



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

A Regular Meeting of the Tualatin Hills Park and Recreation District Board of Directors was held at the HMT Recreation Complex, Peg Ogilbee Dryland Training Center, 15707 SW Walker Road, Beaverton, on Monday, June 2, 2008. Executive Session 6:00 p.m.; Regular Meeting 7:00 p.m.

Present:

Joseph Blowers	President/Director
Larry Pelatt	Secretary/Director
Bob Scott	Secretary Pro-Tempore/Director
John Griffiths	Director
William Kanable	Director
Doug Menke	General Manager

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

President, Joe Blowers, called the Executive Session to order for the following purposes:

- To consider the employment of a public officer, employee, staff member or individual agent, and
- To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

The Executive Session is held pursuant to ORS 192.660(2), which allows the Board to meet in Executive Session to discuss the aforementioned personnel and land issues.

President, Joe Blowers, noted that representatives of the news media and designated staff may attend the Executive Session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to disclose information discussed during the Executive Session. No final action or final decision may be made in Executive Session. At the end of the 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, Joe Blowers, called the Regular Meeting to order at 7:20 p.m.

Agenda Item #3 – Action Resulting from Executive Session

Bill Kanable moved the Board of Directors approve the negotiated appraisal price for the offer on the land in the northeast section as documented in the land acquisition information. Larry Pelatt seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Bob Scott	Yes
Larry Pelatt	Yes
Bill Kanable	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Larry Pelatt moved the Board of Directors approve the salary increase for General Manager, Doug Menke, to the top of the employee manual published bracket and also approve the payment of a one-time \$5,000 performance bonus. Bob Scott seconded the motion. Roll call proceeded as follows:

Bill Kanable	Yes
John Griffiths	Yes
Bob Scott	Yes
Larry Pelatt	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #4 – Presentations

A. Nature Park Advisory Committee

Bruce Barbarasch, Superintendent of Natural Resources & Trails Management, introduced Rod Coles, Nature Park Advisory Committee Chair, to provide the Advisory Committee's annual presentation to the Board of Directors.

Rod provided a detailed PowerPoint presentation regarding the Nature Park Advisory Committee's activities over the past year and goals for the future and offered to answer any questions the Board of Directors may have. A copy of the PowerPoint presentation was entered into the record.

Bob Scott asked what methods the Committee has used to increase sales during the native plant sale event.

- ✓ Rod replied that the increase in sales has been a result of learning from their experiences year after year, including predicting what types of plants will sell and getting the right quality of plants by exploring nurseries.

John Griffiths commented that the Committee seems focused with a clear plan of action for what it wishes to accomplish and asked if there is anything the Committee needs from the Board.

- ✓ Rod replied that financial support for the Old Wagon Trail is needed, noting that the Committee is also exploring alternatives for completing the project.
- ✓ Doug Menke, General Manager, noted that the project is currently a target for the proposed November 2008 bond measure.

Larry Pelatt asked whether the Old Wagon Trail was being considered for realignment in order to move it away from the floodplain.

- ✓ Rod replied that the Committee has discussed this topic many times with the help of Park District staff and that the latest recommendation is to leave the trail where it is, but with a combination of raising the boardwalk higher in some areas and using a different type of boardwalk that floats on the ground for other areas. He noted that there are many different options currently being explored.

President, Joe Blowers, thanked the Nature Park Advisory Committee on behalf of the Board of Directors for the informative presentation.

Agenda Item #5 – Audience Time

There was no testimony during Audience Time.

Agenda Item #6 – Consent Agenda

Bill Kanable moved the Board of Directors approve Consent Agenda items (A) Minutes of May 12, 2008 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, and (D) Resolution Authorizing Issuance of Tax and Revenue Anticipation Notes for 2008-09.

