



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 at the Conestoga Recreation & Aquatic Center, Meeting Rooms 202 & 203, 9985 SW 125th Avenue, Beaverton, on Monday, September 13, 2010. Executive Session 6:00 p.m.; Regular Meeting 7:00 p.m.

Present:

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

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

President, Bill Kanable, 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), which allows the Board to meet in Executive Session to discuss the aforementioned issues.

President, Bill Kanable, 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, Bill Kanable, called the Regular Meeting to order at 7:05 p.m.

Agenda Item #3 – Action Resulting from Executive Session

Bob Scott moved the Board of Directors 1) authorize the General Manager, or his designee, to negotiate and execute the Purchase and Sale Agreement for the purchase of the property identified for the relocation of the Maintenance Facilities and for recreational uses, within the terms specified by the Board of Directors and 2) authorize the General Manager, or his designee, to remove contingencies and proceed to closing upon satisfaction of the

specific items addressed in the Purchase and Sale Agreement. Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED**.

Agenda Item #4 – Public Hearing: Public Contract Rules (District Compiled Policies Chapter 5)

A. Open Hearing

President, Bill Kanable, opened the public hearing.

B. Staff Report

Mark Hokkanen, Risk & Contract Manager, provided a brief overview of the memo included within the Board of Directors information packet. Mark noted that Board approval is requested to approve the proposed changes to Chapter 5 of the District Compiled Policies as outlined in the memo.

C. Public Comment

There was no public comment.

D. Board Discussion

Larry Pelatt commented that the proposed changes are comparable to what other local contracting agencies have adopted.

E. Close Hearing

President, Bill Kanable, closed the public hearing.

F. Board Action

Bob Scott moved the Board of Directors approve the proposed changes amending the Public Contracting Rules contained within Chapter 5 of the District Compiled Policies. Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED**.

Agenda Item #5 – Audience Time

There was no testimony during Audience Time.

Agenda Item #6 – Board Time

President, Bill Kanable, complimented staff on the condition of the soccer fields and the management of the parking at PCC Rock Creek Recreation Facility as the recreational soccer season has just begun.

Agenda Item #7 – Consent Agenda

Larry Pelatt moved the Board of Directors approve Consent Agenda items (A) Minutes of August 9, 2010 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Resolution Appointing Trails Advisory Committee Member, and (E) Resolution Declaring the Need for a Property for Active Park Space and the Location of District Maintenance Facilities. Joe Blowers seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED**.

Agenda Item #9 – New Business *(taken out of order)*

B. Rock Creek / North Bethany Trails Master Plan

Gery Keck, Bond Planning Manager, provided an overview of the memo included within the Board of Directors information packet, noting that the Master Plan for Rock Creek Trail Segments 2 and 5, and North Bethany Trail Segment 2 is before the Board this evening for consideration of approval. Rock Creek Trail Segment 2 is in Allenbach Acres Park, from 185th Avenue to West Union Road and is 0.26 miles in length. Rock Creek Trail Segment 5 stretches from Kaiser Road to the Westside Trail and is 0.40 miles in length. North Bethany Trail Segment 2 runs from Reindeer Drive to Springville Road and is 0.26 miles in length. The North Bethany Trail is a community trail that would connect to the Rock Creek Regional Trail to Springville Road near the PCC Rock Creek Campus. Gery introduced Mike Zilis, Principal with Walker Macy, who provided a detailed overview for each of the segments referencing a PowerPoint presentation, a copy of which was entered into the record.

President, Bill Kanable, requested clarification that if any wetlands are impacted with this project, the wetlands would be mitigated on either this site or another site.

✓ Gery confirmed that is true.

President, Bill Kanable, opened the floor to public testimony.

Jeff Mendenhall, 21214 NW Cannes Drive, Portland, is before the Board as a homeowner and business owner in the Rock Creek area. He is supportive of the trails and believes they are good for transportation.

Joe Barcott, 715 SW Viewmont Drive, Portland, is before the Board as a member of the Trails Advisory Committee. On behalf of the Trails Advisory Committee, he requests that the Board approve the staff recommendation for the Rock Creek Trail Segments 2 and 5 and North Bethany Segment 2 master plan. He provided six conclusions of the Trails Advisory Committee: 1) trails are good, 2) segments provide connectivity, 3) trails can increase property values, 4) trails could be a deterrent to vandalism, 5) not based on any study, but trails do not promote increased vandalism to nearby properties, and 6) staff chose the most viable alignments among the options presented. Joe provided additional comments about his familiarity with the trails and his support for the segments.

