



**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 Tuesday, January 10, 2017, at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton, Oregon. Executive Session 6 pm; Regular Meeting 7 pm.

Present:

Jerry Jones Jr.	President/Director
Ali Kavianian	Secretary/Director
Bob Scott	Secretary Pro-Tempore/Director
John Griffiths	Director
Larry Pelatt (<i>via telephone</i>)	Director
Doug Menke	General Manager

Agenda Item #1 – Executive Session (A) Land

Secretary Ali Kavianian called executive session to order for the purpose of conducting 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.

Secretary Kavianian noted that representatives of the news media and designated staff may attend executive session. 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 returned to open session and welcomed the audience into the room.

Agenda Item #2 – Call Regular Meeting to Order

The Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Jerry Jones Jr. on Tuesday, January 10, 2017, at 7:05 pm.

Ali Kavianian moved that the board of directors move agenda item #3, Action Resulting from Executive Session, to occur after Agenda Item #5, Audience Time. Bob Scott seconded the motion. The motion was UNANIMOUSLY APPROVED.

Agenda Item #4 – Parks Bond Citizen Oversight Committee Annual Report

General Manager Doug Menke introduced Parks Bond Citizen Oversight Committee Chair Rob Drake to present the committee’s seventh annual report, which is also included within the board of directors’ information packet.

Rob provided highlights of the committee’s annual report, noting that district staff has been excellent in responding to questions and requests for additional information. He noted that the report being presented this evening is a final draft that will need to be further refined, such as by adding graphics, which would then be presented to the full committee for final approval. He commented that the committee’s charge is nearing completion as the bulk of the bond measure funds have been spent, noting that district staff has done an outstanding job through the

process and has produced projects that meet the intent of the bond measure. The committee hopes that the district will consider another bond measure in the future as the district handles such funds correctly and in a transparent manner. In addition, the committee believes that those who participated in the public process were heard by the district, which is critical.

Rob noted that the committee has two major recommendations at this time: they believe only one additional oversight committee annual report is necessary at this point, and the committee recommends the district set aside natural area land acquisition and restoration funds into separate accounts that are easily recognized. He explained that the one area within the 2008 Bond Measure that remains unfulfilled is that of natural area land acquisition and restoration, although the committee understands that the process of restoring natural areas is a lengthy one. However, there are some members of the public frustrated at the pace of these areas and the committee believes that establishing separate accounts would offer some reassurance. Rob concluded his presentation and offered to answer any questions the board may have.

President Jones thanked Rob and the other committee members on behalf of the board of directors for their efforts.

Bob Scott commented that, as the board liaison to the committee, he has seen firsthand Rob's efforts as chair and thanked him for all of his work.

John Griffiths referenced the committee's suggestion that the district consider another bond measure in the future and inquired of Rob's opinion regarding what targets the district should focus on in such an effort.

- ✓ Rob replied that he has been involved with THPRD for many years in a variety of capacities and has noticed through this involvement that the district's residents value athletic facilities, as well as natural area preservation. The committee had significant discussion regarding whether to report on expenditures beyond the actual bond proceeds and decided to do so as some of the projects have grown and changed in scope. He believes that one of the district's strengths is in working with partners and that projects benefit from this strength. The district has been able to meet the original intent of the bond, but also further refine projects through grant funds, donations, and system development charge funds. A future bond measure may focus on the developing areas in the northern portion of the district. There is also plenty left to accomplish in the area of natural area preservation, which is a strongly-supported value of the community as reflected consistently in the polls. He described the district's ability to offer services to a resident from the time they are a child through their senior years and encouraged the district to continue to poll those residents in order to shape a future bond measure.

Agenda Item #5 – Audience Time

Kathryn Lee, 6230 SW Chestnut, Beaverton, is before the board of directors this evening as the vice president for the Skating Club of Oregon, a non-profit organization in support of figure skating. She referenced THPRD's negotiations with the Portland Winterhawks to construct an ice arena at the HMT Recreation Complex and described the limited ice availability in the Portland-Metro area. She expressed support for the district's potential partnership with the Portland Winterhawks for the following reasons:

1. If a new ice arena is built, it will be heavily utilized. She described how the Valley Ice Arena, which was close to being decommissioned around five years ago, was restored due to the efforts and passion of its various user groups who came together to save the facility. The facility is now used 19 hours of every day, including by notable athletes and well-respected coaches.

