



THPRD Bond Task Force – Meeting #2 Minutes

September 24, 2025 • 6:30-8:30 pm

Garden Home Recreation Center | Rm 12
7475 SW Oleson Road Portland, OR 97223

THPRD Staff Present: Aisha Panas, Holly Thompson, Bruce Barbausch, Jared Isakson, Sabrina Taylor Schmitt, Lulú Ballesteros, Jessica Kittleson

Committee Members Present: Nick Bergseng, Hannah Bui, Jessica Lobell, Alan Kurian John, Monica Estrella, Will Glasson, Jim McCreight, Sylvia Kelley, John Griffiths, Sahit Jayaweera

Absent: Carl Nelson, Erik Lehr, Sara Urch

Guests: Amy Ruiz

1. Welcome & Introductions

- Amy Ruiz – Swift Communication
- Sabrina Taylor Schmitt – THPRD's Recreation & Aquatic Director

2. Meeting Overview

- Key Questions for Consideration – Advise the THPRD Board
 1. Should the board refer a replacement bond request to voters in May 2026?
 2. What is 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 guiding documents and the asset inventory to inform decisions.

Goals for the Meeting

1. Review community center and pool comparisons
2. Discuss the potential for a new facility
3. Follow up on items from Meeting #1
4. Review/discuss bond categories

3. Staff Presentations & Discussion

- Review Rec Center & Pool Facility comparisons
- Comparisons made with:
 - Similar special districts and nearby jurisdictions (City - Hillsboro and Portland, and special districts - Bend and Tacoma)
- What was compared to these agencies:
 - Number of recreation centers and pools (including nature centers and senior centers; excluding historical or single-use buildings)
 - Recreation centers and pools counted separately (Conestoga counted twice due to recreation and aquatic parts of facility)
 - THPRD has six recreation centers and eight pools serving ~270,000 residents
 - 1 center per 45,000 people
 - 1 pool per 33,750 people
 - Year-round access: 1 per 45,000

- Key Points:
 - THPRD is well-positioned in terms of facilities per population
 - No current data supports the need for a new facility within this bond
 - New facility would require a separate funding strategy
 - Estimated cost for a new facility: \$60-80 million
 - Public support is for repair/replace
 - Current bond project list exceeds the expected \$280 million
- Questions
 - Are there national metrics available?
 - National Park & Recreation Association; we have ability to self-report district findings and compare ourselves to others
 - Facility utilization data available?
 - Attendance reports; revenue reports; mapping where people come from
 - Trade offs for single use vs multi use facility?
 - Summary data in budget book (attendance and revenue); can compare six centers to single-purpose centers and share at next meeting
 - Development of sports fields?
 - We don't have a way to track utilization of unmonitored facilities; however, we have SDCs so we can build those types of spaces
 - THPRD member #'s 5-years ago vs now; increase in residents THPRD members?
 - We can review registration counts; pre-pandemic to today to see that increase in demand after rebuilding operations
 - Any areas with fewer centers in the district?
 - Geographic distribution of facilities – yes, we have reviewed the need and identified areas

Follow Up Items from Meeting #1

- 1990's Property Tax Changes
 - Pre-measure 5: Pure levy system; assessed Real-Market Value, not Assessed Value; levies limited to 6% growth
 - Measure 5 (1990): limiting individual property that could be taxed; \$10 per thousand limitations from all jurisdictions combined, different from schools
 - Measure 47: Repealed
 - Measure 50: Legislative fix to Measure 47
 - Established permanent rates
 - Reduced property taxes
 - Established Assessed Value for taxing purposes
 - Limited the yearly growth of Assessed Value
 - Established local option levies
- Compression Information
 - Pre-2024 levy compression: ~\$15k
 - Post 2024 levy compression: ~700k+
 - District must watch for levies and annual operating budgets
 - Debt service bond or general obligations bonds are not impacted or affected by compression
 - 1994 Bond Measure Info
 - \$25.9m (\$22 cents per \$1k)
 - Conestoga and Athletic Center built
 - First bonds issued in 1995; paid off in 2015
- Election Timing Question

- Reviewed last decade of measures
 - 39 total; 34 approved
 - 13 were renewals of prior levies or bonds – all passed
 - 7 proposed increased to existing taxes – all but one passed
 - 19 new, all but 4 passed
- Shared recent examples of levy and bond asks on same election; all successfully passed in Washington County
- May vs November – percentages are higher in May; gives us an opportunity to go out in November if bond measure doesn't pass in May
- Decision to be made for filing - conclude task force work and attend December board meeting with recommendation; January to May, share out bond package info

5. Bond Categories & Concept Projects

- Categories
 - 1. Connecting Trails
 - Regional/community trails, land acquisition, upgrades
 - 2. Accessible & Safe
 - ADA, safety, IT upgrades (e.g., cameras, communication devices)
 - Building reorientation for safety and accessibility
 - 3. Environmental Stewardship
 - Natural areas, sustainability, climate resilience
 - 4. Buildings & Facilities
 - Indoor spaces, pools, renovations, reimagining existing facilities
 - 5. Recreation, Parks & Community Spaces
 - Outdoor developed spaces, sports facilities
- Development of Categories
 - Based on previous bond categories and comprehensive plan goals (e.g., Play for All, Welcoming & Inclusive, etc.); adjusted categories accordingly – staff informed
- Project Prioritization
 - Projects are being prioritized by need and request
 - No cost estimates yet
 - Future meetings will include:
 - 4-5 example projects per category
 - Higher-priority items
 - Allocation suggestions per category
 - Timeline for spending
 - Legal guidelines for bond issuance
 - Emergency project filters and risk assessments

6. Next Steps

- THPRD to provide:
 - Project categories and types
 - Estimated dollar amounts per category
 - Pie chart showing current allocations
 - Polling results
- Bond Task Force – recommendation on project categories and percentage of funds per category
- Next meeting of the Bond Task Force will be held on Thursday, October 16, 6:30-8:30 pm at the Beaverton Swim Center (12850 SW Third Street, Beaverton, OR 97005)

Adjourn – 8:30 pm