Larry Pelatt seconded the motion. Roll call proceeded as follows:

Bob Scott	Yes
John Griffiths	Yes
Larry Pelatt	Yes
Bill Kanable	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #7 – Unfinished Business

A. Future Funding Measure

Bob Wayt, Director of Communications & Development, provided a detailed overview of the public outreach effort for the future funding measure that has occurred since the May 12, 2008 Regular Board meeting, which included informal online and paper surveys, as well as staff information tables set up at many Park District facilities during the last week of May. He noted that the informal survey results would be provided to the Board of Directors prior to the upcoming Regular Board meeting on June 23, 2008.

Larry Pelatt asked if there are any current plans to provide more staff information tables.

- ✓ Doug Menke, General Manager, replied that there are no current plans in that the timetable for the bond measure is moving to the next step in the process.

Doug provided a detailed overview of the continuation of progress with The Trust for Public Land (TPL), noting that the second survey is currently in the field. He anticipates receiving the executive summary for the survey later this week or early next, noting that he would forward it to the Board of Directors as soon as it is received. He noted that this will be a key turning point for the Park District in hearing from the general public who will be voting on the bond measure. It will be staff's intent, based on that information, to provide the Board with a recommendation as to the bond package. The hope is that the survey results will be fairly straight forward and will offer clarity on certain issues such as a community center, bond measure dollar amount, and will enable staff to put together a package representative of all of the work completed to-date.

Doug noted that staff anticipates providing a recommendation to the Board of Directors at the June 23, 2008 Regular Board meeting. If the Board can come to a conclusion with regard to the bond measure components and dollar amount at that meeting, there has been discussion regarding canceling the July Regular Board meeting and holding the August Regular Board meeting instead. He noted that this would be contingent on the outcome of the June 23, 2008 Regular Board meeting in that if the Board cannot come to a conclusion at that meeting, the July meeting will be needed in order to finalize the package, as the focus of the August meeting will be to finalize the ballot language and legal steps.

Larry asked if both TPL and Park District legal counsel will be available for the August Regular Board meeting.

- ✓ Doug confirmed this, noting that there will also be legal work done in advance of that meeting that will be provided to the Board of Directors for feedback.

The Board of Directors expressed agreement with the meeting schedule as outlined.

- ✓ Doug noted that the June 23, 2008 Regular Board meeting will be held at the Elsie Stuhr Center.

B. General Manager's Report

Doug Menke, General Manager, provided a detailed overview of the General Manager's Report included within the Board of Directors information packet, which included the following topics:

- Building Performance Contract
 - Keith Hobson, Director of Business & Facilities, provided a detailed overview of the Park District's work with the Energy Trust of Oregon to develop a Building Performance Contract.
- Washington County Urbanization Forum
 - Doug noted that a position paper on this topic would be forwarded to the Board of Directors for review and concurrence with Board discussion and adoption at the August 4, 2008 Regular Board meeting.
- Legislator Visits
 - Doug noted that a schedule of upcoming legislator visits will be forwarded to the Board of Directors for possible attendance, keeping in mind quorum issues.
- Board of Directors Meeting Schedule

Doug offered to answer any questions the Board of Directors may have regarding the General Manager's Report.

Bob Scott asked if the energy use audit will consider all Park District facilities or only a sampling.

- ✓ Keith replied that the audit will consider all Park District facilities.

Agenda Item #8 – New Business

A. West Parc SDC Credit Project at Bethany Village

Steve Gulgren, Superintendent of Planning & Development, provided a detailed overview of the memo included within the Board of Directors information packet, noting that Central Bethany Development is proposing a System Development Charge (SDC) credit project that would provide a north-south Waterhouse Community Trail connection with a bridge and boardwalk crossing, in addition to dedicating 0.51 acres to the Park District for the trail corridor and selling most of the remaining portion of the property (Tract C) to the Park District for SDC credits. Steve noted that the action requested of the Board this evening is consensus to authorize staff to continue negotiating the SDC fee/credit proposal, noting that Central Bethany Development will make a second presentation to the Board in the near future to seek final approval of the project at that time. Steve introduced Jeff Oberst, Project Manager of Central Bethany Development, who is in attendance this evening.