2. Ice sports provide another opportunity for the community to enjoy fitness and recreation. She described a sled hockey program that focuses on giving children access to skating that are in otherwise underserved communities.
3. Local businesses' recruiting efforts will benefit by being able to accommodate and attract new employees from other areas of the country and world where access to ice sports is more common, as well as offer a way to integrate those new residents into the community.

She concluded her testimony by describing how an ice arena would truly be a multi-use facility serving a variety of sports and that participants would span all age groups.

President Jones asked Ms. Lee if there are any specific activities that a two-sheet ice arena would be able to accommodate that a one-sheet ice arena could not.

- ✓ Kathryn replied that from a figure skating perspective, larger competitions could be held in a two-sheet ice arena. Such competitions require a practice sheet to use simultaneously with a competition sheet. Larger competitions would also benefit the local economy through increased restaurant and hotel visits.

Greg Molitor, 16770 NW Coburg Lane, Beaverton, is before the board of directors this evening regarding THPRD's negotiations with the Portland Winterhawks to construct an ice arena at the HMT Recreation Complex. Greg stated that he currently serves on the board of directors for the Portland Junior Winterhawks. He described their program's current ice shortage, noting that youth teams currently practice four teams on one sheet of ice at a time. He agreed with the previous testimony regarding the positive impact a new ice arena would have on the local economy, noting that an upcoming tournament is bringing in 14 teams to the area from all over the Northwest and Canada. He described the growing popularity of hockey, noting that during his service on the board over the past four years, participation in their program has grown from 225 to 540 players, including six varsity teams. They receive access to the Memorial Coliseum once a month on short notice, and without that access the varsity teams would be unable to practice. He described his involvement in THPRD as a volunteer coach, noting that the arena could also serve as a dryland facility for field sports and would be a focal point for the entire community. He offered the support and assistance of the Portland Junior Winterhawks in bringing such a facility to fruition.

Secretary Kavanian read a letter into the record from the Beaverton Area Chamber of Commerce in support of THPRD's negotiations with the Portland Winterhawks to construct an ice arena at the HMT Recreation Complex. The letter stated that public-private partnerships afford and strengthen the economic capacity of communities, cities, regions and states. The prospect of bringing a professional hockey facility to Beaverton for its residents is exciting and has the potential of benefiting businesses in the surrounding community. THPRD draws thousands of tourists and visitors to the area every summer for soccer and baseball tournaments and the chamber receives dozens of requests each year from youth and adult sports teams for advice on things to do, hotel accommodations, and restaurant recommendations. These sporting activities generate millions of dollars in business each year for the local economy. The chamber is excited about the prospect of the public-private partnership between THPRD and the Portland Winterhawks for such a facility and is confident that it will result in an increase of travelers and customers for the local businesses in the surrounding Beaverton area.

Agenda Item #3 – Action Resulting from Executive Session

Bob Scott moved that the board of directors authorize the general manager to continue with and finalize negotiations with the Portland Winterhawks which will ensure all key negotiation points as those presented during executive session are included in a Ground

Lease & Operating Agreement between the Portland Winterhawks and the district for construction and use of improvements on district property subject to review by the district's legal counsel. Ali Kavianian seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Larry Pelatt	Yes
Ali Kavianian	Yes
Bob Scott	Yes
Jerry Jones Jr.	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #6 – Board Time

General Manager Doug Menke commented that the next THPRD Joint Advisory Committee meeting will be taking place a week from this evening on Tuesday, January 17, 2017, 6:30 pm at the Fanno Creek Service Center.