Mary O'Donnell, 17725 SW Sugar Plum Lane, Aloha, is before the Board as a member of the Trails Advisory Committee and concurs with Joe Barcott's statement.

Gordon Riese, 15121 NW Vance Drive, Portland, is before the Board regarding Rock Creek Trail Segment 5. He does not agree with the alignment as it is nine feet from his property and is concerned about his privacy and security. He noted an existing trail and wonders why the trail could not be aligned with it.

James Parsons, 12270 SW Center Street #33, Beaverton, is before the Board as a bicyclist. He noted that he does not visit the area in question much because there are no connections to other trails and he must ride on the streets. He is supportive of the master plan.

David Barkai, 4905 NW Kahneeta Drive, Portland, is before the Board regarding Rock Creek Trail Segment 2. He referred to the PowerPoint presentation in his comments and suggested moving the trail away from the properties for privacy and closer to the wetlands that he feels would provide a more scenic trail for users.

Mike Reed, 15043 NW Vance Drive, Portland, is before the Board regarding Rock Creek Trail Segment 5. He referred to the PowerPoint presentation in his comments and pointed out his property. He is disappointed with the notification given for the public open house, which was a postcard that did not explain the location of the trail. He is surprised that a structure, a fence, could be built five feet from his property line. He wanted to know why it would not be built at ten feet.

- ✓ Gery replied that to build at ten feet would require an additional \$20,000 to \$30,000.

Mike Reed inquired if there is an ordinance or guidelines that outlines how far one can build from a property line.

- ✓ Larry Pelatt commented that all Washington County guidelines would be met.

Mike Reed inquired about the green buffer zone at Kyle Place.

- ✓ Gery replied that the buffer zone across Kyle Place was negotiated with the property owners as it is a private road. He also referred back to Mike Reed's earlier question about ordinances. Gery noted that Washington County would allow the Park District to build near the property line as the retaining wall is under four feet high and is not considered a structure.

Mike Reed commented that presently he does not have a fence on his property.

- ✓ President, Bill Kanable, noted that the property owners have the option to not have a fence built. He referenced the PowerPoint presentation and highlighted the setback of the trail and noted that the trail would be lower.
- ✓ Gery commented that the trail would be lowered as much as possible and noted that there is a Northwest Natural gas line.

John Griffiths inquired about the cost if the trail was moved.

- ✓ Gery referenced the PowerPoint presentation and noted that if the trail were moved five feet to the north, there would be slope issues.
- ✓ Patty Freeman, Park Planner, noted that there also would be more scrutiny from Clean Water Services as it encroaches more into the vegetated buffer.

- ✓ Larry Pelatt stated that Clean Water Services would review any changes to the plan.

Mike Reed requests that the Board not approve the master plan until the questions are resolved.

Calin Gherghe, 17655 NW Marylhurst Court, Portland, is before the Board regarding North Bethany Trail Segment 2. He referred to the PowerPoint presentation in his comments, pointed out his property and noted he is one of the most impacted on the segment. He is supportive of trails in general, but does not agree with the proposed alignment. He commented that the proposed trail is within the wetlands buffer area. He stated that he attended the public meeting, but as there are no minutes from that meeting, he wanted to present to the Board this evening. He wishes to submit written testimony after the meeting for the Board's consideration. His main concern is the segment is not safe. He pointed out the private access road to the residents for access and garbage pickup. This is a road access easement over THPRD property. He commented that the trail ends at Springville Road. He believes the trail segment is not ADA compliant and not safe for bicyclists. He believes the trail would affect wildlife.

- ✓ Larry Pelatt requested clarification on the location of the access road Calin Gherghe referenced.

Calin Gherghe pointed out the location on the map, which is an extension of Marylhurst Court.

- ✓ Larry requested confirmation that THPRD allows the residents access to the easement.
 - Patty Freeman, Park Planner, confirmed.

Calin Gherghe requested that the Board collect more data and separate the North Bethany Trail Segment 2 from the project.

Tom Hjort, 15715 SW Division, Beaverton, is before the Board as the Vice Chair of the Trails Advisory Committee. He sends the Chair's regrets for not being at the meeting. He supports Joe Barcott's testimony this evening.

