



**Tualatin Hills Park & Recreation District  
Minutes of a Regular Meeting of the Board of Directors**

A meeting of the Tualatin Hills Park & Recreation District Board of Directors was held electronically on Wednesday, October 14, 2020. Executive Session 4:30 pm; Regular Meeting 5:30 pm.

Present:

- |                        |                                |
|------------------------|--------------------------------|
| Ashley Hartmeier-Prigg | President/Director             |
| Tya Ping               | Secretary/Director             |
| Heidi Edwards          | Secretary Pro-Tempore/Director |
| Wendy Kroger           | Director                       |
| Felicita Montebianco   | Director                       |
| Doug Menke             | General Manager                |

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

President Ashley Hartmeier-Prigg called executive session to order for the following purposes:

- To consider information or records that are exempt by law from public inspection,
- 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.

The Executive Session is held under authority of ORS 192.660(2)(e)(f) & (h).

President Hartmeier-Prigg 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 Ashley Hartmeier-Prigg on Wednesday, October 14, 2020, at 5:30 pm.

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

Heidi Edwards moved that the board of directors authorize staff to dedicate easements in the NW quadrant of the district per the terms discussed in executive session, subject to the standard due diligence, review and approval by the general manager. Tya Ping seconded the motion. Roll call proceeded as follows:

- |                        |     |
|------------------------|-----|
| Wendy Kroger           | Yes |
| Felicita Montebianco   | Yes |
| Tya Ping               | Yes |
| Heidi Edwards          | Yes |
| Ashley Hartmeier-Prigg | Yes |

The motion was UNANIMOUSLY APPROVED.

Wendy Kroger moved that the board of directors authorize staff to acquire an easement in the NE quadrant of the district using system development charge credits per the terms

discussed in executive session, subject to the standard due diligence, review and approval by the general manager. Felicita Monteblanco seconded the motion. Roll call proceeded as follows:

Heidi Edwards	Yes
Tya Ping	Yes
Felicita Monteblanco	Yes
Wendy Kroger	Yes
Ashley Hartmeier-Prigg	Yes

The motion was UNANIMOUSLY APPROVED.

#### **Agenda Item #4 – Proclamation: National Native American Heritage Month & Indigenous Peoples’ Day**

The board members read into the record a proclamation that the Tualatin Hills Park & Recreation District declares the month of November as National Native American Heritage Month and the Second Monday in October as Indigenous Peoples’ Day.

#### **Agenda Item #5 – Audience Time**

Secretary Tya Ping read written testimony received pertaining to Agenda Item 8A, Resolution Adopting Affordable Housing System Development Charge Waiver Policy, copies of which were entered into the record:

Nathan Teske, Executive Director for Bienestar, urged the board to support Resolution No. 2020-24, adopting a System Development Charge (SDC) Affordable Housing Waiver Policy, noting that as a long-time developer based in Washington County, Bienestar’s experience is that an SDC waiver will encourage new development of much needed affordable housing in our community by increasing the feasibility of new projects and/or by increasing the number of new units added to affordable housing projects. Developers of affordable housing have a mission to serve those who are rent burdened or have severe housing instability, but respond, like all developers, to economic forces. A waiver of SDCs, which can impose significant costs on new affordable housing developments, will often help projects “pencil” and will attract new developers to the district who are looking for a viable area to build. In this way, if THPRD adopts Resolution No. 2020-24, the district is likely to leverage additional dollars for affordable housing development well beyond the value of the SDC waivers themselves. This is because the SDC affordable housing waiver will encourage developers to locate affordable housing projects in the THPRD service area and will bring with them funds from sources like Oregon Housing and Community Services, federal low-income housing tax credits, and private debt. The impact will be significant over time, as more of these projects are built within the district.

#### **Agenda Item #6 – Board Time**

##### **A. Committee Liaisons Updates**

Felicita Monteblanco provided the following updates and comments during board time:

- Attended the most recent Beaverton City Council meetings and reached out to City of Beaverton and Washington County elected officials regarding her role as the board’s local government liaison.
- Complimented the recent Welcoming Walks and the district staff involved in organizing those events.

