



Administration Office
503/645-6433
Fax 503/629-6301

**Board of Directors Regular Meeting
Wednesday, March 11, 2026**

**5:30 pm Executive Session
6:15 pm Regular Meeting**

Location: Tualatin Valley Water District, 1850 SW 170th Avenue, Beaverton, OR

AGENDA

1. Executive Session*
 - A. Land
2. Call Regular Meeting to Order
3. Action Resulting from Executive Session
4. Audience Time**
5. Board Time
 - A. Committee Liaisons Updates
6. Consent Agenda***
 - A. Approve: Minutes of January 14, 2026 Regular Board Meeting
 - B. Approve: Minutes of February 11, 2026 Regular Board Meeting
 - C. Approve: Intergovernmental Agreement with Metro for Community Choice Grant Project along the Rock Creek Trail
 - D. Approve: Resolution Amending System Development Charges 5-Year Capital Improvement Plan
 - E. Approve: Resolution Amending FY2025/26 Budget
7. Unfinished Business
 - A. Update: 2026 Legislative Session
 - B. Information: General Manager's Report
8. Adjourn

***Executive Session:** Executive Sessions are permitted under the authority of ORS 192.660. Copies of the statute are available at the offices of Tualatin Hills Park & Recreation District.

****Audience Time:** Public testimony is being accepted for this meeting in-person, virtually, or written. Speakers are allowed a maximum of three (3) minutes to address the board and will be called upon in the order in which they signed up with priority given to those addressing items on the meeting agenda, although the Board President may call upon speakers in an order at their discretion. The Board President may choose to restrict the total time for testimony to 30 minutes if deemed necessary.

If you wish to testify in-person during the board meeting, please complete and turn in a testimony card at the meeting. Please wait until you are called upon and then proceed to the public testimony table.

If you wish to testify virtually (or simply attend the meeting virtually without testifying), please sign up by emailing boardofdirectors@thprd.org or calling 503-645-6433 **by 12 pm the day of the meeting** with your name and email address (and testimony topic if wishing to provide testimony). You will be provided additional instructions and a link to access the meeting.

Additional information regarding providing testimony can be found here: www.thprd.org/district-information/how-to-give-testimony

*****Consent Agenda:** Consent Agenda items will be approved without discussion unless there is a board member request to discuss a particular item. The issue separately discussed will be voted on separately.

In compliance with the Americans with Disabilities Act (ADA), this material in an alternate format, or special accommodations for the meeting, will be made available by calling 503-645-6433 at least 48 hours prior to the meeting.



MEMORANDUM

DATE: February 26, 2026
TO: Board of Directors
FROM: Doug Menke, General Manager
RE: **Information Regarding the March 11, 2026 Board of Directors Meeting**

Agenda Item #6 – Consent Agenda

Attached please find the following consent agenda items for your review and approval:

- A. Approve: Minutes of January 14, 2026 Regular Board Meeting**
- B. Approve: Minutes of February 11, 2026 Regular Board Meeting**
- C. Approve: Intergovernmental Agreement with Metro for Community Choice Grant Project along the Rock Creek Trail**
- D. Approve: Resolution Amending System Development Charges 5-Year Capital Improvement Plan**
- E. Approve: Resolution Amending FY2025/26 Budget**

Agenda Item #7 – Unfinished Business

A. 2026 Legislative Session

Attached please find a memo reporting that staff will present a recap of the 2026 state legislative session.

B. General Manager's Report

Attached please find the General Manager's Report for the March regular board meeting.



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, January 14, 2026, at the Tualatin Valley Water District, 1850 SW 170th Ave., Beaverton, Oregon. Work Session 5:30 pm; Executive Session 6 pm; Regular Meeting 6:30 pm.

Present:

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

Absent:

Miles Palacios	Secretary/Director
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Agenda Item #1 – Work Session: Elections Roles & Responsibilities

A Work Session of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Alfredo Moreno on Wednesday, January 14, 2026, at 5:30 pm.

Holly Thompson, Communications director, introduced this evening's work session topic as an opportunity to look forward in terms of elections roles and responsibilities and the lessons learned through the district's successful levy effort in May 2024. The board is currently considering referring a \$280 million bond measure to voters this May, to take effect when the 2008 bonds retire. To prepare for this upcoming election, staff would like to review the roles and responsibilities of staff and elected officials, as dictated by state law.

Holly provided a PowerPoint presentation on the topic of elections roles and responsibilities, a copy of which was entered into the record, and which included the following information:

- Restrictions on Political Advocacy for Staff
 - ORS 260.432 prohibits public employees from engaging in political activities on the job, but does not apply to elected officials
 - When do restrictions take effect?
 - As soon as the measure is referred to the ballot by the district, or is otherwise certified to the ballot, and ending at 8 pm on election night, when voted on
 - A district measure is certified to the ballot when the election official files the referral with the county election office
 - Public funds may only inform
 - Public bodies may use public funds to inform voters of facts pertinent to a measure, if the information is not used to lead voters to support or oppose a particular position in the election
 - Prohibited activities for employees

