



**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 Monday, April 13, 2015, at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton. Executive Session 6:30 pm; Regular Meeting 7 pm.

Present:

John Griffiths	President/Director
Bob Scott	Secretary/Director
Jerry Jones Jr.	Secretary Pro-Tempore/Director
Joseph Blowers	Director
Larry Pelatt	Director
Doug Menke	General Manager

Agenda Item #1 – Executive Session (A) Land

President Griffiths called executive session to order 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 Griffiths 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 Griffiths called the regular meeting to order at 7:15 pm.

Agenda Item #3 – Action Resulting from Executive Session

Bob Scott moved that the board of directors accept the donation of a total of five tracts from two owners in the northeast quadrant of the district for a future trail, 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
Joe Blowers	Yes
Larry Pelatt	Yes
Bob Scott	Yes
John Griffiths	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #4 – Audience Time

Earl Egan, 9015 SW Jameson Road, Portland, is before the board of directors this evening regarding the district's recent price increase to the 20-punch pass for fitness and aquatic programs. He stated that the focus of his testimony this evening would be on the variety of ways the district is funded. He described how the district's passive-use sites are paid for by bond funds and property tax revenue, noting that anyone can use these facilities for free, even those who live out of district. He noted that the district's recreation centers have a mix of passive use and active use, for which a user fee is charged. He described his review of the district's 2013 Comprehensive Plan and speculated that 90% of the district's population is unaware of this plan. He also reviewed the district's Annual Financial Report for the year ending June 30, 2014, which showed that tax levy collections have increased every year for the past ten years. Lastly, he examined the district's 2013 Service and Financial Sustainability Analysis which noted that due to shrinking tax revenues, it is critical that the district ensure its financial sustainability. He pointed out that this statement conflicts with the district's financial report. In addition, page 12 of the analysis mentions a budget deficit of almost \$25 million, which indicates to him that the taxes required to operate and maintain all of the district's passive-use facilities are not sufficient and that user fees are being raised in order to accommodate this deficit. He suggested that the district instead not spend more than it can pay for and return to basic business principles.

Julian Kaufman, 19335 SW Jaylee Street, Aloha, is before the board of directors this evening regarding the district's recent price increases to programs at the Elsie Stuhr Center, as well as the reduction in the senior discount. He noted that the increase in fees and reduction in discount will directly impact every user of the Elsie Stuhr Center and that many of those patrons are on a fixed income, including limited to only Social Security. By increasing the cost of participation, the district will inevitably decrease participation. He stated that the district is not a for-profit institution and should not be operated as such. He suggested that instead of raising the prices for in-district residents, that the district considers lowering the surcharges for those living outside district boundaries in order to encourage more use and more revenue.

Jerry Jones Jr. asked for confirmation that Mr. Kaufman is suggesting that the district lower the costs for out-of-district seniors to help offset the costs to in-district seniors by having more participants in the programs.

- ✓ Mr. Kaufman confirmed this.

Agenda Item #5 – Board Time

Larry Pelatt referenced the testimony during Audience Time, noting that the 2013 Comprehensive Plan update process was well-publicized and had extensive public outreach. The information is readily accessible via the district's website and other avenues. In addition, the district examined opening up the Elsie Stuhr Center to use by other age groups during low-use times for the senior patrons, but that concept was not well received by the Elsie Stuhr Center's patrons. He would rather the district first focus on reviewing low-use times within its existing facilities rather than cutting fees for outside groups in order to encourage new patrons.

Bob Scott asked if the district is preparing for potential drought conditions this summer.

- ✓ Keith Hobson, director of Business & Facilities, replied that the district is looking at this issue with both long-term and short-term solutions. He described the district's recent investments in water-saving technology for its irrigation systems. In addition, the district will be reviewing potential sites, including some field sites if possible, to stop irrigation for the summer months. This was done a few years ago during a similarly dry summer and was met with generally positive response from the public.

Agenda Item #6 – Consent Agenda

Joe Blowers moved that the board of directors approve consent agenda items (A) Minutes of March 2, 2015 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) National Water Safety Month Proclamation, and (E) Resolution Reappointing Natural Resources Advisory Committee Members. **Jerry Jones Jr.** seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED**.

Agenda Item #7 – Unfinished Business

A. Parks Functional Plan

Aisha Panas, director of Park & Recreation Services, provided an overview of the memo included within the board of directors' information packet regarding the draft Parks Functional Plan (PFP) being presented to the board for review this evening. This functional plan was recommended for development within the 2013 Comprehensive Plan Update and provides a vision and set of tools to help staff prioritize and measure the success of park planning, development and maintenance in the district. An initial outline for the PFP was presented to the board at their September 22, 2014 regular meeting. Aisha noted that after the board's review and comments this evening, staff will return to the board to request consideration of adoption of the PFP at a future board meeting.

Aisha provided a detailed overview of the draft PFP via a PowerPoint presentation, a copy of which was entered into the record, and which included information regarding the district's existing Level of Service (LOS) conditions, the ultimately desired LOS conditions, prioritization criteria, and different methods in achieving the desired LOS. Aisha offered to answer any questions the board may have.

Larry Pelatt referenced the prioritization criteria and questioned whether a park being in or out of district boundaries should be as important as whether the park is addressing a population growth area, such as North Bethany. He also provided an example of existing in-district neighborhoods that are growing in population or changing significantly in demographics and asked how the priority of those areas would be determined.