Mary Ellen Triplett, 4915 NW Kahneeta Drive, Portland, is before the Board regarding Rock Creek Trail Segment 2. She referred to the PowerPoint presentation in her comments. She wishes the Board to consider moving the trail away from the property line, more in between the properties and the wetlands. She commented that most other trails are not as close to property lines as the one proposed this evening. She believes the proposed trail is not proper and makes the trail longer than it needs to be. She stated that she attended the public meeting and the alignment presented then was closer to the wetlands, not in the wetlands or the buffer, but away from the houses. She commented on the potential loss in property value. She stated that there are only two entrances for residents of Kahneeta Drive and, with the proposed addition of trail user-activated lights, there would be more difficulty for residents to access their street. She noted that there is no running water available in an area proposed for future development. She asked the Board how they could approve the master plan if they do not know the setback rules.

Barbara Schulties, 4905 NW Kahneeta Drive, Portland, is before the Board regarding Rock Creek Trail Segment 2. She commented that she and other patrons are already walking

through the area behind her house. She inquired why the trail is not being proposed where the walkers naturally walk. She requested that the path be moved accordingly.

✓ Joe Blowers requested clarification on where the walkers are currently walking. Barbara Schulties pointed out the area on the map, which is north of the proposed trail more toward the water. She commented on how beautiful the area is near the water.

Elizabeth Caswell, 15191 NW Vance Drive, Portland, is before the Board regarding Rock Creek Trail Segment 5. She referred to the PowerPoint presentation in her comments and pointed out her property. She urged the Board to vote no or postpone the vote on Segment 5 until further evaluation. She stated that there is already a paved trail north of Segment 5 at Kaiser Woods that should be considered. She noted that there is not a privacy fence proposed for her property and commented on her lack of privacy with trail users. She is concerned about the estimated 11 percent grade, provided data of her children riding their bikes on the trail, and expressed her concern that bikers may be hurt. She noted that the crossing is dangerous at Kaiser Road. She noted that the communication residents received in the mail about the public meeting only included a map of the West Union trail alignment. They did not know that they were being affected by the master plan until after a neighbor attended the meeting. She stated that they were not provided adequate notice. She commented that several residents are in attendance tonight. She does not wish the trail to be paved as there is a paved trail north of them. She stated that the neighbors are unanimous in their decision to not pave the trail.

Dr. Paul S. Chipper, 15191 NW Vance Drive, Portland, is before the Board regarding Rock Creek Trail Segment 5. He referred to the PowerPoint presentation in his comments and pointed out his property. He noted that the trail in Kaiser Woods is approximately 400 meters to the north. He encouraged the Board to vote no or allow for additional time. He referenced his written testimony and distributed photos of the trail, copies of which were entered into the record. He commented that the Rock Creek Trail and THPRD are important to their community. He and his family frequently ride the trails. The current Segment 5 travels along a broad established trail bed with woods, a creek, and cool breezes on one side and blackberries on the other, and it is slightly sunken. The trail is hidden from the surrounding houses and allows people to walk in solitude, but preserves the privacy. He commented that many neighbors use the trail and greenspace. The proposed trail would bisect the greenspace. He noted that the neighbors love their current trail.

✓ Larry Pelatt requested clarification on where the trail would bisect the greenspace. Dr. Paul S. Chipper pointed out the area on the map, and pointed to an existing trail that is thought to be a Clean Water Services access road with a trail sign.

Brad Sheehan, 15145 NW Vance Drive, Portland, is before the Board regarding Rock Creek Trail Segment 5. He submitted photos of the area in question, copies of which were entered into the record. He noted that a trail exists at the Clean Water Services road and pointed out a photo with a biker on the trail. He noted the lack of privacy for property owners. He stated that he works for the federal government and that they are required to provide notice. He commented that he was not notified. He requested that the Board not vote on this segment tonight. He suggested an alignment with the trail in Kaiser Woods.

Wayne Hathaway, 14953 NW Vance Drive, Portland, is before the Board regarding Rock Creek Trail Segment 5. He described where his property is located. He commented that he walks his dog on the trail. He asked the Board to not vote on this segment to allow more time for consideration.