- Staff may not prepare material that promotes or opposes measure
 - Speech writing
 - Press release drafting
 - Mail pieces that advocate
 - Candidate filing forms (but can file forms for measures)
 - Voters' pamphlet filing forms
 - File contribution/expenditure transactions
 - Cannot hire public affairs firm to draft advocacy materials; must be impartial
 - What can staff do?
 - Prepare & distribute impartial materials that inform on election information
 - Take minutes, respond to public communications, maintain public records
 - Address questions factually
 - Schedule public outreach and engage in impartial communications
 - What staff did for 2024 levy
 - 4,996 direct contacts with the public
 - 129 public events, meetings, presentations, tabling
 - 2 districtwide mailings
 - Fliers, FAQs, website, social media, press releases, paid ads
 - 850 yard signs & 220 banners/posters
- What could have gone better in 2024?
 - Better job communicating with board of directors on ways they can be involved
 - Identify a board member to lead board participation
 - Sign-up & attend speaking/endorsement opportunities
 - Solicit voters' pamphlet statement submissions
 - Solicit social media support through personal & other channels
 - Share marketing materials with network
 - Role of board lead
 - Coordinate participation of board members in process
 - Encourage board members to sign up for advocacy roles when appropriate
 - Lead on distributing voters' pamphlet/endorsement strategy assignments
 - Communicate with other potential boosters (Trust for Public Land, The Intertwine Alliance, etc.)
 - Communicate with general manager as needed on feedback
 - Voters' pamphlet
 - Due March 23, 2026
 - Form JCVP-03 (Joint County Voters' Pamphlet)
 - Cost \$400 (district cannot pay for this – must come from person/entity submitting statement)
 - Word count not to exceed 325 words

Holly concluded her presentation and offered to answer any questions the board may have.

President Moreno inquired whether a quorum of board members can be present during campaign discussions and activities.

- ✓ Holly will check with district legal counsel and report back.

Board discussion took place regarding designating a board lead and director Barbie Minor stepped forward to volunteer for this role. Barbie noted that she has questions around what email addresses should be used during campaign activities and whether quorum limitations apply to such communications.

- ✓ Holly noted that emails pertaining to scheduling are exempt from quorum limitations as they do not constitute a substantive discussion but she will check with district legal counsel on other questions and report back.
- ✓ General Manager Doug Menke added that board members who plan to go door-to-door for other campaign topics or elected positions can distribute THPRD's election materials at the same time, as well.

President Moreno asked for confirmation that, in relation to media inquiries, district staff can provide neutral information, but a board member could speak to the advocacy side.

- ✓ Holly confirmed.

Alfredo expressed gratitude to director Minor for stepping forward to volunteer as the board lead, as well as for the preparatory information provided during this evening's presentation.

Barbie wondered whether there are ways in which the board members' advocacy efforts could be maximized in combination with the district's informational materials.

- ✓ Holly replied that she has some thoughts around this as well and is happy to discuss.

President Moreno suggested that the board have one more strategy session together to get organized before launching the advocacy effort, assuming that this evening's vote refers the measure to voters in May.

Agenda Item #2 – Executive Session (A) Land

President Alfredo Moreno called Executive Session to order 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, January 14, 2026, at 6:35 pm.

Agenda Item #4 – Action Resulting from Executive Session

Tya Ping moved that the board of directors authorize staff to acquire property in the southwest quadrant of the district for the price discussed in executive session, using system development charge funds, subject to the standard due diligence review and approval by the general manager or designee. Barbie Minor seconded the motion. Roll call proceeded as follows:

Pradnya Patil **Yes**
Barbie Minor **Yes**
Tya Ping **Yes**
Alfredo Moreno **Yes**

The motion was UNANIMOUSLY APPROVED.

Agenda Item #5 – Audience Time

President Moreno welcomed those in attendance this evening to provide public testimony and introduced Holly Thompson, Communications director, who provided some guidelines around the testimony process, including the need to be respectful to others. To ensure the board is able to complete their scheduled business for the evening, audience time was limited to 30 minutes.

Jenna Sells is before the board regarding the pool times allocated to Beaverton School District’s (BSD’s) high school swim program. She spoke about the designated time of 7:30-9:00pm being difficult for students and their families to accommodate, which leads to less inclusive participation.

Sarah Nicolas is before the board representing the Tualatin Hills Dive Club (THDC). She spoke about notification the club received mid-season of a 40% reduction in pool time and the dire consequences this will have and requested that the finalized time commitments be honored.

Sebastien Nicolas is before the board representing THDC. He referenced his previous testimony regarding unethical treatment of the club by THPRD and now they have been notified of a 40% reduction in pool time. He described serious concerns around fairness and transparency.

Lauren Bartleson is before the board representing THDC. She spoke about her personal growth through participation in the club and the similar experiences of her teammates. She described how reducing their hours impedes their progress and that it is disappointing and disheartening.

Christie Ripkowski is before the board regarding the park space located in front of the Elsie Stuhr Center. She spoke about the negative impacts to the center and community if this space were to be sold to the city to be turned into housing that would serve relatively few people. She submitted a petition into the record signed by Elsie Stuhr Center patrons also opposed to the potential sale.

