



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 Wednesday, September 10, 2025, at the Tualatin Valley Water District Headquarters, 1850 SW 170th Avenue, Beaverton, Oregon. Work Session 5:30 pm; Executive Session 6:30 pm; Regular Meeting 7:00 pm.

Present:

Alfredo Moreno	President/Director
Miles Palacios	Secretary/Director
Tya Ping	Secretary Pro-Tempore/Director
Barbie Minor	Director
Pradnya Patil	Director
Doug Menke	General Manager

Agenda Item #1 – Work Session: 2026 Replacement Bond Measure Preparation

A Work Session of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Alfredo Moreno on Wednesday, September 10, 2025, at 5:30 pm.

Aisha Panas, deputy general manager, and Bruce Barbarasch, Sustainability manager, provided a detailed overview of the work that has been done to date in the development of a potential replacement capital bond for voter consideration in 2026 via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- Overview of 2008 Bond Measure
 - Voters approved THPRD's \$100 million capital bond in November 2008
 - Approved bond rate was 37 cents per \$1,000 of assessed home value
 - Refinancing saved taxpayers \$31 million allowing the bond to retire two years early
- 2008 Bond Measure Categories
 - Park Additions & Upgrades: \$39.25 million
 - Building Expansions & Facility Upgrades: \$20.05 million
 - Trail Expansions: \$15.945 million
 - Natural Area & Wildlife Habitat Preservation: \$12 million
 - Athletics & Aquatics: \$9.525 million
 - Administration: \$3.23 million
- 2008 Bond Measure Successes
 - Natural areas & trails
 - 15+ acquisitions
 - 9 major trail expansions
 - 40+ habitat projects
 - Parks & sports fields
 - 9 neighborhood parks
 - 3 community parks
 - 9 youth athletic fields
 - 12+ acquisitions

- Facilities
 - 21 facility improvements for recreation, sports & aquatics
- 2008 Bond Measure Current Status
 - Bronson Creek Greenway
 - Raleigh Park
 - Cedar Hills Park
- Opportunity for Replacement Bond
 - No new taxes
 - Would continue the 2008 voter approved bond rate
 - Timing
 - THPRD should go to voters in May 2026, before the 2008 bond expires
 - Focus on replacement
 - Bond projects should lean toward replacement versus new development
- System Development Charges
 - One-time fees charged on new construction
 - Can only be spent on capacity-increasing capital improvements
 - Intent is for new residents to buy-in to the existing park and recreation framework and to ensure that newly developing areas have similar levels of amenities
- Capital Asset Challenges
 - Forecasting costs & needs
 - Tools for prioritizing needs
 - Functional plans, Comprehensive Plan, Vision Action Plan
 - Park levels of service
 - Asset management program
- Vision for 2026 Replacement Bond
 - Use our guiding documents and asset inventory to prioritize projects that meet the community's needs and balance environmental and financial sustainability
- Bond Task Force
 - 13 members
 - September 4 meeting
 - THPRD budget
 - Funding sources/uses
 - Capital budget pressures
 - Importance of replacement bond for unmet capital need
 - Next meeting: September 25
 - Questions for consideration at final meeting:
 - Should the board refer a replacement bond request to voters in May 2026?
 - What's the right mix for replacement versus new projects in the bond?
 - Are the proposed categories and the project mix correct?

Throughout the presentation, opportunities for questions and comments were offered:

Overview of 2008 Bond Measure

- ✓ President Moreno described the strong storytelling potential in relation to the district's successful execution of 2008 Bond Measure, from the refinancing efforts undertaken to

save taxpayer dollars, to showing before/after photos of the improvements and investments that were made.

- ✓ Tya Ping inquired on the term for the proposed bond renewal. General Manager Doug Menke replied 20 years, noting that the only reason the 2008 Bond Measure did not complete its full 20-year term was due to the refinancing efforts and the board's choice to drive those savings back to the district's taxpayers.
- ✓ Miles Palacios asked if the proposed bond renewal rate would stay at 37 cents per \$1,000 of assessed home value. General Manager Doug Menke confirmed.

