



**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, May 9, 2017, at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton, Oregon. Executive Session 6:30 pm; Regular Meeting 7:30 pm.

Present:

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

**Agenda Item #1 – Executive Session (A) Legal (B) Land**

President Jerry Jones Jr. called executive session to order for the following purposes:

- To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed, 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) and (h), which allows the board to meet in executive session to discuss the aforementioned issues.

President Jones 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, May 9, 2017, at 7:45 pm.

**Agenda Item #3 – Action Resulting from Executive Session**

Ali Kavianian moved that the board of directors authorize staff to acquire a property in the northwest quadrant of the district for a purchase price discussed in executive session, using bond natural resource funds, subject to the appropriate due diligence review and approval by the general manager. Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED.**

**Bob Scott moved that the board of directors authorize the general manager to continue with and finalize negotiations with the Portland Timbers which will ensure all key negotiation points as those presented during executive session are included in an agreement between the Portland Timbers 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:**

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

**The motion was UNANIMOUSLY APPROVED.**

#### **Agenda Item #4 – Audience Time**

There was no testimony during audience time.

#### **Agenda Item #5 – Board Time**

There were no comments during board time.

#### **Agenda Item #6 – Consent Agenda**

**Larry Pelatt moved that the board of directors approve consent agenda items (A) Minutes of April 11, 2017 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, and (D) Intergovernmental Agreement with Metro for Nature in Neighborhoods Capital Grant for Fanno Creek Greenway. Bob Scott seconded the motion. Roll call proceeded as follows:**

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

**The motion was UNANIMOUSLY APPROVED.**

#### **Agenda Item #7 – Unfinished Business**

##### **A. Resolution Naming Southwest Quadrant Community Park**

Geoff Roach, director of Community Partnerships, provided an overview of the memo included within the board of directors' information packet regarding the recommendation to name the new Southwest Quadrant Community Park as Mountain View Champions Park. This recommendation was initially presented for the board's review at the April 11, 2017 Regular Board meeting.

Geoff provided a brief review of the discussion from the April board meeting, during which the board directed staff to update the community with respect to the recommended name and return to the board with any new findings for consideration prior to the board taking action. He provided an overview of the additional outreach conducted as follows:

- An email announcing the recommended name was sent to nearly 500 people who had provided a naming entry during the public outreach period.
  - There was interest in the email (nearly half of those that received the email opened it), but no one responded with any criticism of the proposed name.
- The naming recommendation was posted on the district's website and social media.
  - This particular Facebook post was among the most popular THPRD updates in months. It was shown to more than 10,000 users, 320 of whom clicked on the link to learn more.

- Among those who commented on the Facebook post, none expressed concern with the name. Most were curious about the park's location and/or its amenities.
- The naming recommendation was presented to Citizen Participation Organization #6 (Aloha/Reedville/Cooper Mountain), the district's advisory committees, the Tualatin Hills Park Foundation, and the Champions Council.
  - Feedback from the groups was a mix of positive and neutral opinions.
  - The joint advisory committee meeting was generally positive, but included a couple of critical comments regarding the lack of diversity in the composition of the volunteer naming committee and whether the use of a committee was a way for THPRD to override public sentiment.

Geoff noted that the action requested of the board this evening is approval of a resolution adopting the name for the new 21.5-acre community park as Mountain View Champions Park and offered to answer any questions the board may have.

Ali Kavianian complimented the extensive public outreach process used in developing this recommendation. He referenced the comment regarding a lack of diversity on the naming committee, noting that he would like to see this addressed on future committees. Otherwise, he was impressed by how the district was able to encourage so much public involvement, analyze and process the feedback, and would like to see similar efforts in the future.

**Bob Scott moved that the board of directors approve Resolution 2017-09 to name the new 21.5-acre community park currently known as Southwest Quadrant Community Park as Mountain View Champions Park. Ali Kavianian seconded the motion. Roll call proceeded as follows:**

<b>John Griffiths</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>Yes</b>
<b>Ali Kavianian</b>	<b>Yes</b>
<b>Bob Scott</b>	<b>Yes</b>
<b>Jerry Jones Jr.</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

**B. Somerset West Redevelopment Project Construction Funding/Phasing Options**

Keith Hobson, director of Business & Facilities, provided an overview of the memo included within the board of directors' information packet regarding the funding and phasing option recommendation for the Somerset West Park redevelopment project. This topic was initially presented for the board's review and discussion at the April 11, 2017 Regular Board meeting.