Kristin Strength is before the board representing the Sunset High School swim team. She spoke about the current practice time of 8:45-10pm and that swim meets take place during the school day, which is unacceptable, not in the best interest of students, and limits diverse participation.

Chris Gerber is before the board as a swim coach for BSD regarding the challenges in working with THPRD in terms of equitability for the swim teams. He described a decline in the relationship between BSD and THPRD, mismanagement of THPRD staffing levels, and reduced participation.

Mike Claussen is before the board regarding the pool times allocated to BSD’s high school swim program. He recounted a conversation he overheard regarding the current pool times prohibiting a student from participating and the real implications that scheduling has on inclusion and equity.

Greta Martin is before the board representing THDC. She spoke about her personal growth through participation with the club and that diving has become more than a sport to her, it represents a place of acceptance and has helped her become the best version of herself.

Kat Tollefson is before the board regarding the pool times allocated to BSD's high school water polo program. She described the negative impacts to students and families of late practice times, such as transportation issues, and an overall lack of access greatly diminishing participation.

Mark Butcher is before the board as head coach for THDC. He spoke about safety precautions needed for a sport like dive and described the safety implications that a 40% reduction in pool time will have, as well as the far-reaching impact of this decision on divers throughout the region.

Leonard Meyer is before the board regarding the pool times allocated to BSD's high school swim program. He described concerns that low participation due to scheduling will lead BSD to disband the program and that the current schedule undermines underprivileged students' participation.

President Moreno invited General Manager Doug Menke to provide comments:

- ✓ General Manager Doug Menke expressed appreciation for the testimony received this evening and referenced the written testimony received on these topics, as well. He stated that THPRD's goal is to manage pool time as fairly as possible, but the key is in relation to serving the full community. He acknowledged the challenge in balancing the competing interests from so many different user groups, while still being able to serve the general public. The time desired by the overwhelming majority of groups is 4:30-7:30pm which is understandable but also obvious that not all users can have the same time period. In addition to this general capacity challenge, there was also a bell schedule change made by Beaverton School District that further impacted this desired timeframe. At all times, it must be remembered that THPRD is a park and recreation district and while the district facilitates high-end competitive sports, it gives priority to community time. The district is guided by its values and its highest priority is its Learn to Swim programs, which are critical, life-saving programs. And while the district understands the high school programs' interest in having the prime hours, in order to accommodate that ask, the Learn to Swim participants, which are predominantly elementary school aged, would be moved later. THPRD has eight pools, six of which operate year-round, whereas City of Portland has eleven pools, of which four operate year-round to serve more than twice the population that THPRD serves. City of Hillsboro has two pools, only one of which operates year-round. As acknowledged through testimony this evening, some of the district's affiliated programs are the only ones of their type in the entire state and that responsibility steps past the district's boundaries and its taxpayers. We are fortunate to have this number of facilities as it provides a much higher ratio of time available and more reasonable times in comparison to other communities. While the district understands that some of these changes have been difficult, we feel strongly about our Learn to Swim program and availability for full community access. When the bell schedule change occurred, it had impacts across THPRD's schedule, including field sports. And although THPRD is unable to accommodate everyone's preferences, it is attempting to create balance as best as possible, and going forward the district's Aquatics staff will continue to work with all parties to refine schedules as best as we can.

President Moreno thanked those in attendance this evening for sharing their perspectives.

Agenda Item #6 – Board Time

Pradnya Patil provided the following updates and comments:

- ✓ Will be attending a budget committee orientation meeting tomorrow and is looking forward to the upcoming Joint Advisory Committees meeting taking place later this month.

Tya Ping provided the following updates and comments:

- ✓ Recently toured the district's new Parkside building along with director Palacios.
- ✓ Completed winter registration for her family's recreational activities.

Barbie Minor provided the following updates and comments:

- ✓ She referenced the violence that occurred this past week, including the murder of Renée Good in Minneapolis, Minnesota, and two more people here locally, and shared prepared remarks. She shared an update on a dear friend of hers, Eric, whose father was detained and deported to Mexico in a three-day timespan without a lawyer, trial or due process. The constitution, the one which all board members took an oath to defend, is literally on fire. Eric's father is currently in the hospital in critical condition after our country illegally deported him; he is now fighting to stay alive in a land he barely knows with little or no support. To be clear, she has permission from Eric and his family to talk about this and she knows there are literally hundreds of people facing similar struggles in our community who have been illegally abducted and the loss of these humans has caused great harm to our families and community. Her heart, prayers and voice go out to each of these families struggling to navigate the violence of our country. On a similar, but different note, she wants to talk about a sensitive topic in the news, the Portland City Council president discussion. It pains her to see our neighboring city witness political discourse that includes xenophobic, racist, and sexist statements. Yesterday, local news outlets broke a story of obtained text messages containing incredibly hurtful comments and racist tropes aimed directly at the elected officials of color on the council dais. She has had the honor to meet Councilor Kanal and other Portland City Councilors who deserve respect and acceptance in their roles, which brings her to what is happening locally. Our electoral politics have gotten ugly, complicated, messy, and lacking political decorum in Washington County. While many elected officials are likely personally impacted, she has witnessed Washington County Commissioner Fai face hateful comments and actions over the last few months. Whether it is the president spewing hate against Somalis or the continued vitriol against Muslims, Venezuelans, and other groups, she is deeply concerned for our community and public-facing electeds, specifically electeds of color who continue to speak loudly and boldly against Trump and the racist policies. There are elected officials who are perpetuating the behavior that is being seen in Portland and she is asking us as leaders in this community to be thoughtful and intentional. She has been speaking up on issues that are unpopular for a long time and is unapologetically going to keep using her ability as an elected to say the hard parts out loud. Washington County electoral politics are racist and harmful. The toxic environment has become unbearable and all of this comes at a grave cost to our community, who is being disappeared every day. She hopes that people start to lift the veil and see the xenophobic nature of some of the electeds in this area and hold them accountable. Our community deserves better. We must choose inclusion over