Opportunity for Replacement Bond

- ✓ Pradnya Patil asked for additional information regarding the prioritization of projects, including any needed safety improvements. Aisha Panas, deputy general manager, noted that staff are working now on the overall prioritization of projects and described how safety assessments are conducted for any potential safety issues in order to determine whether there is an immediate need. Doug noted the district's practice of budgeting \$100K annually for emergency repairs and Aisha added that \$25K of that amount has already been spent for this fiscal year.
- ✓ Miles referenced the presentation slide showing forecasted costs and noted the significant increases reflected for 2026 and 2027 in particular. Bruce Barbarasch, Sustainability manager, described how district staff have been strategic around prioritizing repairs and replacements in the best ways possible with the funding available, but a lot of the district's assets are reaching the end of their lifespan. The district commissioned a study of 20 key facilities that looked at those facilities' upcoming needs from top to bottom and the cost estimates developed from that evaluation represent the bare minimum in keeping the facility as-is. Doug explained how this expert information will also help guide the district around how to best address repairs and replacements; for example, in evaluating whether to simply patch a roof or whether it's time to move forward with a full roof replacement including substructures. Bruce added that the forecasted costs shown on the slide are only for those 20 key facilities and do not include the needs of our sports facilities or trails.
- ✓ Barbie Minor asked for clarification of how the board would be involved in making decisions about which repairs to fund if a renewal bond is not successful. Aisha recalled how in starting the conversation around what all is needed to be repaired and replaced within the district, staff stopped counting once they reached \$300 million. She described the annual decision-making process that already occurs around which capital projects to fund through the development of the district's budget and working within the limited funding available. Barbie expressed appreciation for the level of detail being presented this evening, including clarity around how much certain repairs and replacements cost.
- ✓ Holly Thompson, Communications director, described the preparation and planning that has occurred leading up to this point, particularly through the updates to the district's functional plans which lead to this level of information being available in order to develop a good understanding of the district's needs. It's important to know that the work toward a 2026 bond renewal proposal started in 2024 and that bond measure opportunities only arise once every twenty years. Due to these efforts, the district now has the appropriate level of information needed in order to prepare for the bond measure renewal request.
- ✓ Pradnya asked for additional information around what happens if a needed repair is unable to be funded in the current year's budget. Does it simply role over to the next year?

Aisha described the district's annual process in updating a five-year capital projects list that's then used during the fiscal year budget development, noting that identified repairs and replacements remain on that list until they can be addressed, unless the cost of the project is so large, such as a \$2 million roof replacement, that it would take up too much of the available funding. The district attempts to address such projects through other means, such as grant opportunities and federal earmarks. Doug described the reality around having a great deal of amenities and the resulting eventuality that all will need repair or replacement at some point, noting that even with this consideration, the district seldomly has to close an amenity which is a testament to the efforts of staff. However, as good as any staff is at doing this, a threshold will eventually be reached when there are so many amenities that the funding needs are unable to be overcome through the typical annual budget process.

Vision for Replacement Bond

- ✓ Miles expressed support for the vision for the replacement bond measure as stated.
- ✓ Tya inquired about the messaging around if the renewal bond doesn't pass. Aisha described the real outcome that if the renewal effort is unsuccessful, it would result in closed facilities and amenities due to safety issues because needed repairs wouldn't be able to be funded. Tya asked how this would be integrated into our messaging. Holly replied that the district's polling is in the field now and described the questions included that will help refine that messaging. She recognized the pride the district has in how it takes care of its facilities, but the facts are that if the renewal bond doesn't pass, some of our facilities and amenities will need to close over that 20-year period and we will need to become comfortable in communicating that real impact.
- ✓ Barbie expressed appreciation and gratitude for bringing the board along on this journey and the collaborative process. She also noted the importance that storytelling will have through this process and will continue to advocate for it.
- ✓ President Moreno thanked district staff for the detailed information and suggested giving thought to how the district can tactfully show the public where the issues and areas of need are, noting that our community takes a lot of pride in its park district.

Agenda Item #2 – Executive Session (A) Land

President Alfredo Moreno called executive session to conduct deliberations with persons designated by the governing body to negotiate real property transactions. Executive Session is held under authority of ORS 192.660(2)(e).

President Moreno 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 #3 – Call Regular Meeting to Order

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Alfredo Moreno on Wednesday, September 10, 2025, at 7:05 pm.

Agenda Item #4 – Action Resulting from Executive Session

There was no action resulting from Executive Session.

Agenda Item #5 – Proclamations

Lulú Ballesteros, Equity & Engagement manager, introduced this evening's guests in attendance to speak about their work with THPRD and what this month's observances mean to them.