Lori Manthey-Waldo, 14603 Dawnwood Drive, is before the Board representing A City By Choice, a grassroots non-profit organization made up of neighbors and local business leaders that live and work north of Highway 26 from Cedar Mill to Rock Creek. She submitted her testimony in writing, a copy of which was entered into the record. They are grateful for THPRD's efforts to help build a stronger community by connecting neighborhoods with off-street trails. A City By Choice applauds the visionary planning that will safely connect the neighborhoods via mid-block crossings for Segment 2 of the Rock Creek Trail and feel the recommendation to preserve open space for future park uses is logical and prudent. They support the additions of Rock Creek Trail Segment 5 and North Bethany Trail Segment 2, but ask the Board to address a few caveats. They request that the width of the trail be adjusted from 10 feet to 8 feet to allow more space between the current homes and the proposed trail. She commented that the existing trail is lovely and already cuts through the Clean Water Services vegetation area and wondered if the existing trail could be paved. She commented that mid-block crossings are absolutely necessary and wishes that THPRD includes them as a requirement.

- ✓ Larry Pelatt stated that THPRD does not control mid-block crossings. They may only suggest them to Washington County who controls them.

Robert Spurlock, 600 NE Grand Avenue, Portland, is before the Board as an employee of Metro. He applauded staff on their work with the master plan. At Metro, he is working with the City of Hillsboro and Multnomah County on the Rock Creek Regional Trail and noted the importance of connecting the trail.

- ✓ President, Bill Kanable, asked Robert if Metro created the regional trail corridor as they appear in the 2006 Trails Master Plan.

Robert replied that THPRD created and selected the corridor. Metro coordinates connecting the trail.

Additional written testimony were provided by Washington County Citizen Participation Organization (CPO) #7 in support of the Rock Creek and North Bethany Trails Master Plan, and April S. DeBolt in support of Rock Creek Trail Segments 2 and 5, copies of which were entered into the record.

Joe Blowers inquired about the other uses planned for Allenbach Acres Park if the trail is routed as proposed for Rock Creek Trail Segment 2.

- ✓ Doug Menke, General Manager, replied that staff have proposed such uses as a dog park, a sports field, or community gardens for the area. Public meetings would be held to weigh the options.

Joe inquired how the proposed uses would be affected if the trail routed to the north.

- ✓ Doug replied that it would compromise other uses as the trail would bisect the areas available for a dog park or a sports field. Also, he noted that the trail then would be near the riparian area.
- ✓ Gery referred to the PowerPoint presentation and noted the utility pole locations and wires overhead forcing the proposed trail to keep away from natural resource areas.

Joe offered a personal observation from his home that is approximately 25 feet from a major trail. Noting that he has trees for screening, he commented that he and his wife have seen being near the trail as positive.

Joe inquired about discussions with Washington County regarding a mid-block crossing for Rock Creek Trail Segment 5. He also requested clarification on the previously mentioned existing trail and why it could not be paved.

- ✓ Mike Zilis, Principal with Walker Macy, stated that discussions with Washington County are ongoing. He stated that Washington County believes a mid-block crossing as noted by the master plan would be considered safe.
- ✓ Gery noted that the existing trail being referenced is within the 60 percent zone of the Clean Water Services buffer and would require alternative analysis to prove that another option does not exist.
- ✓ Bob Scott stated that he had walked the trail with staff and commented that to move the trail to 10 feet from the properties, and to have a 10-foot wide trail, in some cases, would require more grading and cost more than the \$30,000 previously stated.

Joe inquired hypothetically how far away the trail would be if rerouted to Kaiser Woods.

- ✓ Patty Freeman, Park Planner, noted that there are natural areas in Kaiser Woods that are highly valued and a regional trail would not be ideal.

Joe clarified that the bigger issue is not travel distance, but putting a 10-foot trail through a natural area.

Larry Pelatt requested clarification that guidelines for regional trails are stated and cannot be changed.

- ✓ Patty replied that regional trails are a minimum 10 feet wide.

Joe requested clarification that the bridge spans noted for North Bethany Trail Segment 2 could be built.

- ✓ Mike Zilis, Principal with Walker Macy, confirmed.

President, Bill Kanable, asked if the agencies needed to approve this alignment would approve it as presented.

- ✓ Patty noted that the proposed alignment has the minimum wetlands impact.

Joe inquired about the approximate grade of the trail.

- ✓ Mike replied some portions are under 5 percent, but none are over 10 percent.