Heidi Edwards provided the following updates and comments during board time:

- Attended the most recent Nature & Trails Advisory Committee meeting, which included discussion on the following topics: Bethany Creek Trail, the district’s recently-adopted Vision Action Plan, fire management and the Natural Resources Functional Plan’s decision matrix, and e-bikes.
- The Tualatin Hills Park Foundation would like to present to the board before year’s end.

- Participated in the recent Talking Walls event at Sunset Park, and complimented district staff, especially Lulú Ballesteros, the district’s Cultural Inclusion Specialist, for helping organize such a meaningful event reflecting the artwork of Beaverton area youth in partnership with Color Outside the Lines and Sunset High School’s Black Student Union.

Tya Ping provided the following updates and comments during board time:

- Attended the most recent Programs & Events Advisory Committee meeting, which included discussion on the following topics: social justice and solidarity programs, out-of-school programming, and the district’s welcoming packet.

Wendy Kroger provided the following updates and comments during board time:

- Attended the most recent Parks & Facilities Advisory Committee meeting, which included discussion on the following topics: ADA Transition Plan status, facility reopening plans, dog parks/dog runs, and the possibility of a mobile app for park and shelter reservations.
- Complimented the district’s staff liaison for the Greenway Neighborhood Association Committee.
- Expressed appreciation for Oregon Representative Janeen Sollman’s COVID-19 update newsletters.
- Provided an overview of the most recent Fiduciary Committee meeting, noting that there has been a lot to discuss, including plan asset updates, Individual Account Program spinoff status, voluntary account spinoff status, and a fiduciary charter update, some of which is reflected in this evening’s consent agenda and will be forthcoming at the board’s November meeting.

President Hartmeier-Prigg provided the following updates and comments during board time:

- The Audit Committee held its first meeting of the audit season. Those involved are moving forward in adapting and adjusting to a virtual process.
- The Beaverton City Council has requested a joint meeting with the THPRD Board of Directors to discuss partnership opportunities.
- Expressed agreement with Felicita’s comments regarding the recent Welcoming Walks.
- Referenced recent discussions with Hood Athletics, a competitive baseball organization focused on providing equal opportunity for youth with limited financial means, who are interested in gaining affiliated status with THPRD. She requested a future board work session on the topic of the district’s affiliation process to ensure that the board has a solid understanding of this topic and how best to support the community and district staff.

**Agenda Item #7 – Consent Agenda**

**Tya Ping moved that the board of directors approve consent agenda items (A) Minutes of September 9, 2020 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Resolutions Amending the District’s Retirement Plan and Amending the District’s Individual Account Program Retirement Plan, (E) Resolution Removing Reliance Trust Company and Appointing the District as Trustee for the Tualatin Hills Park & Recreation District 457 Deferred Compensation and 401a Profit Sharing Plans, (F) Resolution Adopting a District 401(a) Profit Sharing Plan and Trust, and (G) Indemnification Agreements with Trustees for the District Defined Benefit Pension Plan Committee. Wendy Kroger seconded the motion. Roll call proceeded as follows:**

<b>Heidi Edwards</b>	<b>Yes</b>
<b>Felicita Monteblanco</b>	<b>Yes</b>
<b>Wendy Kroger</b>	<b>Yes</b>
<b>Tya Ping</b>	<b>Yes</b>
<b>Ashley Hartmeier-Prigg</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

## **Agenda Item #8 – Unfinished Business**

### **A. Resolution Adopting Affordable Housing System Development Charge Waiver Policy**

Jeannine Rustad, Planning Manager, provided a brief overview of the memo and resolution included within the board of directors' information packet, noting that the proposed Affordable Housing System Development Charge (SDC) Waiver Policy reflects the efforts and coordination with the district's partner jurisdictions and affordable housing providers and advocates for over a year, as well as the board's input through multiple board meetings and work sessions. She noted that the action requested this evening is board approval of the resolution adopting a SDC Affordable Housing Waiver Policy, and offered to answer any questions the board may have.

Felicita Montebianco expressed appreciation for her fellow board members and district staff, and described the significant amount of research, information gathering and meetings with experts that each participated in to get to this point. She referenced the district's commitment in addressing its role in affordable housing, noting that she is very thankful for district staff's leadership through these discussions, some of which have been difficult, but that she is grateful for the conclusion that has been reached together.