A. National Latine & Hispanic Heritage Month

María Luisa Piñón, Founder & Executive Director for Shochicalli Wellness & Art Center, is in attendance in recognition of Latine & Hispanic Heritage Month. Since 2022, THPRD has partnered with Shochicalli Wellness & Art Center to bring meaningful cultural programming to our community, including Tianquiztli – Cultural Market, the Purépecha Ball Game, the Shochicalli Ceremony, and the Festival de Sempoashochitl. María Luisa is a gifted Mexican painter and dancer who brings her heritage to life through art, movement, and ceremony. In 2019, she founded Shochicalli Wellness & Art Center, a nonprofit dedicated to reclaiming and sharing ancestral knowledge, promoting wellness, and celebrating Mexican and Indigenous traditions. Shochicalli's mission is rooted in creating spaces where people can reconnect with culture, honor ancestral wisdom, and find healing through art, dance, and community.

María Luisa provided comments in Spanish, for which Lulú offered a translation to English, around her personal background, the inspiration behind starting her business and its focus on youth, as well as gratitude to THPRD for supporting organizations like Shochicalli and others in inviting people in to celebrate.

B. National Preparedness Month

John Wheeler, Manager for Washington County Emergency Management, is in attendance in recognition of National Preparedness Month. John leads countywide preparedness and response initiatives that are critical to keeping our communities safe and prepared. National Preparedness Month highlights the importance of making a plan, building an emergency kit, and staying informed about local risks and emergency procedures. The goal is to ensure individuals, families, and communities are ready to respond to a wide range of emergencies, from natural disasters like earthquakes to power outages and cyberattacks. In conjunction with emergency management partners across the community, THPRD encourages all patrons to prepare for both natural and human-caused disasters.

John provided comments around the importance of emergency preparedness, THPRD's work and partnership with Washington County Emergency Management and other emergency management partners, and recognized Mark Pierce, Safety Services manager, for his leadership in these efforts on behalf of THPRD.

Agenda Item #6 – Audience Time

There was no testimony during Audience Time.

Agenda Item #7 – Board Time

A. Committee Liaisons Updates

Miles Palacios provided the following updates and comments:

- ✓ Attended his first meeting as board liaison to the Fiduciary Committee and is looking forward to learning more. He expressed appreciation to the team for the incredible work done over the past few years in making the district's pension plan a priority.

Barbie Minor provided the following updates and comments:

- ✓ Expressed gratitude for staff's work on summer programming, noting the magnitude of THPRD's programs and events on our community's summer plans and activities.
- ✓ Attended her first meeting as board liaison to the Audit Committee and is looking forward to learning more.
- ✓ Attended the most recent Equity & Engagement Advisory Committee meeting and expressed gratitude for the open commitment and authenticity shown and demonstrated with our volunteers and in the ways in which we can continue to show up for everyone in the community with equity in mind.
- ✓ Some local elected leaders recently held a press conference at Portland City Hall in support of the "Block the Bomb Act" federal bill, House Resolution 3565. She thanked those who have had the courage to sign on in support, noting that there is still time for others to learn more and sign on, as well.

Tya Ping provided the following updates and comments:

- ✓ Attended a tour of the Open Door shelter pods in Aloha and was impressed by how clean, quiet and well-integrated the site is into the community.
- ✓ The Parks & Facilities Advisory Committee will meet next week.
- ✓ Expressed gratitude to the staff who worked so hard to rectify the registration program glitch that forced a reschedule of registration day from August 9 to the following day.

Pradnya Patil provided the following updates and comments:

- ✓ Expressed gratitude to the district staff who have been assisting her in preparing for her service on the THPRD Board of Directors.
- ✓ Also attended the tour of the Open Door shelter pods in Aloha, noting that it was an inciteful visit.
- ✓ Referenced the celebrations and festivities that take place in September for the Indian community and expressed gratitude to the district for hosting one of these events, noting that she has been hearing excitement and great things from the community.