Bob Scott commented that he walked through the middle of the open space at Rock Creek Trail Segment 2 from Bethany Lake to West Union Road. He stated that if there were a trail there, he would have walked on it. He stated that he also lives near a trail, approximately 10 feet from his property line, and has a fence and arborvitae for privacy. He appreciates having the trail near his property in order to preserve the open space. He believes 25 feet would provide enough of a buffer. He supports the layout of this segment as it preserves the open space and does not have wetland issues.

Bob Scott commented that he walked through the Rock Creek Trail Segment 5 with Doug Menke and Gery Keck, along the creek and along the homes. He understands the concern

of the proximity of the trail to the property owners, but likes how the proposed trail would be lower to preserve the property owners' privacy. He noted that while the trail by the creek would be more scenic, he does not believe there would be room for a 10-foot wide trail without having to complete major construction. He expressed concern about safety on the creek trail because it is hidden. He is sensitive about the trail alignment along the property lines, but likes the remainder of the trail as it is presented.

Bob Scott reiterated that the proposed trail alignment for the North Bethany Trail Segment 2 is the least impactful route for that segment. He believes the connection is good and believes the eventual connection to the PCC Rock Creek campus is positive. He is concerned about the mid-block crossings, but understands that will be addressed with Washington County.

Larry Pelatt expressed concern for the Clean Water Services trail at Rock Creek Trail Segment 5. He would like the Park District to approach Clean Water Services and have them reject the idea of linking the trail before pursuing the proposed trail. He is sensitive to the concerns of the proximity of the trail alignment to the property owners.

- ✓ Joe Blowers asked if moving the trail as Larry described would have any impact to the retaining walls.

President, Bill Kanable, stated that he believed it would have an impact.

- ✓ Larry suggested moving the trail away from the property line, and talking to Clean Water Services about options.

John Griffiths agreed with Bob Scott's overall comments. He wondered how the Clean Water Services service road became a trail.

- ✓ President, Bill Kanable, mentioned that the trail may have been grandfathered in.
- ✓ Larry Pelatt stated that the service road was built before most of the houses were built in the area.

John Griffiths commented that trails are being used as secondary transportation options and connections are needed. He stated that the question is not whether the trail will be built, but how. He is sensitive to homeowners' concerns, both positive and negative. He feels the master plan should be reviewed one more time. He is supportive with the basic concept of the trail segments.

President, Bill Kanable, thanked all those who attended this evening's meeting for this topic.

Bill asked staff if the Board has to approve all the segments at once or can they be approved individually.

- ✓ Doug Menke, General Manager, stated that they can be approved one at a time.

Bill stated that he has no problems with North Bethany Trail Segment 2 and Rock Creek Trail Segment 2. He understands some of the concerns, but is agreeable to the proposal that staff has presented. He would like to send back Rock Creek Trail Segment 5 for additional review and public meetings.

Larry Pelatt requested that staff capture the names and addresses of those who testified, and of anyone else at tonight's meeting who is interested, to make sure information is sent to them about future meetings.

Joe Blowers stated that he is agreeable to approving two segments this evening, but requested clarification from staff about the direction for prioritizing values on Rock Creek Trail Segment 5.

- ✓ John Griffiths suggested staff return with options that highlight the trade offs for each.

Joe inquired about the cost (time and money) of delaying the decision.

- ✓ Doug Menke, General Manager, noted that one of the challenges would be the Clean Water Services review. He expects Clean Water Services to require additional detail, which would be expensive. Staff would need to qualify what the detail would be.

John inquired if staff has already evaluated scenarios.

- ✓ Doug replied that they have; however, he does not know the level of communication with Clean Water Services.
- ✓ Gery Keck, Bond Planning Manager, replied that Clean Water Services has not been shown the proposed master plan; however, based on previous meetings regarding other projects, staff feels they have an idea of what would be acceptable.

Bill stated that the next step would be to send the request to Clean Water Services to vet ideas, and hold another public meeting to discuss the master plan.

- ✓ Doug stated that staff would proceed as directed.

John Griffiths inquired about the environmental impacts at North Bethany Trail Segment 2 as it appears the entire area is wetlands, was there no other choice.

- ✓ Doug replied that the project was presented to the Natural Resources Advisory Committee. They agree that the area is a natural area, but not a high quality natural area. They understand how critical it is to connect the trail.