Wendy Kroger acknowledged that our community is grappling with housing issues and that THPRD has spent more than a year educating itself about these issues and have discussed SDC methodologies to see how they might be used to address affordable housing. She thanked district staff and its consultant for their herculean efforts to gather information, bring to the board the voices of stakeholders and the development community serving affordable housing, and to propose many different means that the board might consider in addressing this issue. She stated that while she never doubted that THPRD has a role in serving residents of affordable housing in our community, from the start, she has been concerned about what the district's role should be regarding affordable housing in Beaverton and Washington County. THPRD's mission is to provide high quality park and recreation facilities, programs, services, and natural areas that meet the needs of the diverse communities it serves; it does not say anything about affordable housing. She has tried very hard to see the nexus between the district's mission and the community's affordable housing needs, which are great. During this time of discovery in the board's search for a policy, she indicated that she would require a commitment to just two items: public open space on the part of affordable housing providers and overall public transparency about the dollars that would be removed from THPRD's ability to meet its core mission. She has been very concerned from the beginning of this discussion how the district could mitigate taking SDC funds away from its own future building needs. She stated that she was, and still is, willing to define "public open space" very broadly. And with regard to public transparency, she had requested that the amount of dollars be clearly stated. Instead, because it aligns with other bureaucratic language, the number of units has been proposed instead of dollars. Number of units is not a clear and transparent statement of the dollars that the district will expend on something other than parks, trails, natural areas and recreation facilities. While she appreciates the efforts to informally tie grant dollars to mitigate the removal of SDC funds, the district controls neither the source of this funding, nor the challenging climate of the grant world. She concluded by stating that while she may have been able to accept using SDCs for affordable housing if there was a commitment to public open space and a clear dollar amount included in the proposed resolution, since there is neither, she cannot in good conscience vote to approve the resolution currently before the board, especially now with the district's budget in such dire straits. This has been an incredible journey taken with her fellow board members and district staff, and this has been a hard decision for her to make, but she must go with her heart.

Heidi Edwards echoed the previous comments regarding gratitude for district staff's leadership during this journey, noting that she also appreciates Felicita and Wendy's perspectives as the

more senior members of the board who have been exploring this issue longer, and their abilities to talk through the issues and concerns at hand for both the district and the community it serves.

Tya Ping commented that, while she appreciates and respects each board members' opinion, she disagrees with Wendy's conclusion that the district does not have a role to play in affordable housing. She noted that the district's SDCs were confirmed as a barrier to affordable housing by much public testimony, and as such, it is the district's responsibility to try to reduce or eliminate itself as a barrier. Affordable housing affects everyone in the community, including those who patronage the district's services. It is a fine balance in that the district needs to be able to provide for its community, but she also feels that the district has done a good job in identifying potential alternative funding sources to make up the difference. The district would not see any SDCs from affordable housing developments anyway if they are unable to be built in the first place due to prohibitive costs. Regardless, the bottom line for her is that if the district is a barrier to something, it needs to identify ways to resolve being a barrier.

Felicita thanked the board members for bringing their values to this conversation, noting that this has been a rich discussion over the past year, and that she asks the board to remember that starting next year, hundreds of people are going to now have housing and be connected to parks.

President Hartmeier-Prigg echoed the board members' comments regarding the amount of learning and dedication that have gone into this effort, noting that although she hears Wendy's concerns, which have been discussed at length, she agrees with Tya's comments regarding the district being a barrier to affordable housing. She stated that THPRD is not just here to serve those who can afford a certain type of home; the district is for the entire community and if it does not become a part of the affordable housing solution, it is forcing diversity and a very rich community out of our district. That is why she believes it is part of the district's mission to be a part of the solution, to serve the current and future community, and why she very strongly supports the proposed policy. She has a lot of respect and gratitude for all of the considerations that have been brought forward through this discussion, as it has forced the board to think critically, and the resulting resolution has been shaped by each of the board members' voices. While she understands why Wendy may not be able to support the policy as proposed, she hopes that Wendy can see aspects present within the policy that are a result of her voice, as well as the voices of each board member and the community they serve.

