



Bond Task Force Meeting # 2

Financial Background

**Presented by:
THPRD Management Team
September 25, 2025**



Task Force Role

Advise the THPRD Board

1. Should the board refer a replacement bond request to voters in May 2026?
2. What's the right mix for replacement versus new projects in the bond?
3. Are the proposed categories and the project mix correct?

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.

Goals for Tonight

1. Review Recreation Center / Pool Comparisons
2. Discuss if a new facility makes sense in the bond package
3. Follow Up Discussion Items from Meeting # 1
 - Measure 47 / 50 History
 - Compression
 - 1994 Bond Measure Information
 - Review Historical Voter History/Measure Information
4. Review/Discuss Bond Categories

Agenda Items #1 & #2

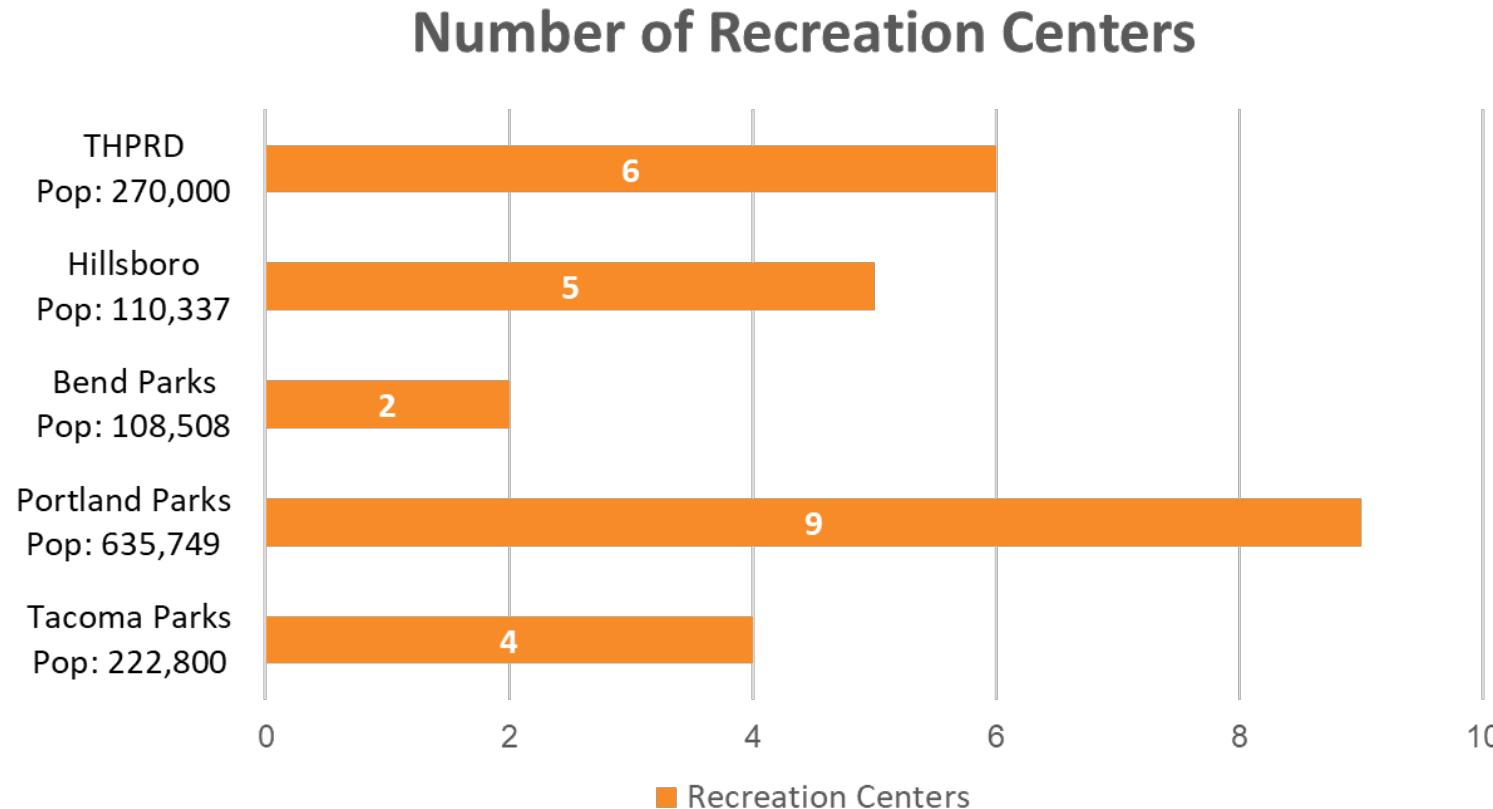
Reviewing Rec Center and Pool Facility Comparisons