division, love over hate, and model the ways in which we do that in this room and outside of this room together, with respect, civility and dignity. As the only white elected on this board, she wants to recommit and say with conviction that she is dedicated to using her power and privilege to keep speaking up and interrupting behaviors of white supremacy. Not only when doing so may become popular at times, but because it is the right, moral thing to do. It is all connected, from speaking up for our Palestinian neighbors in the ongoing genocide or standing in solidarity with our immigrant and refugee neighbors under attack by armed, masked agents, to our Iranian families fighting for basic human rights, to the blatant racism imbedded in our local politics. Now more than ever her ask is that we speak truth to power and stand in solidarity with those most impacted. She fears our very humanity is at stake.

Agenda Item #7 – Consent Agenda

Tya Ping moved that the board of directors approve consent agenda items (A) Minutes of November 12, 2025 Regular Board Meeting, (B) Minutes of December 10, 2025 Regular Board Meeting, and (C) Cedar Hills Recreation Center Heating & Cooling Contract. Pradnya Patil seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #8 – Unfinished Business

A. Design/Build Construction Contract Amendment for Parkside Building Improvements and Furnishings Procurement Contract

Aisha Panas, deputy general manager, introduced Gery Keck, Planning & Development manager, and Cory Abbe, capital improvement project manager, to provide an overview of the actions being requested for the board's consideration this evening around the contract and budget for the district's Parkside Building project.

Gery and Cory provided an update regarding the district's Parkside Building project via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- Activity & Progress Photos
- First Floor Renovations
 - Developing a welcoming lobby and public gathering spaces
 - Creation of a new boardroom
 - Build-out of a print production room
 - Enhance events storage
 - Modifying restrooms and changing rooms
- Board Room Perspective
- Fleet & Trades Build-out
 - Most robust renovation on second floor occurs in the Fleet & Trades space
 - New access points, ventilation, storage, tool room, trades workshops, and mechanic bay improvements

- Enclosed Fleet Yard
 - SE corner will become an enclosed area for fleet parking and equipment storage
 - New exit onto Schlottman Place
 - Pedestrian connections maintained
 - Fencing work started in December
- Project Budget & Costs
- 2026 Project Schedule
 - Move-in date: September 1, 2026
- Actions Requested
 - Approval of Construction Phase Amendment to Lewis Builds for \$6,970,852
 - Rescind original \$4,000,000 interfund loan request from system development charges (SDC) and instead request a SDC loan not to exceed \$4,500,000
 - Reallocation of \$924,000 in savings from THPRD General Fund
 - Approval of contract for furniture & equipment not to exceed \$500,000
 - Authorization for the general manager or designee to execute the Amendment and Furnishings Contracts

Gery and Cory offered to answer any questions the board may have.

Pradnya Patil asked for additional information around the project budget and estimated costs.

- ✓ Gery explained that there is a shortfall of approximately \$1.4 million from the original budget amount due mainly to an increase in construction costs and described that the project team did a careful job of analyzing the necessary improvements, much of which are related to the mechanic bay area. However, \$1.1 million of the budget is set aside for contingency so if that is not used, less of an interfund loan will be needed. He provided comments around the design/build process working well so far, especially in exploring how to bring down costs, which reduced the original estimate by about \$750,000.

Pradnya asked what impacts this funding transfer would have on other projects planned for 2026.

- ✓ Aisha replied that the potential to use up to \$500,000 in additional SDCs will not reduce what we're able to do with programmed projects over the next five years. There is an undesignated pot of SDC funds from which to draw the requested interfund loan that will be paid back over the next several years. The General Fund savings reallocation of \$924,000 represent operational dollars for which we budgeted higher than the costs came in. No capital projects are going to be impacted by the shift in funding for this project.

President Moreno commented that this project represents a massive undertaking and that he appreciates staff's efforts. It is going to be a critical building for the district to keep our parks safe and clean as well as facilities open and serviced and will also provide an opportunity to open up new community space at the HMT Recreation Complex.