President Moreno provided the following updates and comments:

- ✓ Welcomed Director Patil to the THPRD Board of Directors.
- ✓ The Tualatin Hills Park Foundation will be holding a fundraising event at the Jenkins Estate on September 19, noting that the foundation is entering an exciting time due to an arrangement with the Timbers, including a member of their team joining the board of trustees and funding that will provide an opportunity to invest in the foundation and deepen its work.
- ✓ Expressed gratitude to the district for the strides it has made in leaning into its partnerships around and celebration of Latino heritage, noting that the Latino culture is as diverse as this great country and that during times when life creates obstacles and barriers, their resilience, survival and ability to thrive shines through. He is proud to serve on the THPRD Board of Directors and of the work that has and continues to be done.

Agenda Item #8 – Consent Agenda

Miles Palacios moved that the board of directors approve consent agenda items (A)

Minutes of August 13, 2025 Regular Board Meeting, (B) Resolution Appointing Bond Task

Force Member, and (C) Resolution Authorizing Application to Community Renewable Energy Fund. Tya Ping seconded the motion. Roll call proceeded as follows:

Barbie Minor	Yes
Pradnya Patil	Yes
Tya Ping	Yes
Miles Palacios	Yes
Alfredo Moreno	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #9 – Unfinished Business

A. Legislative Update

Aisha Panas, deputy general manager, and Kylie Grunow with Meriwether Strategies, the district's state legislative consultant, provided an overview of the 2025 Oregon Legislative Session via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- 2025 Legislative Priorities
 - Position statements guided advocacy efforts
 - Federal and state legislative platforms
- Federal Activities
 - Funding opportunities announced – Senate & House
 - Connecting federal lobbyists with grants administrator
- THPRD State Priorities
 - Local Agency Control & Authority
 - System Development Charges
 - Climate Adaptation & Community Resilience
 - Equitable Access to Park & Recreation
 - Funding for Parks, Recreation & Trails
- State Legislature Session Update
 - End of session report
 - THPRD notable bills
 - 2025 Lobby Day
 - What's next?
- Session by the Numbers
 - Topics prioritized by leadership
 - K-12 funding
 - Housing
 - Homelessness
 - Wildfire mitigation
 - Transportation package
 - 3,466 bills introduced
 - 16% increase over 2023
 - 640 bills passed into law
 - 1,266 public hearings
 - 1,915 proposed amendments
 - THPRD bills
 - Tracked 118 bills for THPRD, 26 of which passed

- Bills of Note
 - HB 3209: RV Registration Fees - FAILED
 - This proposal was rolled into HB 2025, the transportation package that ultimately failed; however, securing the inclusion of these fee increases into the package was a victory in itself and the result of a lot of hard work.
 - Not included in special session transportation package – already working to have it included in future package.
 - HB 3505: Residential fire sprinkler systems SDC restrictions - PASSED
 - This was the only SDC-related legislation that passed after several more onerous proposals had been floated.
 - HB 3626: Micromobility Regulations - FAILED
 - THPRD staff participated in the workgroup and the district was supportive of the bill; however, it got stuck in the Ways & Means process.
 - SB 179: Recreational Immunity - PASSED
 - Made permanent the changes from the 2024 session; a major victory.
 - THPRD was an active participant in the ORPA-led coalition.
 - SB 243: Community Safety Firearms Act - PASSED
 - Includes provisions from SB 698 that restrict concealed weapons from public buildings.
- 2025 THPRD Lobby Day
 - Provided updates on THPRD board, district, projects – including updates on Westside Trail Segments & Bridge and Replacement Bond
 - Shared THPRD legislative priorities & positions, including concerns with SB 243
- Legislative Calendar
 - September 29-October 1: Interim Legislative Days
 - November 17-19: Interim Legislative Days
 - November 19: Revenue Forecast
 - November 21: Bill Requests Due
 - January 9: Bill Drafts Returned
 - January 13-15: Interim Legislative Days
 - January 16: Bill Drop Deadline
 - February 2-March 9: 2026 Short Session
 - March 10: Candidate Filing Day

Aisha and Kylie offered to answer any questions the board may have.

President Moreno asked for additional information regarding the process if there are topic areas of interest that the board wishes to bring forward during the upcoming short session.

- ✓ Aisha replied that the district's legislative platforms will be reconfirmed with the board in the next few months in order to see if there are any desired adjustments. She referenced the topics that were covered with the district's legislators at the THPRD lobby day a few months ago, such as the replacement bond measure and the Westside Trail bridge. If there are specific focus areas for which the board would like to speak with the legislators again, it would be appropriate to schedule another visit to Salem. She also referenced the invitation THPRD extended to its legislators of the use of THPRD facilities for their events.