Discussion Items

- **Who did we compare THPRD to?** Cities of Hillsboro & Portland; and Bend & Tacoma Park & Rec Districts
- **What did we compare?:** # of Recreation Centers and Pools
- **What is included in the comparisons?** Senior Centers and Nature Centers
- **What is NOT included in the comparisons?** Historical buildings, single purpose sport facilities (tennis, pickleball, arts centers, etc.)



How many Rec Centers does THPRD have compared to peers?



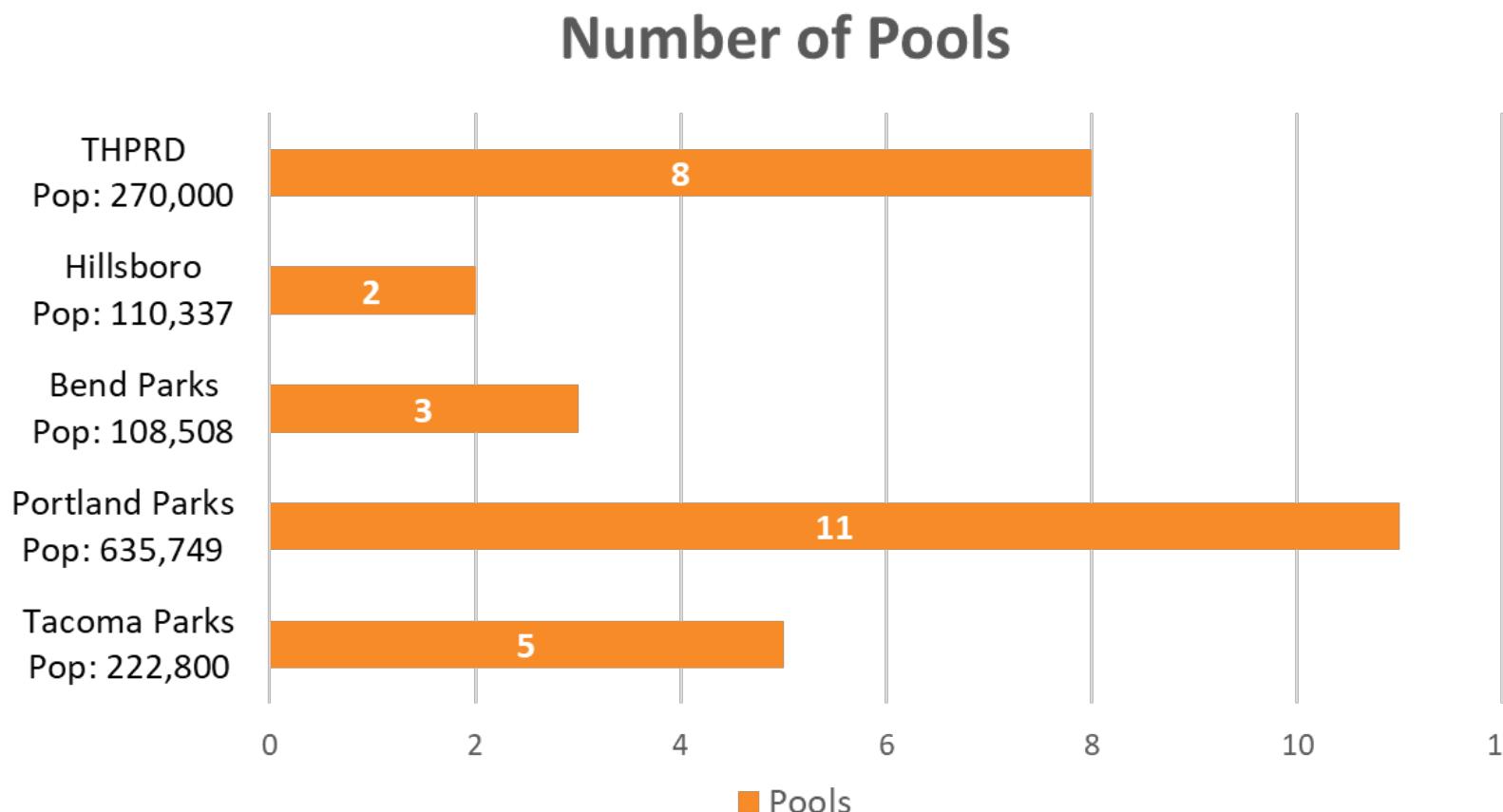
* Data is comparing recreation centers not other types of spaces like dedicated arts centers, historic buildings, or single purpose sports buildings (swim centers, tennis, pickleball etc.)

