focused programming at the recreation centers for the same times that are busiest at the Elsie Stuhr Center in order to attempt to more evenly distribute that demographic use.

President, Joe Blowers, thanked the Recreation Advisory Committee on behalf of the Board of Directors for the informative presentation.

B. Property Tax Revenue Update

Keith Hobson, Director of Business & Facilities, introduced Dan DeHaven, Management Analyst with Tualatin Valley Fire & Rescue (TVF&R), to make a presentation to the Board of Directors on the property tax revenue impacts of the decline in property values over the last four years. Keith noted that Dan has done extensive research and analysis on the current state of property tax revenues, including analysis of how the various property tax measures (Measure 5 and Measure 50) interact, as well as a review of how assessed values relate to market values and what this may mean for revenues in the next few years.

Dan provided a detailed overview of this information via a PowerPoint presentation, a copy of which was entered into the record, and offered to answer any questions the Board may have.

Larry Pelatt asked how the District would be impacted if another local option levy was approved within its service area.

- ✓ Dan noted that when an area goes into compression, the first thing that is affected is any local option levies. If the District does not have a local option levy, it is not a big concern. However, once the area's local option levies have been diminished by compression, the reductions would then move to permanent rates, which would be shared as a percentage deduction of each district within the tax code area.
- ✓ Keith described an area within the District that is currently in compression, noting that a small portion of the District's boundaries overlap with the City of Portland and, in that area, the combined rate is over \$12. At that high of a rate, the properties where the assessed value and market value ratio is high enough, compression has kicked in and eaten through all of the local option levies to the point that it is impacting the District's permanent rate. If the permanent rates and local option levies in Washington County were high enough, the District could start to see compression losses even without having a local option levy.

President, Joe Blowers, asked which agencies currently have local option levies within Beaverton Code Area 052.26.

- ✓ Dan replied only Tualatin Valley Fire & Rescue, but there has been talk of additional levies, such as one under consideration by Metro. Any area currently in compression, or near compression, would be impacted by any additional local option levies in their area.

Larry asked whether the local option levies are impacted proportionally by compression.

- ✓ Dan confirmed this, noting this is the same for the permanent rates as well. However, bonds are never affected by compression.

Discussion occurred regarding assessed value being limited by real market value, as well as how real market value and assessed value interact in relation to maximum assessed value.

Larry asked for confirmation that if property values experience growth, it would be 1.5 years before the District saw any benefit from that growth. But, after that lag time, if the value grew at a rate of 8%, taxes could increase at that same percentage rate until the maximum assessed value had been reached.

- ✓ Dan confirmed this.

Joe commented that an issue for the District at this point is the Metro local option levy under consideration. It is a precarious position for the District in that if the levy passed, it would be beneficial from a parks perspective as it would provide funding for a larger recreation network for the public, but it would also be potentially disadvantageous in terms of compression.

- ✓ Keith clarified that the local option levy under consideration by Metro, at the rates currently being discussed, would not push compression far enough to hit permanent rates. Fiscally, the District would not be impacted; however, the District's local partners with local option levies would be impacted.
- ✓ Doug Menke, General Manager, noted that Multnomah County is significantly into compression and has many local option levies in play.
- ✓ Dan described a local option levy for the West Linn-Wilsonville School District that was reduced from \$8 million to \$2 million due to compression.

Joe asked what the take home lesson is for the District on this issue.

- ✓ Keith replied that the lesson for the District in terms of budget is that the District is very fortunate that there was a buffer in the difference between market value and assessed value, which cushioned the real estate value collapse that has been experienced. However, the District is running out of time for a recovery. At this point, he believes there is about two years left. He explained that where the District had seen a 4-6% growth in taxes in the past, currently it is barely 3% and will probably be below 3% next year. If the market stays flat and does not recover, the District will see growth values of 0% because the assessed value will grow to the market value and cap out at a flat market value. If the market value declines further and continues to do so over several more years, the District may get into a period where there is a decline in assessed values. The District has not yet hit that point and has a buffer to ride it out for a few more years, but once that time runs out, the District could see an impact.
- ✓ Bill Kanable recalled this issue being discussed in 2008 when the District had a 50% or more value difference. In the next few years, the District needs to be mindful of this issue in terms of its budgetary process.
- ✓ Doug noted that the District has done an excellent job from a financial perspective in managing things, as well as being wise in its choices regarding the 2008 Bond Measure by choosing projects that do not have high operating costs once completed.
- ✓ Dan noted that as agencies propose bringing new taxing commitments into the pool, they want to be able to talk about this information and share the data of how that might impact the other agencies.

Doug thanked Dan and TVF&R Fire Chief, Mike Duyck, for sharing this information and for the informative presentation this evening.