Keith provided a brief review of the discussion from the April board meeting, noting that the pressing issue is determining whether or not to phase the Somerset West Park redevelopment project in order to finalize the scope of work for design services. He noted that based on the feedback received from the board, staff is recommending that the board approve development of Phase 1 of the Somerset West Park redevelopment master plan, adopted by the board in January 2017. As noted at the April board meeting, the entire master plan exceeds available funding by \$1.8 million, but phasing the project to exclude the parking lot expansion and the resulting basketball court relocation reduces this to an overage of \$500,000. Also based on feedback received at the April meeting, staff is recommending that costs in excess of available funding for Phase 1 come from System Development Charge (SDC) funds. However, the decision on funding will not have to be made until the construction contract is awarded in 2019.

Keith concluded by noting that, while not part of tonight's action, based on board feedback at the April meeting, staff will be proceeding with the design, permitting and bidding on the full Cedar Hills Park master plan, and will recommend a funding plan using a combination of SDC

funds and debt, as well as potentially some outside grant funds. Keith noted that the action requested of the board this evening is approval to proceed with the design and development of Phase 1 of the Somerset West Park redevelopment project as shown in the attachment to the memo, and offered to answer any questions the board may have.

President Jones expressed appreciation for staff's efforts in thoroughly exploring different solutions and being creative in order to put forth the best proposal possible in this matter.

**Larry Pelatt moved that the board of directors approve the recommended funding and phasing option for the Somerset West Park Redevelopment Project. Bob Scott seconded the motion. Roll call proceeded as follows:**

<b>Ali Kavianian</b>	<b>Yes</b>
<b>John Griffiths</b>	<b>Yes</b>
<b>Bob Scott</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>Yes</b>
<b>Jerry Jones Jr.</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

### **C. 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:

- GFOA's Certificate of Achievement for Excellence in Financial Reporting
  - This is the 13<sup>th</sup> consecutive year that THPRD has won this prestigious award.
- National Recreation and Park Association (NRPA) Gold Medal Award Application
  - Aisha Panas, director of Park & Recreation Services, announced that THPRD was recently named as a finalist for the 2017 NRPA Gold Medal Award.
- AmeriCorps National Civilian Community Corps (NCCC) Summer Partnership
  - Keith Hobson, director of Business & Facilities, announced a partnership with AmeriCorps NCCC who will be providing 11 team members for one month this summer to address several non-routine projects throughout the district.

Doug offered to answer any questions the board may have.

John Griffiths asked whether district staff took a different approach to this year's Gold Medal application.

- ✓ Aisha replied that the district's application this year continued to focus on NRPA's three pillars (conservation, health and wellness, and social equity), but also highlighted how innovation is incorporated into the way the district does business. Examples included the Strategic Energy Management Program and the Future Trends Team. Staff also analyzed the video submissions for all 2016 Gold Medal winners to see if there were any trends or consistent messages that the district could learn from and possibly use.

John commented that many of the past Gold Medal winners had applied and been selected as finalists multiple years before winning the Gold Medal. He hopes it is not simply a matter of the district waiting for its turn.

- ✓ Aisha agreed that staff has the same hope, noting that there is very little information available as to how the applicants are scored and almost no feedback from NRPA regarding the district's application last year. She described how the district has made a concerted effort over the past year to become much more engaged with NRPA in general, including staff attendance at NRPA Innovation Labs, a published article in NRPA's magazine, and session submittals for the upcoming annual conference.

John Griffiths commented that it is nice to see some results from the district's legislative visits to Washington, D.C., as with the AmeriCorps NCCC partnership.

## **Agenda Item #8 – New Business**

### **A. Naming of New Park Sites in North Bethany**

Gery Keck, superintendent of Design & Development, provided an overview of the memo included within the board of directors' information packet regarding the proposed naming of three new park sites in North Bethany. Gery described the public outreach process that has taken place to date, noting that after staff receives board feedback on the proposed names this evening, additional outreach will be conducted and staff will return to the board for consideration of approval of the recommended park names in August. Gery noted that at the time of the initial public outreach, staff was seeking naming suggestions for four community trails in the area as well, but it was later decided to postpone naming the trails until their exact trail alignments could be finalized. Gery introduced Matt Kilmartin, park planner, to provide an overview of the naming recommendations.