Population divided by # of Recreation Centers:

- Hillsboro: 22,067
- **THPRD: 45,000**
- Bend: 54,254
- Tacoma: 55,700
- Portland: 70,638

Summary:
THPRD is comparatively well situated for # of centers per population.

How many pools does THPRD have compared to peers?

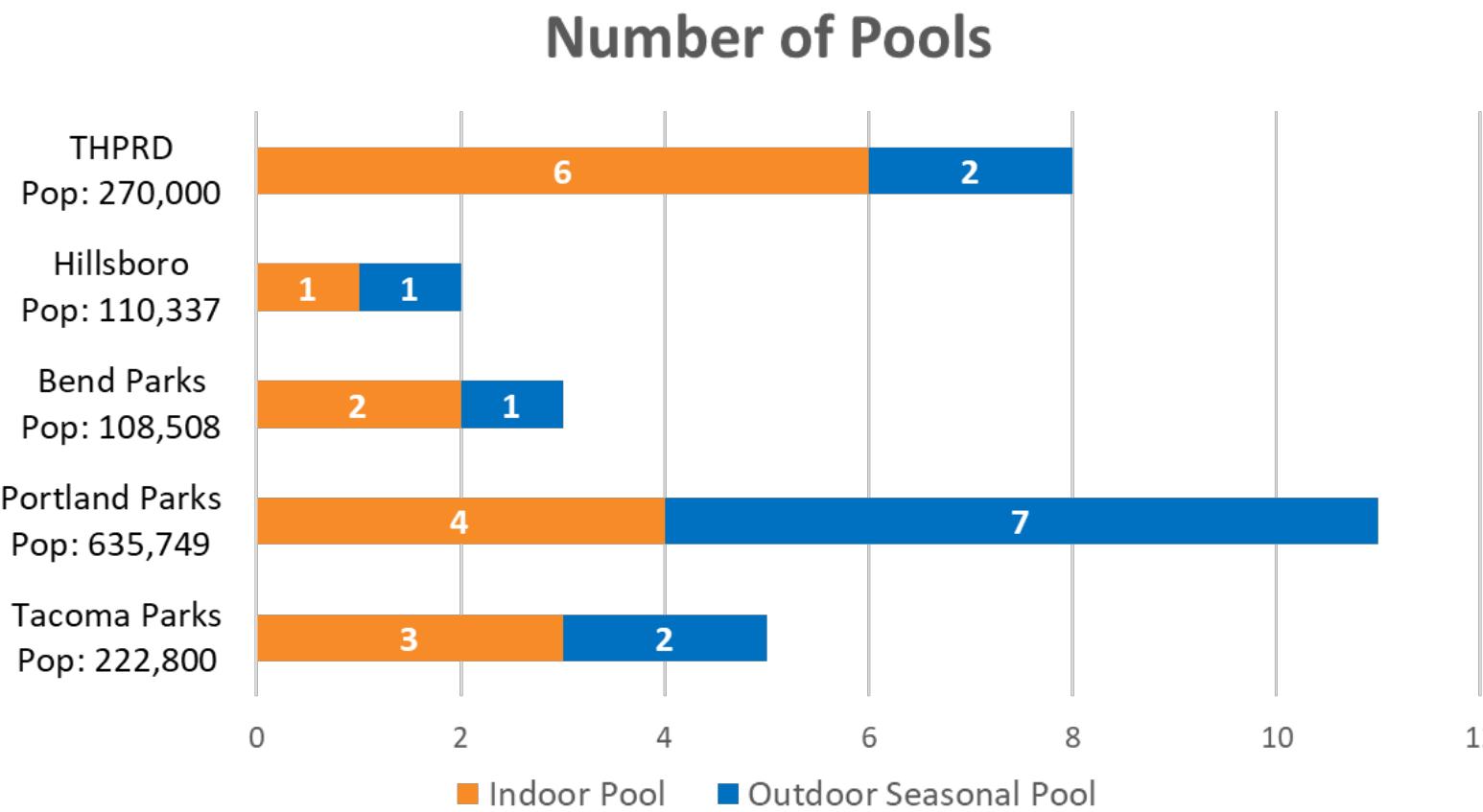


*Population Divided by
of Pools*

- THPRD: 33,750
- Bend: 36,170
- Tacoma: 44,560
- Hillsboro: 55,170
- Portland: 57,795

Summary:
THPRD is comparatively well situated for # of pools per population.