Larry Pelatt asked whether this SDC credit project would alleviate the requirement of West Hills Development to construct an east-west trail as a condition of approval for a nearby development.

- ✓ Doug replied that the requirement for an east-west trail would remain.

Larry asked for confirmation that if this particular SDC credit project is eventually approved, West Hills Development would be building that trail through Park District property.

- ✓ Doug confirmed this.

President, Joe Blowers, asked whether the proposed trail alignment would be too steep.

- ✓ Steve replied that the land is fairly flat and will need some boardwalk and a bridge, noting that the terrain becomes steep to the north of the project area.

Jeff Oberst commented that Central Bethany Development is looking forward to working with the Park District, noting that residents have expressed a desire for the proposed trail connection.

Larry asked what the terrain of the remainder of the property is like.

- ✓ Jeff replied that it is heavily forested with an area of constant grade, but is fairly wet due to on-site streams.

Larry asked for confirmation that the property would not be appropriate for sports fields.

- ✓ Jeff and Steve confirmed this, noting that it is better suited for trail and natural area use.

The Board of Directors confirmed that the consensus is to continue negotiations regarding the proposed SDC credit/fee project.

Agenda Item #9 – Board Time

Bill Kanable commented that he was recently in attendance at the State Games event taking place at the HMT Recreation Complex and everything appeared to be running smoothly.

John Griffiths noted that he may be interested in attending the National Recreation and Park Association conference taking place in October.

Bob Scott referenced an item within the Management Report describing an outreach effort to the Latino population that occurred at a few local schools and asked how the attendance was.

- ✓ Bob Wagt, Director of Communications & Development, replied that the events were very well attended, noting that they were conducted by the Beaverton School District which invited the Park District to attend.

Bob Scott referenced a patron concern voiced to him regarding a statement within the Activities Guide that out-of-District residents who pay the out-of-District assessment fee are entitled to in-District rates, including any subsidies. The patron was told that this is not accurate.

- ✓ Jim McElhinny, Director of Park & Recreational Services, replied that staff has been in contact with the individual.
- ✓ Doug Menke, General Manager, clarified that the Board-adopted fee policy is that out-of-District patrons who pay the assessment receive access to in-District rates, but not the discounts provided to the developmentally disabled or seniors. These out-of-District patrons are assessed the full in-District cost for such programs.

John asked for clarification of why the Board adopted this policy.

- ✓ Doug replied that it was adopted in order to recognize the true full cost of the program. The logic was that the Park District should be passing on the full cost of the program to such patrons since they are out-of-District.

President, Joe Blowers, commented that property has recently been added to AM Kennedy Park and asked whether this would warrant a master plan for the Park.

- ✓ Doug confirmed this.

Joe suggested consideration of moving the current amenities, such as the basketball area and playground, and concentrating them to the west in order to enable some restoration work to take place where the amenities are currently located.

- ✓ Bill and Larry commented that this would be determined through the master planning process.

- ✓ Doug confirmed that it is currently a very undeveloped site and in order to maximize utilization of the area, it would be beneficial to start over with a new plan for the site.

Joe noted that it is an isolated site and that moving the activity areas closer to the street would increase visibility and perhaps safety.

- ✓ Bill described the concrete areas within Greenway Park that were installed for basketball areas, but due to their remote locations and wet terrain, may be better suited elsewhere and the current areas naturally enhanced.

- ✓ Doug noted that AM Kennedy Park is another targeted site for the November 2008 bond measure, noting that it would be master planned prior to any new development on the site.

Agenda Item #10 – Adjourn

There being no further business, the meeting was adjourned at 8:00 p.m.

Joe Blowers, President

Larry Pelatt, Secretary

Recording Secretary,
Jessica Collins