Agenda Item #5 – Audience Time

There was no testimony during Audience Time.

Agenda Item #6 – Board Time

John Griffiths asked for an update on the District's plans for any new dog parks.

- ✓ Lisa Novak, Superintendent of Programs & Special Activities, replied that the District is almost ready to go out to bid for a new dog park at the Portland Community College Rock Creek Recreation Facility and that a neighborhood meeting is scheduled for a dog park under consideration at Hart Meadows Park.

John asked whether the dog park at Winkelman Park is nearing completion.

- ✓ Steve Gulgren, Superintendent of Planning & Development, replied that fencing is going up and that the dog park should be ready for use this fall.

John asked whether the District is modeling its new dog parks on other popular area dog parks.

- ✓ Steve replied that staff has reviewed other dog parks and that the new park at Winkelman will be a generous size with sections divided for small dogs and large dogs with some interactive elements.

John asked what the District's plans are for the Hazeldale Dog Park.

- ✓ Doug Menke, General Manager, replied that the current plan is to keep it operational as it is not a great expense and is very well utilized.
- ✓ Lisa noted that most years the fundraising group associated with the Hazeldale Dog Park successfully raises enough money to cover the lease of the property from the church.

President, Joe Blowers, referenced an article on climate change in the latest issue of *Parks & Recreation* magazine. He asked how the District is taking the issue of climate change into account when considering its future plans. For example, whether climate change is being considered when deciding what natural areas to purchase and how these areas are connected.

- ✓ Bruce Barbarasch, Superintendent of Natural Resources & Trails Management, replied that District staff has been participating in a couple of different regional planning projects, both on climate adaptation as well as long-term planning looking at the District's parks as part of a larger system. The District has been working on these issues with Portland, Metro and a number of different partners via The Intertwine Alliance. Areas of exploration include what kinds of plants should be planted in the natural areas, whether some habitats may shift, and the establishment of wildlife corridors. In the next few months, The Intertwine Regional Conservation Strategy is expected to be released and will address some of these issues.

Joe described the increasing popularity of electric cars and asked whether the District has considered getting ahead of the trend by installing more electric charging stations at its facilities.

- ✓ Keith Hobson, Director of Business & Facilities, replied that the District has installed one charging station at the HMT Recreation Complex via the ECOTality grant program. Other sites were explored at that time, but were determined not to be viable; however, as demand increases, this will change. In addition, in reference to Joe's previous comment, within the District's Future Trends Team Report, which was presented to the Board at the June 4, 2012 Regular Board meeting, climate change was one of the strategic questions to be addressed. He shared the article referenced by Joe with the committee, which will be regrouping in the fall.
- ✓ Bruce noted that two things that have been identified through The Intertwine process he described are that most of this area's habitat is not the type that is going to be dramatically shifted, such as habitat at the top of a mountain would, and that a wetter winter and dryer summer is being forecasted, which is something that the District can adjust to in terms of management.

Agenda Item #7 – Consent Agenda

Bill Kanable moved the Board of Directors approve Consent Agenda items (A) Minutes of August 13, 2012 Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement,

(D) Resolution Amending 2011 Fee Market Study and Adjusting Certain User Fees, and (E) HMT Field #1 Synthetic Turf Replacement. 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 #8 – Unfinished Business

A. Energy Savings Performance Contract (ESPC) One-Year Results

Ann Mackiernan, Operations Analysis Manager, introduced Trey Scavone, Project Director - Commissioning and Technical Services for McKinstry, the project consultant, to make a presentation to the Board of Directors on the energy savings results for the first full year of operation after the completion of the District's ESPC project. The ESPC project allowed the District to make capital improvements that resulted in guaranteed energy savings at a net budget neutral impact. Ann noted that July 2012 marked the one-year anniversary of the completion of the ESPC project and the opportunity to measure a full year of energy savings.

Trey provided a detailed overview of the ESPC one-year results via a PowerPoint presentation, a copy of which was entered into the record, noting that the total year-over-year energy savings recognized by the District from July 2011 to July 2012 was \$206,398, which is approximately 10% greater than estimated. Trey noted that the District and McKinstry are currently working to develop a second phase of the project and offered to answer any questions the Board may have.

Larry Pelatt asked for the status of the District selling its Business Energy Tax (BET) Credits.

- ✓ Ann replied that a deal is currently in process to place all but \$5,000 of the District's BET credits. If the deal is successful, the District will receive \$182,000 in exchange for the credits.
- ✓ Keith noted that the BET credits were not factored into the original cash flow so whatever is received for them is additional cash flow.

John Griffiths asked whether fleet improvements have been considered under the ESPC project.