Pradnya Patil moved that the board of directors approve the following items:

- 1. Approval of the Construction Phase Amendment, in the amount of \$6,970,852; and**
- 2. Rescind the original request of a \$4,000,000 interfund loan from the SDC fund and instead request the authorization of a SDC Fund interfund loan in an amount not to exceed \$4,500,000; and**
- 3. The reallocation of \$924,000 in savings from the THPRD General Fund; and,**

4. **Approval of a contract with Rose City Office Furnishings for the procurement of furniture and other office equipment in an amount not to exceed \$500,000; and,**
5. **Authorization for the general manager or designee to execute the amendment and the furnishings contract.**

Barbie Minor seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

B. Resolution Calling for an Election in the Tualatin Hills Park & Recreation District on May 19, 2026, to Submit a Replacement Bond Measure to Voters

Holly Thompson, Communications director, introduced this evening’s presentation requesting board consideration of a resolution calling for an election in the Tualatin Hills Park & Recreation District on May 19, 2026, to submit a replacement bond measure to voters. The resolution provides the ballot title, the question for the voters, and a brief summary of the measure. The proposed bond measure would be timed to replace the district’s voter-approved 2008 bond measure which expires over the next year. Further, the resolution directs staff to file the approved ballot title and summary with the county election’s office and to draft and submit an accompanying explanatory statement for the measure.

Holly summarized the thorough and thoughtful process that has led the board and staff to this point, which began with a recommendation from the district’s Levy Task Force in late 2023 that the district focus on funding capital projects in a future bond measure when the 2008 bond retires. A subsequent evaluation of the capital needs across the district reflected over \$300 million in needed improvements. Public polling conducted in the fall of 2025 showed that over 70% of participants supported submitting a bond measure focusing on repair, replacement and taking care of what we already have. In the meantime, THPRD had recruited community members to serve on the district’s Bond Task Force who presented their recommendations to the board at the December 2025 meeting, concluding that, yes, the district should pursue a replacement bond request of voters in May 2026 and that 75% of the bond measure should be dedicated for replacement projects and 25% for new projects. Holly noted that when the board members vote on the resolution this evening, they are empowering the voters to make an informed decision and described the myriad ways that these funds would be used to improve and maintain the district’s assets. She concluded her presentation by describing the requirements and thorough legal review that contributed to the Caption, Question, and Summary statements as noted within this evening’s resolution and offered to answer any questions the board may have.

President Moreno expressed gratitude to all who have contributed to this effort, including the Bond Task Force and district staff, and expressed agreement with the need to maintain the investment in what the district already has, which represents one of the premier park and recreation districts in the country.

Pradnya Patil moved that the board of directors approve Resolution 2026-01 Calling for an Election in the Tualatin Hills Park & Recreation District on May 19, 2026, to Submit a Bond

Measure to District Voters. Barbie Minor seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

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:

- Elsie Stuhr Day
 - Holly Thompson, Communications director; Lulú Ballesteros, Equity & Engagement manager; and, Juan Caez, Elsie Stuhr Center supervisor, shared a recap of the activities from the annual Elsie Stuhr Day celebration held in December and a summary of the information collected during visioning sessions where patrons were invited to share their ideas for the future of the center, 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.

Barbie Minor described her experience attending Elsie Stuhr Day and the sense of community at the center, as well as participating in one of the visioning sessions, noting that it was the most effective, efficient and genius way to brainstorm and consensus build that she has seen in her career. She described various ways in which she could see the district using this method of outreach, adding that it represents best in class engagement. She expressed gratitude to staff and is excited to see more of this in the future

Tya Ping wondered whether the data points from the Vision Action Plan (VAP) in relation to the Elsie Stuhr Center could help corollate the suggestions received from the visioning session to see if there is alignment and consistency, noting that the information from the VAP should also be used to shape the next 20 years. Ultimately, she would like to find out what is missing for those who are able to use the Elsie Stuhr Center but choose not to do so and what might bring those people in since usage contributes to longevity.

Pradnya Patail expressed gratitude to district staff for these efforts.

President Moreno commented that he was able to attend Elsie Stuhr Day briefly during the celebration and enjoyed seeing some of the thoughts and visions from the visioning session. He believes the full board is interested in seeing the center expand its role, thrive and serve even more people. He referenced his personal experience in transitioning his father into a skilled nursing facility and reflected on the importance of movement and community as one ages.

Agenda Item #9 – New Business

A. 2026 Legislative Session Preview

Aisha Panas, deputy general manager, and Kylie Grunow with Meriwether Strategies, the district's state legislative consultant, provided a detailed preview for the upcoming 2026 state

legislative session via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- 2026 Legislative Priorities
 - Position statements guide advocacy efforts
 - Federal and state legislative platforms
- Federal Activities
 - HVAC retrofit project
 - Wildfire mitigation
- THPRD Federal Priorities
 - Active Transportation
 - Social Equity
 - Natural Resource Conservation
 - Community Health & Wellness
 - Climate Adaptation & Community Resiliency
- THPRD State Priorities
 - Local Agency Control & Authority
 - System Development Charges
 - Climate Adaptation & Community Resiliency
 - Equitable Access to Parks & Recreation
 - Funding for Parks, Recreation & Trails
- Draft 2026 Platform
 - Key topics continue to include:
 - Westside Trail Bridge funding
 - Cooper Mountain Nature Park expansion
 - Climate adaptation & community resiliency
 - Annexation
 - Tax and local revenue reform
 - Largely the same as 2025, except...
 - Language adjustments (drought → extreme weather)
 - Removal of “air purifiers” as a funding priority
 - Removal of long-term fix for recreational immunity protections (secured in 2025)
- Next Steps
 - Finalize platform and return for possible approval in February 2026
 - Legislative session recap at March board meeting
- 2026 Legislative Calendar
 - Key Dates
 - January 13-15: Interim Legislative Days
 - January 16: Bill Drop Deadline
 - February 2: First Day of Session
 - February 16: 1st Chamber Deadline
 - February 26: 2nd Chamber Deadline
 - March 8: Constitutional Sine Die
 - March 10: Candidate Filing Day