Agenda Item #7 – Consent Agenda

Bob Scott moved that the board of directors approve consent agenda items (A) Minutes of December 13, 2016 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Employment Agreement for the District General Manager, and (E) Resolution Appointing Advisory Committee Members. Ali Kavianian seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Larry Pelatt	Yes
Ali Kavianian	Yes
Bob Scott	Yes
Jerry Jones Jr.	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #8 – Unfinished Business

A. Somerset West Park Master Plan

Keith Hobson, director of Business & Facilities, introduced park planners Tim Bonnin and René Brucker to provide an overview of the Somerset West Park master plan being presented for consideration of approval this evening. The preferred master plan was initially presented to the board for review at their November 7, 2016 Regular Meeting.

Tim provided a brief overview of the memo included within the board of directors' information packet, noting that Somerset West Park is a neighborhood park redevelopment project funded via the district's 2008 Bond Measure. He noted that an additional neighborhood meeting was held after the board's initial review of the master plan in November and that no additional changes were requested by the public.

René provided an overview of the proposed Somerset West Park master plan via a PowerPoint presentation of the materials included within the board of directors' information packet.

Tim concluded the staff presentation by providing a brief overview of the project budget noting that the total current project budget for the redevelopment of Somerset West Park is \$1,023,538 and the estimated project cost of the master plan is \$2,793,221. Staff plans to propose funding or phasing options for addressing the budget shortfall at the February or March board meeting.

Keith clarified that, rather than discussing approval of the Somerset West Park master plan as a phased project, staff is requesting approval of the entire master plan this evening followed by

exploring options to fully-fund the master plan with additional outside funding, debt funding, or phasing the project. Adoption of the master plan is the first step, but the board is not committing to build the entire master plan by doing so.

- ✓ President Jones agreed that by approving the entire master plan, district staff will then have the responsibility to explore a variety of options in funding the entire master plan for the board's consideration. Phasing could also still be considered as an option.

President Jones inquired whether basketball half courts are more popular and enable more participants than full courts.

- ✓ Tim confirmed this, noting that many of the district's parks have transitioned to half courts for this reason.

John Griffiths asked whether this site was considered for a futsal court.

- ✓ General Manager Doug Menke replied that the sports courts at this site are already very well-utilized due to the nearby high school and elementary school. The district is exploring other sites for inclusion of a futsal court.

John commented on the lack of a formal baseball field, but inclusion of a backstop. He asked if the intent is to deemphasize the baseball field and keep the area as an open space.

- ✓ René confirmed this, noting that the vegetative buffer in that area also impacts what amenities can be included. The backstop is provided to enable spontaneous play.
- ✓ Bob Scott recalled that this particular area is very wet during a large portion of the year.
- ✓ Doug commented that the public was interested in other amenities, such as the loop pathway and daylighting the creek.

Bob Scott moved that the board of directors approve the preferred Somerset West Park master plan. Ali Kavianian seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Larry Pelatt	Yes
Ali Kavianian	Yes
Bob Scott	Yes
Jerry Jones Jr.	Yes

The motion was UNANIMOUSLY APPROVED.

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:

- Natural Resources Functional Plan Update
 - Bruce Barbarasch, superintendent of Natural Resources & Trails Management, provided a PowerPoint presentation, a copy of which was entered into the record, detailing the activity that has taken place in implementing the Natural Resources Functional Plan adopted in December 2014.
- Hire to Train Lifeguard Recruitment Program
 - Heath Wright, Harman Swim Center supervisor, provided a PowerPoint presentation, a copy of which was entered into the record, describing a new lifeguard recruitment program underway at Harman Swim Center that selects qualified candidates and takes them through the American Red Cross Lifeguard Training certification course as well as all new hire training required at the facility.
- Board of Directors Meeting Schedule

Doug offered to answer any questions the board may have.

John Griffiths asked whether the Natural Resources Functional Plan includes an objective to compile data detailing the functions of certain natural areas in order to inform the district's land acquisition strategy in the attempt to build wildlife corridors.

- ✓ Bruce described the difficulty in gathering data pertaining to wildlife migrations through district land. Instead, staff has attempted to establish criteria for what wildlife needs in order to be able to successfully traverse terrain. This effort will include ground exploration as well as aerial photography, and more creative measures beyond that such as reaching out to residential property owners. Although more data would be beneficial, there is also balance needed in regard to the cost of gathering that data.