Matt provided an overview of each naming recommendation via a PowerPoint presentation of the map included within the board of directors' information packet as follows:

- Park Site #1: Abbey Creek Park
  - Outreach revealed public support for a name that reflects the history and natural character of the site, and neighbors seem to identify with the existing development's name of Abbey Meadows.
- Park Site #2: Ulrich Gerber Park
  - Outreach revealed public support for a name that reflects the historical character of the area and the historical significance of Ulrich Gerber, who was the area's first postmaster and whose nearby home site became the community's first post office, stagecoach stop, and general store.
- Park Site #3: Bethany Creek Park
  - Outreach revealed public support for a name that reflects the history and natural character of the site, and neighbors seem to identify with the existing development's name of Bethany Creek Falls.

Gery and Matt offered to answer any questions the board may have.

John Griffiths asked for additional information regarding Ulrich Gerber.

- ✓ Gery replied that staff has been researching Ulrich Gerber's past which goes back over 100 years in the area.
- ✓ General Manager Doug Menke noted that descendants of Gerber still live in the area.

Ali Kavianian asked whether any consideration was given to naming the park Gerber Park rather than using the full name of Ulrich Gerber Park.

- ✓ Matt replied that there has been public support expressed for using the full name.
- ✓ Doug noted that when the district has named parks in the past after people, both first and last names are used, but the commonly known name is usually shortened to just the last name.

John asked how many more parks the district would be naming in the North Bethany area.

- ✓ Keith Hobson, director of Business & Facilities, replied at least three more park sites, including the community park.

### **B. Results of Riley Research Survey on THPRD Public Awareness**

Bob Wayt, director of Communications & Outreach, introduced Mike Riley of Riley Research Associates, to provide an overview of the results from a recently conducted, statistically-valid telephone poll of about 500 residents within THPRD's boundaries to test public attitudes of a wide variety of topics related to the district. The interviews were conducted in both English and

Spanish. The findings also include nearly 1,400 online responses to the survey after it was posted on the district's website.

Mike provided a detailed overview of the survey results via a PowerPoint presentation, a copy of which was entered into the record, noting that THPRD received a consistently high satisfaction rating among survey respondents. Community service goals, such as making patrons feel welcome when utilizing facilities and services, also rated consistently high. Mike noted that while the online and telephone survey respondents were quite similar demographically, the online survey respondents tended to be much heavier users of district services and were also slightly more critical. Mike offered to answer any questions the board may have.

Larry Pelatt referenced the survey question gauging support for discontinuing mailing the summer activities guide. He asked how much funding would be saved by doing this.

- ✓ Bob replied that over \$100,000 would be saved.
- ✓ General Manager Doug Menke commented that this concept has been debated extensively in the past. Most agencies that have chosen to discontinue mailings have expressed regret over that decision due to the resulting decrease in registration numbers and overall recognition. While THPRD enjoys a high level of educated and technologically savvy residents, it is a decision that still warrants caution.
- ✓ Mike added that one of the few areas within the survey results that revealed the need for some improvement was making it easier to register for classes.
- ✓ Doug noted that an interesting paradox is that while there was support for discontinuing the mailing from telephone respondents, the impact would be greater on the high level users of district programs.
- ✓ President Jones described his impression of the utilization of the activities guide as a reminder for busy parents that registration is coming up, and as a way to organize and highlight their desired classes in preparation for registration day.

President Jones commented that the district's extensive branding efforts over the past three years seem to be paying off.

John Griffiths inquired whether the survey results could be broken down by ethnicity, such as by Latino respondents.

- ✓ Mike replied that this information could be provided to the board. His recollection of the results was that the Latino population has a similar satisfaction rate.

Mike commented that THPRD's survey results revealed a remarkable level of satisfaction with the district's staff, facilities and services. He stated that there are very few companies or organizations that enjoy similar levels of satisfaction.

#### **Agenda Item #9 – Adjourn**

There being no further business, the meeting was adjourned at 9:35 pm.

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Jerry Jones Jr., President

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Ali Kavarianian, Secretary

Recording Secretary,  
Jessica Collins