What's THPRD's year-round pool capacity compared to peers?



*Population Divided by
of Year-Round Pools*

- THPRD: 45,000
- Bend: 54,254
- Tacoma: 74,266
- Hillsboro: 110,331
- Portland: 158,937

**Summary: THPRD is
comparatively well
situated for # of pools
per population.**

Does a new facility make sense in this bond?

Rec Center & Pool Comparisons: Data doesn't indicate need.

Existing Capital Replacement Needs: Current needs exceed \$280 million projection. (*Current capital needs exceed \$300 million*)

Operating Funds do Not Exist: 2024 levy did not contemplate operating a new facility in next 10 years.

Public Support is for Repair/Replace: Levy Task Force recommendation and early polling info.

Staff do not advise we consider a new facility as part of the 2026 replacement bond



We can continue discussion on other ideas for future NEW facility funding.

Agenda Items # 1 and # 2 Review

Questions or Comments

Rec Centers or Pool Comparisons

Why staff are recommending we not consider a NEW facility in the bond measure



Agenda Item # 3

Follow Up Items from Meeting #1

- Measure 47 / 50 History
- Compression
- 1994 Bond Measure Information
- Review Historical Voter History/
Measure Information

A Brief History of Oregon Property Taxation



150-303-405-1 (Rev. 6-09)

1990's Property Tax Changes

Tax Reform Measures

A large, bold white word "VOTE" is centered on a blue background. The letter "O" contains a red checkmark, symbolizing voting or approval.

- **Pre-Measure 5:** Pure levy system. Each govt. Calculated tax levy based on budget need. Assessed on RMV no concept of AV. Levies limited to 6% growth. More than 6% required voter approval.
- **Measure 5 (1990)** *Limit \$10 per \$1K of RMV for general govt. Taxes & \$5 per \$1K of RMV for schools. Cut tax rates an average of 51% from 90-91 levels.*
- **Measure 47 (Nov 96)** Repealed before took effect
- **Measure 50 (Nov 97)** Legislative Fix to 47

Measure 50 Changes

A Brief History of Oregon Property Taxation



150-303-405-1 (Rev. 6-09)

- Goal: Reduce property taxes in 97-98 and control future growth.
- Established Permanent Rates.
- Reduced property taxes to 90% of 95-96 rates for each property.
- Established AV for taxing purposes vs. RMV
- Limited the yearly growth of AV to 3% AND new area (annexation or development)
- Rolled ALL of the existing taxes into the new rate (so existing LEVY got into the new rate)

Source: <https://www.oregon.gov/DOR/programs/gov-research/Documents/303-405-1.pdf>

Measure 50 History and Legacy

- **Permanent Tax Rates Established:** Created permanent tax rates for the roughly 1,400 taxing districts.
- **Established "Operating Taxes":** Tax system modified from the use of levy-based system to a rate-based system to calculate taxes. Property taxes now become known as “operating taxes” and are used to fund the general operating budgets of the taxing districts.
- **Local Option Levies:** Retained as they represent the only way for taxing districts to raise operating revenue beyond their permanent rate. Measure 50 envisioned local option levies as a “**tool for local control**” of tax rates.

Compression Information

Affect of compression on levies and bonds

Pre –2024 Levy compression ~ \$15k

Post 2024 levy compression \$700k+

So, not an issue for BTF work but an issue the district must watch for levies and annual operating budgets.