- ✓ Joe Blowers expressed agreement with Larry and suggested that "population density" may be a better term to use for the criteria than "located inside the district." The larger number of residents a park serves, or will potentially serve, the higher it should rank.

Larry agreed, noting that there needs to be a better description within the criteria than a site being just in or out of district boundaries.

- ✓ Aisha explained the intent behind the proposed criteria, noting that the desire is to enhance parkland that would serve the most in-district residents as possible. She provided an example of a specific property located near the border of the district that, when enhanced, would serve a large number of out-of-district residents, and questioned the priority of developing that property over others in the district.

President Griffiths referenced the Underserved Areas map and, in particular, the grey areas indicating that no service is currently being provided by THPRD. He drew attention to the properties of Nike and Tektronix, which are shown in grey, and questioned whether the district could ever increase the LOS in such large areas that are privately owned by business.

- ✓ Larry agreed and pointed out that no residents live in the Nike and Tektronix campuses.

Joe suggested that such areas be shown on the map in a different color in order to indicate that these are business areas largely served by the accommodations provided by the business, and are not necessarily a high-priority area of the district, unlike some of the other grey areas noted.

- ✓ Aisha described the high-priority areas for the district as being the three urban growth areas (North Bethany, South Cooper Mountain, and Bonny Slope West) and the Highway 26 and 217 corridors.

President Griffiths suggested that the grey areas reflected on the Underserved Areas map be divided into three different categories. One would be significant land owned by industries that have their own recreation facilities. Another would be the urban growth areas, which have potential for land acquisition. Last would be the inner-city areas, including near the highway corridors and downtown Beaverton, where there is dense population, but no large park parcels available. If the district were able to renovate an inner-city park to the extent it did with Barsotti Park, this would be a great way to increase the LOS in such underserved areas.

- ✓ Jerry suggested that the Red Tail Golf Course property be identified similar to Nike and Tektronix.

President Griffiths also pointed out that some of the urban growth areas do not yet have population and therefore should be distinguished from the areas that have existing population, but are currently underserved.

- ✓ Other board members expressed agreement, noting that the urban growth areas should be designated as future service areas; not as underserved areas.

Jerry and Larry both elaborated on the need to consider the changing populations and demographics of interior neighborhoods of the district and ensuring that these areas are not forgotten by focusing on the urban growth areas.

Larry referenced the slide titled *Achieving Success: How We Get There* which depicts a flowchart proposed for use when considering the potential for a property. He expressed concern for the blunt conclusion of “not a priority” when there could be other factors that make a property more attractive, such as if the property is a very good deal. He asked that there be one more point of consideration before something is deemed “not a priority” in order to identify any extraordinary circumstances that are not necessarily identified in the flowchart.

- ✓ Aisha agreed, noting that other filters could be added to the flowchart, such as if the property is a donation.

Board discussion occurred regarding the potential funding categories for these park improvements and land purchases per the Funding slide, but also included discussion regarding future consideration of debt issuance under extraordinary circumstances.

- ✓ Aisha noted that the intent is to revisit these functional plans every three to five years, so various funding methods and possibilities could be explored according to the policies in place and feasibility at that point in time.

Joe inquired of the next steps in this process.

- ✓ Aisha replied that staff will take into consideration the feedback provided by the board this evening and post the revised information on the district's website. If no additional public comments are received, staff will return to the board to request adoption of the PFP at the May regular meeting.

B. General Manager's Report

General Manager Doug Menke provided an overview of his General Manager's Report included within the board of directors' information packet, including the following:

- Pioneer’s Field of Excellence Award
 - Keith Hobson, director of Business & Facilities, noted that Trask Henningsen, HMT athletic facilities coordinator, and his crew have received the national 2014 Pioneer Athletics “Field of Excellence” Award in recognition for the outstanding care of HMT baseball field #2.
- THPRD Diversity & Inclusion Survey
 - Kylie Bayer-Fertterer, diversity & inclusion coordinator, provided a brief update regarding the recently-closed organizational climate survey, noting that staff is very pleased with the response rate of 91% for full-time and regular part-time employees and 35% for part-time employees.
- Greenway Park Beaver Dam
 - Bruce Barbarasch, superintendent of Natural Resources & Trails Management, provided a PowerPoint presentation, a copy of which was entered into the record, regarding the impact of beavers in Greenway Park and the public outreach process currently underway to explore the public’s preference in how to address those impacts.
- Art in the Park Installations
 - Aisha Panas, director of Park & Recreation Services, and Bruce Barbarasch, superintendent of Natural Resources & Trails Management, provided a PowerPoint presentation, a copy of which was entered into the record, showing photos of art installations recently completed at different locations within the district.
- Board of Directors Meeting Schedule

Doug offered to answer any questions the board may have.

Larry Pelatt complimented staff on the return rate for the organizational climate survey.

The board expressed agreement with the process being followed in order to gain public input on how to address the beaver issues at Greenway Park.

Agenda Item #8 – Unfinished Business

A. Resolution Appointing Parks Bond Citizen Oversight Committee Members

General Manager Doug Menke provided a brief overview of the memo included within the board of directors’ information packet noting that currently there are six positions available on the Parks Bond Citizen Oversight Committee for appointment. Eleven applications were received. At President Griffiths’ 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 matrix has been provided to the board, a copy of which was entered into the record.

Bob Scott moved the board of directors approve Resolution 2015-09 Appointing Parks Bond Citizen Oversight Committee Members as selected on the matrix. Joe Blowers seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #10 – Adjourn

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

John Griffiths, President

Bob Scott, Secretary

Recording Secretary,
Jessica Collins