- ✓ Trey replied that McKinstry has not delved into fleet improvements past installation of some electrical vehicle charging stations.
- ✓ Keith noted that the District has focused heavily on energy reduction within its fleet through a combination of increased usage of alternative fuel vehicles and trip reductions.

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:

- Changes to Oregon Department of Transportation's Grant Process
 - Hal Bergsma, Director of Planning, provided a detailed update regarding changes to the State Transportation Improvement Program (STIP) grant process.
- GreenPlay/Comprehensive Plan Update
- Summer Events Recap
 - Jim McElhinny, Director of Park & Recreation Services, provided a PowerPoint presentation of photos from the District's numerous events that occurred this summer, a copy of which was entered into the record.

- Board of Directors Meeting Schedule

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

Larry Pelatt commented that, given that the STIP grants are going to become much more competitive, the District will need to do an even more thorough job of identifying and targeting energies for projects that are most likely to receive grant funding. If the District applies for grants just to apply, none of the applications will be a high enough quality to be successful.

- ✓ Bill Kanable expressed agreement and suggested the Westside Trail as an example of a prime project.

Agenda Item #9 – New Business

A. Cedar Mill Park Master Plan

Steve Gulgren, Superintendent of Planning & Development, provided an overview of the memo included within the Board of Directors information packet, noting that Cedar Mill Park is an identified neighborhood park redevelopment site funded via the 2008 Bond Measure. The proposed master plan includes a new youth athletic field, community garden, a path connecting NW 107th Avenue to the adjacent Cedar Mill Elementary School, a play area, picnic facilities, and native planting enhancements. An additional athletic field, also funded via the 2008 Bond Measure, is proposed to be provided at the Cedar Mill Elementary School field site subject to agreement with the Beaverton School District. Steve introduced David Walters, Park Planner, and Bo Nevue, Project Manager with Nevue Ngan Associates, the project consultant, to present an overview of the proposed Cedar Mill Park Master Plan.

David provided an overview of the public process in the development of the master plan, noting that two neighborhood meetings were held, as well as meetings with the area's Citizen Participation Organization, and the District's Parks and Natural Resources Advisory Committees. The Natural Resources Advisory Committee expressed the desire for a master plan that did not impact the tree grove in the middle of the site, which necessitated the relocation of the tennis courts, as well as, improvements to the athletic field at the Cedar Mill Elementary School site in order to have a more efficient site with two athletic fields adjacent to each other. This plan was supported by the majority of those in attendance at the second neighborhood meeting, although some attendees expressed concern that the overall character of the site would change and that some of the natural resources and wildlife may be impacted.

Bo provided a detailed overview of the various elements included within the proposed master plan via a PowerPoint presentation of the informational materials included within the Board of Directors information packet and offered to answer any questions the Board may have.

Larry Pelatt recalled that the area where the tennis courts would be relocated has a sloping topography. He asked for confirmation that this is the same area as where the concerts are held in the summer.

- ✓ Doug Menke, General Manager, noted that there is a nice amphitheater effect to a portion of that area of the site. However, the new athletic field will be the intended space for future concerts, as it would be better able host a stage and would also provide a more even surface for children to play on and elderly to walk over.

Bob Scott observed that while there is ADA access to the community gardens and athletic field, there is no pathway leading to the athletic field on the elementary school's property.

- ✓ Bob replied that an acceptable route may be possible, but needs further exploration and survey work.

John Griffiths asked whether there is an alternate location for the athletic field that would not necessitate the relocation of the tennis courts.

- ✓ David replied that they went through many different plan variations with different sizes of fields; however, the site is limited in terms of the grading and difficult to locate an athletic field without extensive retaining walls.
- ✓ Keith Hobson, Director of Business & Facilities, noted that there is value in pouring a new tennis court pad as such pads do have a limited lifespan.
- ✓ David noted that the existing tennis court was built in 1960.
- ✓ Larry recalled that the courts may have been resurfaced recently.
- ✓ Doug noted that they are very well used courts.
- ✓ Steve commented that the biggest concern heard from the community was regarding limiting the impact to the tree grove.

Larry asked whether lighting of the athletic field is being proposed as part of this project.

- ✓ Bill replied that there is not enough multi-use on the field in order for lighting to be warranted.

President, Joe Blowers, commented on the community garden location, noting that it is wedged into the panhandle of the site, which would be unusable land for most other purposes.

Larry expressed support for the creativity in this proposed master plan.

- ✓ Joe expressed agreement, noting that he is pleased that the master plan was met with the community's approval.

Bob Scott moved the Board of Directors approve the Cedar Mill Park Master Plan. 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.

Agenda Item #10 - Adjourn

There being no further business, the meeting was adjourned at 8:35 p.m.

Joe Blowers, President

Larry Pelatt, Secretary

Recording Secretary,
Jessica Collins