- 2026 Issues
 - Overall Priorities/Issues
 - Budget cuts
 - Transportation package (Governor Kotek: “Redirect, Repeal, Rebuild”)
 - THPRD is watching...
 - Recreational liability
 - System development charges
 - E-micromobility
 - OGEC public meetings
 - Annexation

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

Barbie Minor referenced the compressed schedule for the short session and asked if the board would still have the ability to influence, advocate and provide input where needed.

- ✓ Kylie confirmed, noting that while there won't be time for a lobby day, the board's ability to engage is always possible and if an issue comes up, they will look to the board for letters and phone calls.

President Moreno thanked Aisha and Kylie for the informative presentation this evening.

Agenda Item #10 – Adjourn

There being no further business, the meeting was adjourned at 8:35 pm.

Alfredo Moreno, President

Miles Palacios, Secretary

Recording Secretary,
Jessica Collins



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, February 11, 2026, at the Tualatin Valley Water District Headquarters, 1850 SW 170th Avenue, Beaverton, Oregon. Executive Session 5:30 pm; Regular Meeting 6:00 pm.

Present:

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

Absent:

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

President Alfredo Moreno called Executive Session to order for the following purposes:

- To conduct deliberations with persons designated by the governing body to negotiate real property transactions; and
- 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.

Executive Session is held under authority of ORS 192.660(2)(e) and (h).

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 #2 – 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, February 11, 2026, at 6:05 pm.

Agenda Item #3 – Action Resulting from Executive Session

There was no action resulting from Executive Session.

Agenda Item #4 – Proclamation: Black History Month

Karen Munday, Nature Center supervisor, introduced Kesia Tosh with Beaverton Black People's Union and Hanna Döernhofer, community engagement park ranger. Kesia and Hanna shared information and photos from the Soulful Roots Campout program provided in partnership with Beaverton Black People's Union and Fridie Outdoors, via a PowerPoint presentation, a copy of which was entered into the record.

The board members offered comments of gratitude and appreciation for this amazing work, including comments around the generational ripple effects when people are exposed to nature, a

desire to see the program offered more often and replicated for other affinity groups, the value in building trust through partnerships, and offers of advocacy assistance in support of this program.

Agenda Item #5 – Audience Time

President Moreno welcomed those in attendance to provide public testimony this evening and provided an overview of the public testimony process.

David Witter is before the board representing the Lewis & Clark Chapter of the Sons of the American Revolution. He spoke about the new memorial at Veterans Memorial Park dedicated to the Revolutionary War and invited the board to the dedication event being held on April 19, 2026.

Christie Ripkowski is before the board regarding the park space located in front of the Elsie Stuhr Center. She spoke about the senior community waiting with increased concern regarding whether the property will be sold and also offered suggestions on negotiating with aquatics users.

Agenda Item #6 – Board Time

Barbie Minor provided the following updates and comments:

- ✓ Attended the joint advisory committees meeting and new member orientation last month, adding that she is always impressed by the caliber of the district's volunteers. Discussion topics included ideas around advisory committee grant funds.
- ✓ Recognized Black History Month and referenced the proclamation included within the board of directors' information packet.

Tya Ping provided the following updates and comments:

- ✓ Read into the record the Black History Month proclamation included within the board of directors' information packet.
- ✓ Also attended the joint advisory committees meeting which included a lot of discussion around advisory committee grant fund opportunities; she is proud of the district for elevating these voices through this funding opportunity.

Miles Palacios provided the following updates and comments:

- ✓ Attended the most recent Fiduciary Committee meeting and is pleased to report that the district's investments are doing well.
- ✓ Provided an overview of the most recent Metro Policy Advisory Committee meetings, during which much discussion has taken place around the urban growth boundary, economic development, and grant opportunities, which is something for THPRD to be aware of in partnership with the city and county.
- ✓ Reflected on this evening's Black History Month proclamation, noting that it represents an important part of his family in that his sister is black. He described his sister's participation in the Miss Black USA pageant and how she gives back to the community through her volunteer activities.

President Moreno provided the following updates and comments:

- ✓ Working hard to secure endorsements in support of the district's upcoming bond measure.
- ✓ Continuing to work with partners interested in expanding Cooper Mountain Nature Park.