Joe stated that the Board discussed this very topic when they approved to purchase the property, in addition to the area being steep and in the rough.

- ✓ Larry recalled the conversation and how this trail would connect to PCC.

Joe Blowers moved the Board of Directors approve the Rock Creek Trail Segment 2 and North Bethany Trail Segment 2 Master Plan. Bob Scott seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

President, Bill Kanable, again thanked all those who attended and provided comments this evening. The Board has taken their comments under consideration.

Agenda Item #8 – Unfinished Business

A. Bond Program

Hal Bergsma, Director of Planning, referenced the memo included within the Board of Directors information packet, which notes the status of several types of capital projects that are presently being managed by Planning & Development and Natural Resources.

- ✓ Hearing no comments or questions, President, Bill Kanable, requested the staff report for the next agenda item.

B. General Manager’s Report

Doug Menke, General Manager, provided brief comments of the General Manager’s Report included within the Board of Directors information packet, which included the following topics:

- David Bragdon Farewell Event
 - Doug noted that he and Larry Pelatt attended the send-off event and passed on comments from John Griffiths.
- Senator Merkley Visit
 - Doug noted that Bob Scott attended the Town Hall meeting and provided opening comments.
- International Northwest Parks and Recreation Association Conference
 - Doug noted that THPRD is hosting this year’s conference.

John Griffiths inquired about the low attendance at Senator Merkley’s Town Hall meeting.

- ✓ Doug confirmed that attendance was low. Staff suggested holding the meeting in the morning for a better turnout; however, the Senator was only available in the afternoon.

Agenda Item #9 – New Business

A. Resolution Appointing Audit Committee Members

Doug Menke, General Manager, provided a brief overview of the memo included within the Board of Directors information packet, noting that two positions are open on the Audit Committee. Budget Committee Chair, Greg Cody, polled the Budget Committee for anyone interested in serving on the Audit Committee. Ruth Rosimo volunteered to be the Budget Committee’s representative.

Doug noted that staff is seeking a Board of Directors representative as well as Bob Scott’s term has also expired.

- ✓ Bob Scott agreed to be the Board representative on the Audit Committee.

Larry Pelatt moved the Board of Directors approve appointing Bob Scott as the Board of Directors representative to the Audit Committee and approve appointing Ruth Rosimo per the resolution. Joe Blowers seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

C. Winkelman Park Master Plan

Steve Gulgren, Superintendent of Planning & Development, provided an overview of the memo included within the Board of Directors information packet. Developing Winkelman Park with a multi-use youth athletic field was included as a project in the 2008 Bond Measure. He noted that the consultant worked through comments received from the public and affected agencies and developed a master plan that takes into account the location of the site and its accompanying challenges.

Steve introduced Mark Hadley, Project Manager with WHPacific, who provided a detailed overview of the park amenities identified within the master plan referencing a PowerPoint presentation, a copy of which was entered into the record. Mark called to the Board's attention the Slope Analysis slide and commented that the overriding factor in designing the site is its topography. He stated that park amenities were located where they could be accommodated.

David Lewis, Park Planner, stated that staff is seeking Board approval of the master plan as well as requesting additional funding to cover the budget shortfall for the Basic Phase 1 development. In order to complete the Basic Phase 1 development, an additional \$400,000 would be needed. Major elements include installation of a multiuse field with backstop, a water meter and irrigation for the field, approximately 50 gravel parking spots in the north parking lot, fencing for the field and some of the perimeter, and some landscaping to screen the neighbors to the north and west. For an additional \$384,000, the Complete Phase 1 would include improving the entry drive and drop off area, paving the 50 parking spaces in the north parking lot, adding curbs and sidewalks, extending irrigation, and adding utility work and landscaping.

President, Bill Kanable, requested clarification that what David Lewis described could be added for \$400,000.

- ✓ Doug Menke, General Manager, replied that staff is recommending completion of the Basic Phase 1 package only as it fulfills the Park District's obligation with the bond measure and prepares the site for when the Park District is ready to fully develop the site.

Larry Pelatt requested clarification that the multiuse field is not synthetic.

- ✓ Steve confirmed.

Larry asked what the potential is to install lights.

- ✓ Steve stated that at this time due to the current zoning, it is not a good option.

Bill stated that adding lights would add approximately \$350,000 to the project.

- ✓ Scott Brucker, Superintendent of Sports, commented that it would be lower, approximately \$250,000.