1994 Bond Measure Info/History

WASHINGTON COUNTY	
Tualatin Hills Park and Recreation Measure No. 34-25	
BALLOT TITLE	
\$25,900,000.00 BOND ISSUE TO ACQUIRE AND DEVELOP RECREATION PROPERTIES	equipment and pathway resurfacing and spillway.
QUESTION: Shall Tualatin Hills Park and Recreation District sell \$25,900,000.00 of general obligation bonds for a term not exceeding 25 years? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of Section 11b, Article XI of the Oregon Constitution.	<u>Bethany Lake Improvements</u> Improvements include dam and retaining wall repairs, dredging the lake, pathway resurfacing, three viewing platforms.
SUMMARY: Provide funds to acquire and develop land for parks, recreation, sports fields, and facilities of various types and for developing and equipping properties owned by the District, including indoor multi-purpose facilities, recreation/aquatic center, sports fields, Tualatin Hills Nature Park, Senior Center, Aquatic Center and other park and recreational facilities and for paying the expenses for issuance and sale of the bonds. "The reasonably estimated annual dollar amount of the tax levied to pay the bonds average \$2,405,000.00."	<u>Elsie J. Stuhr Adult Leisure Center Improvements</u> Improvements include the addition of a multi-purpose room with a staged dressing room and storage area, arts and crafts room and additional restrooms and weight room.
(Passage of this bond measure will not reduce property tax collections for other units of local government.)	<u>Jenkins Estate Improvements</u> Improvements include development of a nature trail, stable area parking lot, construction of an amphitheater and open space improvements at Camp Rivendale.
	<u>Administration Office Expansion</u> Additional space will accommodate five offices, conference room, restrooms and lobby expansion.
	<u>Recreation/Aquatic Facility Development</u> New facility includes L-shaped pool, gymnasium, dressing room/showers, aerobic/dance room, three classrooms, restrooms, storage, offices and mechanical equipment.
	<u>Pathways/Trails</u>

- \$25.9 million
- 22 cents per \$1k
- Built:
 - Conestoga
 - Athletic Center
- First bonds issued in 1995; paid off by 2015

Election Timing Question

We looked at the past decade of \$ measures in Washington County for even year elections.

39 measures total. 34 were approved. (87% passage rate)

- 13 were renewals of prior levies/bonds. All passed.
- 7 were proposed increases to existing taxes. All but one passed. (*Cornelius gas tax doubling failed.*)
- 19 were NEW. All but 4 passed. (failures were 2 gas taxes, Tigard 1st effort at a levy, and Metro's transportation payroll tax (which had well-funded opposition).)



Election Timing Question

Recent Examples of Levy / Bond asks on Same Election that ALL Successfully Passed in Washington County

May 2024	May 2022	Nov 2022	May 2020
<ul style="list-style-type: none">• Banks School Bond• Metro Zoo Bond• Tigard Public Safety Levy• THPRD Park Levy• TVF&R Levy• Banks Public Safety Levy	<ul style="list-style-type: none">• Beaverton School District Bond• Washington County Public Safety Levy• Hillsboro Public Safety Parks Levy• Forest Grove Public Safety, Parks and Library Levy	<ul style="list-style-type: none">• Metro Parks Levy• Tualatin Parks Bond• Forest Grove School District Bond• PCC Bond• Beaverton School District Bond	<ul style="list-style-type: none">• Washington County Library Levy• Tigard Public Safety Levy• Washington County Public Safety Levy• Metro SHS Income Tax

What about a May election versus a November election?

May victories averaged 64.51% and November victories averaged 60.96%. This is a 3.55% difference.

Agenda Item # 3 Review

Questions or Comments

Follow up from Meeting #1 on:

- Measure 5 / 47 / 50 History
- Compression
- 1994 Bond Measure Information
- Review Historical Voter History/ Measure Information