John asked whether an inventory is being created that measures the functionality of wildlife corridors in terms of low-functioning, mid and high, and whether there are actions the district can take in order to increase the functionality of low and mid-functioning areas that could in turn inform the district's land acquisition process or partnership opportunities.

- ✓ Bruce explained that the Natural Resources Functional Plan includes scores associated with natural areas that take into account the functionality of those areas. There are some natural areas that will never be mid or high-functioning due to their limited size. A high-functioning natural area is almost solely designed by how large an area it is and how connected it is to other areas. Regarding corridors, a scoring system has been developed and is now in the planning and implementation stages. District staff will report back to provide a more detailed overview on how this process works, with examples.

John stated that he would like to see a list of actions staff would propose taking in order to increase the functionality of various natural areas where that is possible. The district is a steward of this land and wants to bring it to as high a level of functionality as possible. The second piece of information he would like to see is to what extent does the district need to build natural area corridors and connectivity, not just for plants and wildlife, but for the district's residents, as well, and how that informs the district's future land acquisition strategy.

President Jones commented on the 70% increase in volunteerism experienced over the past two years for natural resource projects and asked to what staff attributes that growth.

- ✓ Bruce replied that district staff has begun focusing volunteer recruiting efforts on corporate groups, which brings out larger numbers. In addition, the district has moved to an online registration system. It is helpful that natural resource volunteer projects can be coordinated quickly and are not tied to the cycle of the activities guide. Staff continues to explore ways of building relationships with current volunteers in order to keep them engaged and interested in volunteering for THPRD.

Bob Scott asked whether the Hire to Train program over-hires in anticipation of attrition at other facilities.

- ✓ Heath confirmed this, noting that he knew Harman Swim Center needed three people for the upcoming season but was able to bring in five, with the knowledge that Aloha Swim Center would also need some new staff, as well.

Agenda Item #9 – New Business

A. THPRD Grant Strategy

Keith Hobson, director of Business & Facilities, introduced Jeannine Rustad, superintendent of Planning, to provide an overview of a draft grant strategy included within the board of directors' information packet outlining how the district's grant specialist, grant steering committee, staff and management will work together to pursue grant and outside funding opportunities.

Jeannine provided a detailed overview of the district's proposed grant strategy via a PowerPoint presentation, a copy of which was entered into the record. She noted that staff is seeking input

from the board this evening and will return with a final draft of the grant strategy in spring 2017. Jeannine offered to answer any questions the board may have.

Bob Scott requested that when the grant specialist researches why the district was not awarded a particular grant, it would be helpful to know what type of project won in order for the district to fine-tune the details of what types of projects are successful. He supports the suggestion that the district work with partnering agencies on potential grants early in the process.

John Griffiths asked what current position is being repurposed in order to facilitate the grant specialist position.

- ✓ Aisha Panas, director of Park & Recreation Services, replied that there were a number of positions shifted over the summer, one of which is a program coordinator position that will be repurposed for the grant specialist position. The program coordinator position was able to be covered via existing staff levels as a result of the shifting and consolidation process.

John commented that it will be interesting to see the position's payback to the district.

President Jones expressed support for this initiative, noting that the district has worked hard over the past few years on the local, state and national levels in order to facilitate more grant opportunities and open doors for these expanded efforts. The timing is right and the position should be successful with the additional grant opportunities now available. He agreed with Bob's comment regarding partnerships being an important component to a successful grant application. He advised that the grant specialist reach out to the district's partners in order to learn about their successes in partnering on grants with other agencies. He is also interested in hearing how the grant steering committee progresses and would like to attend a few of their meetings, if possible.

Agenda Item #1 – Executive Session (A) Land

President Jones reconvened executive session for the purpose of conducting 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.

Agenda Item #10 – Adjourn

There being no further business, the meeting was adjourned at 8:45 pm.

Jerry Jones Jr., President

Ali Kavarianian, Secretary

Recording Secretary,
Jessica Collins