- ✓ Attended the Westside Economic Alliance legislative reception which provided a good opportunity to speak with local and regional elected officials about important district issues; it is an interesting time in Oregon where less funding is spurring the need to be collaborative and work together even more in order to uplift the common good.
- ✓ Recommended *The American Revolution* documentary series by Ken Burns in relation to the invitation received this evening to the Revolutionary War memorial dedication event.

Agenda Item #7 – Consent Agenda

Barbie Minor moved that the board of directors approve consent agenda items (A) Quarterly Financial Report, (B) Intergovernmental Agreement with Metro for Community Choice Grant Project at Recuerdo Park, (C) Resolution Authorizing US Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) Grant Program Application for Westside Trail Pedestrian and Bicycle Bridge, (D) Resolution Establishing 2026 Legislative Advocacy Priorities, (E) Resolution Opting-in to Oregon’s Trail Use Immunity Statute, (F) Resolution to Amend the FY2026 Budget, (G) Resolution Authorizing Issuance of Interfund Loan, and (H) Westside Trail Bicycle and Pedestrian Bridge Consultant Contract. Tya Ping seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #8 – Unfinished Business

A. General Manager’s Report

The following presentations were provided as listed within the General Manager’s Report included in the board of directors’ information packet:

- 2026 Bond Measure Update
 - Holly Thompson, Communications director, provided an update on the district’s public information efforts in support of the upcoming May 2026 bond measure.
- Popular Annual Financial Report (PAFR)
 - Patrick Nintzel, Finance program assistant, and Kristin Preston, Finance administrative specialist, provided an overview of the district’s PAFR via a PowerPoint presentation, a copy of which was entered into the record.
- Metro 2019 Parks & Nature Bond Local Share Fund Transfer Update
 - Nicole Paulsen, Planning supervisor, and Peter Swinton, urban planner II, provided an update on the Local Share Fund Transfer process, including the draft City of Beaverton/THPRD mutual priority project list, via a PowerPoint presentation, a copy of which was entered into the record.
- 70th Anniversary Events Overview
 - Chelsea Nikirk, community engagement specialist, provided an overview of the events and activities held over the past year in honor of THPRD’s 70th anniversary 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.

2026 Bond Measure Update

Miles Palacios inquired about what groups the district will be reaching out to for presentations.

- ✓ Holly replied that district staff is using the outreach list from the operating levy election in 2024 which resulted in 129 meetings and presentations, as well as looking forward to tabling at district events and visiting district centers, parks and fields.

Popular Annual Financial Report

The board members offered comments of gratitude and appreciation for this work, noting the benefits of having such accessible information available to tell the district's financial story.

Metro 2019 Parks & Nature Bond Local Share Fund Transfer between the City of Beaverton and THPRD Update

Miles Palacios expressed gratitude for the thorough presentation and is excited to see how these dollars will be utilized for the benefit of the community as a whole.

Barbie Minor inquired whether the THPRD board and city council would be gathering jointly in order to review the intergovernmental agreement.

- ✓ Peter replied that at present staff do not anticipate another joint meeting but it can be discussed if the board is interested. Each agencies' staff are seeking feedback from decision makers and then bringing the intergovernmental agreement to their respective jurisdictions for approval.

Tya Ping asked for clarification around what projects might be considered for the South Cooper Mountain area.

- ✓ Peter replied that many different projects are under consideration for this area but a good example is the Southwest Quadrant #7 neighborhood park at 175th Ave. & Barrows Rd.

President Moreno expressed gratitude for this work and reiterated that Metro and the City of Beaverton are two hugely important and essential partners to THPRD and all of the detailed work that goes into these efforts is incredibly important.

70th Anniversary Events Overview

The board members offered comments of gratitude and appreciation for this work, including the creativity shown and how having the celebration for an entire year expanded opportunities for participation and inclusion, and offers of board involvement and support at similar future events.

Agenda Item #9 – Adjourn

There being no further business, the meeting was adjourned at 7:15 pm.

Alfredo Moreno, President

Miles Palacios, Secretary

Recording Secretary,
Jessica Collins



MEMORANDUM

DATE: February 12, 2026
TO: Doug Menke, General Manager
FROM: Aisha Panas, Deputy General Manager
RE: **Intergovernmental Agreement with Metro for Community Choice Grant Project along the Rock Creek Trail**

Introduction

Staff are requesting board of directors' authorization for the general manager or designee to sign an intergovernmental agreement (IGA) with Metro for the Community Choice Grant project along the Rock Creek Trail.

Background

In November of 2019, voters within the Portland Metro area approved a \$475 million Parks and Nature bond – Measure No. 26-203 – (the “bond”) funding six programs designed to protect clean water, restore fish and wildlife habitat, and create opportunities to connect people with nature close to home. The bond allocated \$40 million to fund Nature in Neighborhoods capital grants. Of that \$40 million, \$2 million was allocated to a one-year pilot grant program (Community Choice grants) in Metro Council District 4 including all urban areas in Washington County north of Oregon Highway 8 and areas west of Cornelius. Community Choice grants can help fund projects from \$10,000 up to \$250,000. The grants fund community-led, identified, and supported park and nature projects aimed at benefiting communities of color and people with low incomes by better connecting them to nature close to home, improving fish and wildlife habitat, and increasing climate resiliency. Grant funds can be used by local governments to buy land, build nature-themed park structures, improve public access to nature areas, or for nature restoration. The grants cannot be used for programming, classes, traditional play structures, or athletic fields and courts.