Agenda Item # 4

Proposed Bond Categories



Connected
Trails



Accessible
& Safe



Environmental
Stewardship



Buildings &
Facilities



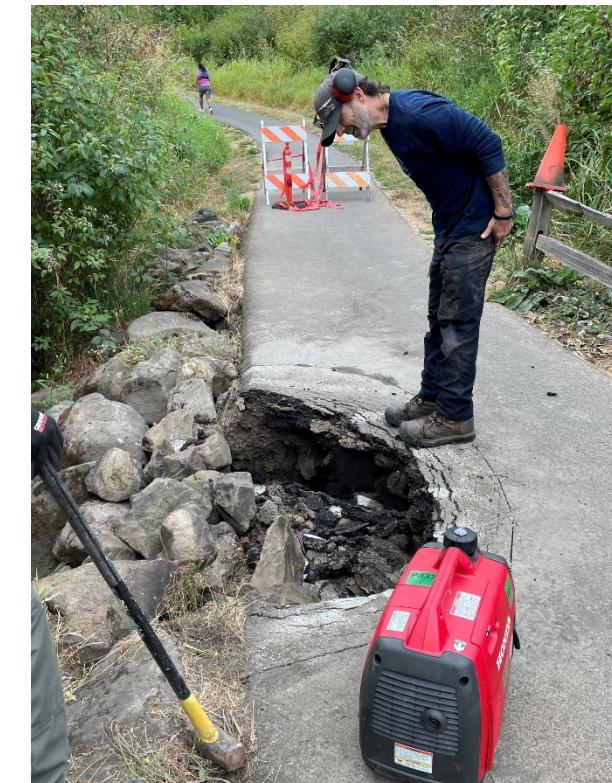
Recreation, Parks
& Community
Spaces

Proposed bond categories



Connected Trails

Regional and other trails in natural or travel corridors

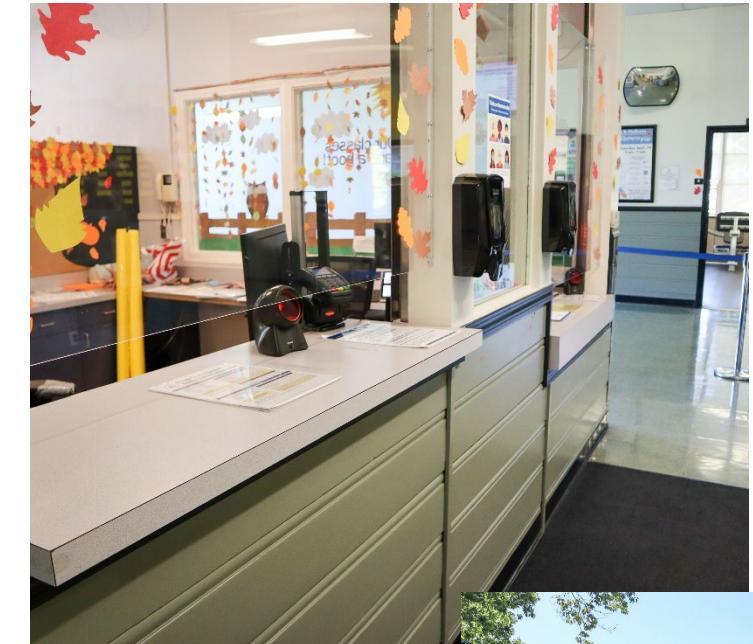
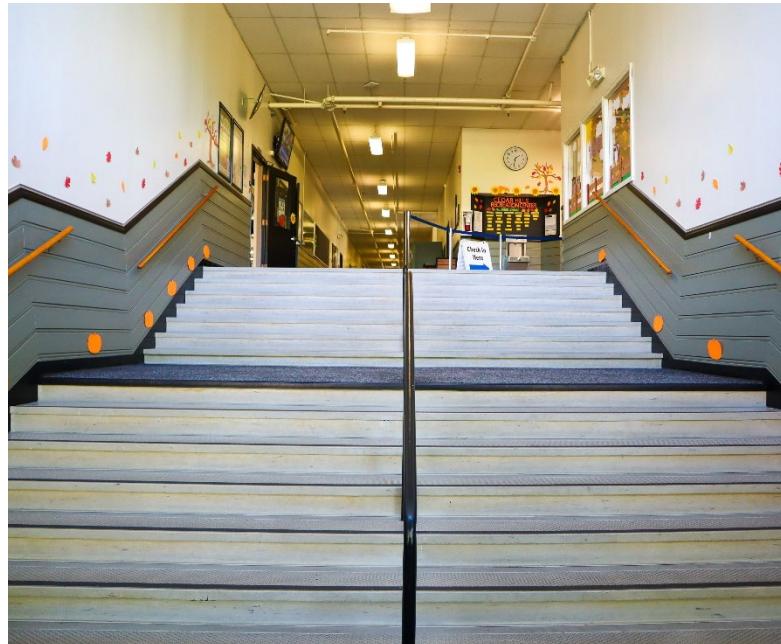


Proposed bond categories



Accessible & Safe

ADA, safety, infrastructure, IT upgrades



Proposed bond categories



Environmental Stewardship

Natural areas, sustainability/climate upgrades



Proposed bond categories



Buildings & Facilities

Indoor spaces, including pools



Proposed bond categories



Recreation, Parks & Community Spaces

Developed outdoor spaces including sports facilities



Agenda Item #4 Review

Questions or Comments

Bond Categories



Bond Task Force Questions

At the conclusion of these meetings, we need your thoughts on the following questions:

- 1. Should the board refer a replacement bond request to voters in May 2026?**
- 2. What's the right mix for replacement versus new projects in the bond?**
- 3. Are the proposed categories and the project mix correct?**

Questions / Discussion