President Moreno commented on the board members' overall high levels of engagement and communication with our legislators and hopes that continues.

B. General Manager's Report

The following presentation was provided as listed within the General Manager's Report included in the board of directors' information packet:

- Summer Camps and Events Recap
 - Cynthia Guajardo, program coordinator at Garden Home Recreation Center; Lori Jensen, program coordinator at Cedar Hills Recreation Center; and Dan McGatha, center supervisor for the Aloha and Beaverton Swim Centers, provided a recap of THPRD's 2025 summer camps and events via a PowerPoint presentation, a copy of which was entered into the record.

Doug and the presenters offered to answer any questions the board may have.

The board members provided comments of gratitude and appreciation, including comments on the year-over-year participation growth, support for cross-cultural and cross-generational focused programming and partnerships in advancing accessibility, the importance of these programs to the community, and personal reflections on their families' participation in summer programs and events, including a suggestion of making it easier for non-family members to participate together in the TriTogether triathlon and a desire to learn more about the district's RecMobile camps.

Agenda Item #10 – New Business

A. Update to District Equity & Inclusion Statement

Holly Thompson, Communications director, noted that staff is requesting board consideration of an update to the district's Equity & Inclusion Statement adopted in 2021. She provided a brief overview of the impetus behind the update, noting that staff appreciate that this is a sensitive political time and assures the board that the proposed changes are not being requested due to the overall political environment, but based on an unrelated legal counsel review. She noted that it was important to staff as they went through this process not to step away from the district's values and end up with a statement that weakens the district's position.

Holly provided a detailed overview of the process in updating the Equity & Inclusion Statement, now recommended to be titled as the "Equity, Inclusion & Belonging Statement," including the outreach and feedback received from the THPRD Board of Directors, Equity & Engagement Advisory Committee, and the district staff Welcoming & Inclusive Group. She read the proposed statement aloud for the board's consideration this evening as follows: "THPRD's goal is to serve every individual with dignity, fairness, and respect. We are dedicated and hold ourselves accountable to being a welcoming and inclusive organization that lives our values by advancing equity, inclusion, fairness, belonging, and respect for all. As stewards of public lands and spaces, we are committed to keeping these spaces safe, accessible and bringing people together."

President Moreno opened the floor to board discussion and feedback on the statement as proposed.

Miles Palacios expressed support for the statement as presented and is pleased with the amount of feedback received that went into developing this new statement. He looks forward to hearing Director Minor's comments as the board liaison to the Equity & Engagement Advisory Committee.

Tya Ping expressed support for the statement as presented and added gratitude for the advisory groups' feedback and suggestions, which exemplify the purpose and great work of these groups.

Pradnya Patil expressed support for the statement as presented, particularly the accountability aspect included as well as connecting stewardship to safety.

Barbie Minor described how the reactions of the Equity & Engagement Advisory Committee members to the power and impact of the statement shifted her mind and the concerns she had around the statement not being as bold as the previous statement; it just looked different. She believes the committee's comments are well represented in the version under consideration this evening; however, she described concerns she has around using the word "keeping," which indicates to her the status quo and loses the aspirational element.

President Moreno expressed appreciation for all the work that went into the review of this statement and gratitude to the staff and committees that contributed. He is proud of the process that was followed and the intentionality behind it, noting that while the statement might not be perfect, it can be reviewed again in the future, and when taking into consideration the need to protect the district from a liability standpoint as well as some excellent changes made in the process, he supports the statement as presented, but recognizes and appreciates the comments from Director Minor.

Board discussion turned to Director Minor's concern around the word "keeping" and the board members' opinions regarding the intent of that word, as well as comments from Communications Director Holly Thompson regarding the power that lies within the district's communication and embodiment of the statement. At the conclusion of the discussion, the consensus was to consider the statement as presented this evening without adjustment.

Miles Palacios moved that the board of directors adopt the proposed Equity, Inclusion & Belonging Statement. Pradnya Patil seconded the motion. Roll call proceeded as follows:

Tya Ping Yes

Barbie Minor Yes

Pradnya Patil Yes

Miles Palacios Yes

Alfredo Moreno Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #11 – Adjourn

There being no further business, the meeting was adjourned at 8:40 pm.

Alfredo Moreno, President

Miles Palacios, Secretary

Recording Secretary,
Jessica Collins