**Felicita Monteblanco moved that the board of directors approve Resolution No. 2020-24 adopting a System Development Charge Affordable Housing Waiver Policy. Heidi Edwards seconded the motion. Roll call proceeded as follows:**

<b>Tya Ping</b>	<b>Yes</b>
<b>Wendy Kroger</b>	<b>No</b>
<b>Heidi Edwards</b>	<b>Yes</b>
<b>Felicita Monteblanco</b>	<b>Yes</b>
<b>Ashley Hartmeier-Prigg</b>	<b>Yes</b>

**The motion was APPROVED by MAJORITY vote.**

## **B. General Manager's Report**

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

- Summer Camp Recap
  - Ann Johnson, Center Supervisor at Cedar Hills Recreation Center, and Brian Yourstone, Center Supervisor at Tualatin Hills Athletic Center and Babette Horenstein Tennis Center, provided an overview of the unique summer camp season of 2020 via a PowerPoint presentation, a copy of which was entered into the record.

- District Programming Update
  - Aisha Panas, Director of Park & Recreation Services, and Keith Watson, Community Programs Manager, provided an update on district programming efforts and recent/upcoming community events via a PowerPoint presentation, a copy of which was entered into the record.

Doug offered to answer any questions the board may have.

### Summer Camp Recap

Wendy Kroger inquired if there were any specific lessons learned that district staff took note of should the district ever have to offer summer camp programs in this type of environment again.

- ✓ Brian replied that the increased interdepartmental cooperation and communication was a positive aspect that he hopes continues past the pandemic planning. Additionally, staff's creativity in programming around health guidelines, which was evident in that no COVID-19 cases resulted from participation in our camp programs.
- ✓ Ann added that much of the groundwork and planning that has been done will enable a quick rollout of programs in district facilities should the pandemic still be in effect next summer. Some of the lessons learned through the summer camp programs have transferred well to out-of-school and preschool programming, such as how to represent six feet of distance.

The board members complimented district staff on their efforts, leadership, and innovation put forth in developing summer camp opportunities for the community this year despite the pandemic, noting that the fact that there were no COVID-19 outbreaks due to the summer camp programs is a testament to district staff's commitment to safety. This was a great example of how THPRD stands up to challenges being faced by the community, and will not likely be the last time the district needs to operate under a contingency plan, so being able to carry these lessons and experience forward is valuable.

### District Programming Update

General Manager Doug Menke acknowledged that the district's facilities that are currently open are likely to be the only facilities open through the end of the fiscal year due to a combination of challenges and fiscal constraints, the pandemic's impact on the district's budget, and the fact that we are not at capacity in our current facilities that are already operating on a reduced capacity due to COVID-19 safety guidelines.

Tya Ping inquired if there is increased Rec Mobile participation in the late afternoon/early evening since children aren't able to participate until after virtual school is out. She described the struggles many parents are facing in being able to get their children outside and active enough. She would like to see additional programming available after school hours, such as Fitness in the Parks programs geared toward younger children.

- ✓ Aisha replied that she would check attendance figures with staff, noting that staff is closely monitoring these programs and willing to shift things in order to accommodate demand.

Heidi Edwards encouraged the district's continued partnership with the Beaverton School District in developing opportunities in support of parents and students during this unique time. Wendy Kroger agreed and acknowledged the value of the two agencies being able to come together to serve the community during this challenging time.

Felicita Montebianco complimented district staff on their creativity and resilience in continuing to offer the community recreation programming, in addition to all of the events that have taken place or are coming up. She volunteered to help at the upcoming drive-thru trick or treat event if needed, and asked the district to be mindful of the community perception regarding the presence of police at the event and to consider how to provide both a safe and welcoming atmosphere.

Heidi Edwards noted that she is happy to see the district continue to portray its diversity, equity, inclusion and access values through the events and cultural celebrations being offered.

General Manager Doug Menke acknowledged the Community Psyche Funds allocated to the district by Washington County, noting that it has been amazing to see the funding in action. Bringing these funds to fruition was a wonderful example of interagency cooperation and creativity, including the expertise of the board and district staff.

Wendy Kroger commented on the nimbleness and creativity on the part of district staff, noting that much of the skills learned through this time will serve the district well as we move forward.

President Hartmeier-Prigg echoed her fellow board members' comments of gratitude to district staff, stating that THPRD is a bright spot in the community and is especially important at this time.

**Agenda Item #9 – Adjourn**

There being no further business, the meeting was adjourned at 7:00 pm.

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Ashley Hartmeier-Prigg, President

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Tya Ping, Secretary

Recording Secretary,  
Jessica Collins