Joe Blowers stated that he visited the site recently for the first time, and it is a lovely site.

Bob Scott commended Mark Hadley on the beautiful master plan.

Larry Pelatt stated he has visited the site many times and that he liked the plan.

John Griffiths inquired if the play area included a play structure.

- ✓ Steve confirmed that it did.

John had favorable comments about the roundabout drop off area as Mark described. He asked if \$2.5 million was the total to build the master plan.

- ✓ Steve clarified that \$2.5 million is what is estimated at this time to develop the full master plan.

President, Bill Kanable, referred to the PowerPoint presentation to clarify what is included in the Basic Phase 1 versus the Complete Phase 1 development.

Joe Blowers inquired if the dog park had irrigation.

- ✓ Steve stated that it does not.

John Griffiths inquired if there are any marketing or attempts to connect or link Cooper Mountain Nature Park with Winkelman Park.

- ✓ Doug Menke, General Manager, stated that there is a regional trail and proposed wildlife corridor under consideration for future development.

John stated that it would be natural to connect the two sites.

Bob Scott inquired in what quadrant is Meadow Waye Park located.

- ✓ Doug replied it is located in the southeast. The field at Winkelman Park would fulfill the bond obligation in the southwest quadrant.

Steve Gulgren stated that the proposed savings from the Meadow Waye project could be used for the Winkelman Park project because they are both in the Bond Youth Athletic Field Development category.

- ✓ Doug stated that is why staff is requesting additional Undesignated SDC funds to be allocated in addition to the bond funding for field development.

President, Bill Kanable, opened the floor to public testimony.

Robert Spurlock, 600 NE Grand Avenue, Portland, is before the Board as an employee of Metro. He spoke on behalf of Jane Hart who was not able to attend tonight's meeting. She was part of the public task force and echoes staff's comments about Winkelman Park. He stated that Mary Cassin also provided written testimony. He noted that Winkelman Park would help to achieve the regional trail connection to the Cooper Mountain Nature Park.

Joe Blowers moved the Board of Directors approve the Winkelman Park Master Plan and approve an allocation of an additional \$400,000 from both the Meadow Waye Park construction savings and money from the Undesignated SDC Fund to complete the Basic Phase 1 development for the project. Bob Scott seconded the motion.

Board discussion.

Larry Pelatt requested clarification about why staff is only requesting \$400,000 and not the additional \$384,000.

- ✓ Doug replied that the Park District would fulfill its bond obligation with the Basic Phase 1 development. Staff's concern is the budget is tight and is already using additional SDC funds to balance the bond fund.

Bill noted that more site improvements could be completed in the future as project savings are realized.

Larry Pelatt inquired about the cost of adding the dog park, if project savings are available, noting that dog parks are in high demand.

- ✓ David Lewis stated approximately \$50,000 would be needed to develop the dog park.
- ✓ Mark Hadley stated the cost estimate includes fencing, surfacing, entry area, and water quality control.

Bill commented that the Board must be prudent and conservative as more bond projects are coming up.

Steve Gulgren stated that the dog park could be added to the planning phase and included as an alternate to the bid. After determining any project savings from the Meadow Way Park project, the Board can determine whether or not to include the dog park as part of the development.

- ✓ David stated that bids may be more favorable than estimated.

Bill stated that he would support the bid alternative approach.

- ✓ Steve stated that if planning for the dog park is included, additional funds would be spent, but since it would be minor, it could be covered within the existing budget.

John Griffiths agreed that there is a demand for dog parks and agreed with Bill that the Board must monitor the funding. He suggested creating a "what if" projects list so the Board is aware of projects that could be completed if additional funding were to become available.

- ✓ Larry stated that the "what if" projects should be included as part of the planning phase so they may be included as alternates to bids.

Joe Blowers amended his motion to move the Board of Directors approve the Winkelman Park Master Plan, approve an allocation of an additional \$400,000 from both the Meadow Way Park construction savings and money from the Undesignated SDC Fund to complete the Basic Phase 1 development for the project, and to plan a dog park and add it as an option to Basic Phase 1 pending surplus funding from other areas. Bob Scott seconded the amended motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #9 – Adjourn

There being no further business, the meeting was adjourned at 9:40 p.m.

Bill Kanable, President

Bob Scott, Secretary

Recording Secretary,
Marilou Caganap