In July of 2022, Metro approached THPRD, and other Metro Council District 4 jurisdictions, to inquire about the district's interest in participating in the 2023 Community Choice grants pilot. In October of 2022, Metro hired Knot Studio, a local design firm, to lead this pilot project and develop partnerships between Metro, local jurisdictions, and the public. The Community Choice grants pilot officially began in January 2023. Between February and April, Metro and Knot Studio partnered with participating jurisdictions to conduct initial community engagement asking community members to provide ideas for park and nature projects. The 150 ideas identified by community members were then reviewed by Metro, a community-led committee convened by Metro for the pilot, and partner agencies to confirm they met the grant criteria including racial equity and climate resilience requirements within the bond. Between April and October 2023, the 150 project ideas were reviewed and refined with community members through six community design workshops and two community votes. From this process, 15 projects were recommended to Metro's Council for approval. The following are three THPRD projects:

1. To Make It All Good Again at Tualatin Hills Nature Park – This project will help maintain the Nature Park's Vine Maple trail, restore culturally significant plant species within natural areas in partnership with Indigenous community members, and develop educational interpretive signage.

2. Connecting People and Habitat in Aloha – This project will expand gleaned gardens at Recuerdo Park, with a Latine-serving community partner such as Adelante Mujeres.
3. Pollinator Pathway on Rock Creek Powerline Trail – Located adjacent to Rock Creek Powerlines Soccer Fields and the Rock Creek Trail on the north side, this project will create pollinator- and bird-friendly habitat, install benches to provide resting places for trail users, and provide interpretive information along the trail (Attachment 1).

On February 22, 2024, Metro council approved the 15 recommended projects for funding including the above three projects within the district's boundaries. To move these projects forward, Metro requires an IGA (Attachment 2) to be completed for each project.

In August 2024, the board approved the execution of the first of three IGAs with Metro for the "To Make It All Good Again" project at Tualatin Hills Nature Park. The To Make It All Good Again IGA with Metro was reviewed by THPRD's legal counsel prior to execution.

In February 2026, the board approved the execution of the second of three IGAs with Metro for the "Connecting People and Habitat in Aloha" project at Recuerdo Park. The Connecting People and Habitat in Aloha project's IGA with Metro aligned with the template used for the To Make It All Good Again IGA, which was reviewed by THPRD legal counsel.

The third of three IGAs, the "Pollinator Pathway on Rock Creek Powerline Trail" project will remove invasive plants like Himalayan blackberry and English hawthorn and replace them with diverse native shrubs, wildflowers, and habitat features along the side of the trail adjacent to the soccer fields in partnership with local alternative high schools, providing an opportunity for students to gain hands-on experience in ecological restoration. The Metro grant award for this project is \$163,150 with the \$81,575 required match funded via a Tualatin Soil & Water Conservation Fund TREE grant for a total project cost of \$244,725. Due to the use of an updated IGA template, the Pollinator Pathway on Rock Creek Powerline Trail project IGA was reviewed by THPRD legal counsel.

Proposal Request

Staff are seeking the board of directors' authorization for the general manager or designee to execute the IGA with Metro in an amount of \$163,150 to complete the Community Choice Grant project at Recuerdo Park (Attachment 2).

Outcomes of Proposal

Project highlights include invasive species removal and pollinator-friendly restoration as well as partnership opportunities with local alternative high schools and workforce development training for area high school students.

Public Engagement

Metro went through a deliberate community engagement process to collect as many ideas as possible. Between March and May 2023, Metro collected project ideas through a survey and worked with partner agencies to reach communities that governments have excluded in the past. The initial collection of ideas from the community included 120 project ideas. During July of 2023, Metro conducted 3 community design workshops so community members could work with design professionals and staff from local agencies to take the project ideas and turn them into viable project concepts. Through this process 50 projects were created, 15 of which were within THPRD. The first public vote was held between late July and mid-August 2023. From this vote, 50 projects were narrowed down to 28 projects with 9 being in THPRD's jurisdiction. Metro then held a second round of 3 community design workshops to coordinate more detailed

planning, designs, and costs with the community. The final vote was held September through October of 2023. Over 1,650 community members voted for their favorite parks and nature projects. THPRD was fortunate to have three of its nine projects selected by Metro Council for funding awards.

Action Requested

Board of directors' authorization for the general manager or designee to execute the intergovernmental agreement with Metro for a Community Choice grant along the Rock Creek Trail.

Pollinator Pathway on Rock Creek Powerline Trail Ruta para polinizadores en el sendero Rock Creek Powerline Trail



Note: rendering and site plan concepts illustrate the vision and program ideas, not the final design. Final designs to be determined through a detailed design process after selected projects have been awarded.

Nota: Los conceptos de renderizado y plano de sitio ilustran la visión y las ideas del programa, no el diseño final. Los diseños finales se determinarán a través de un proceso de diseño detallado después de que se hayan adjudicado los proyectos seleccionados.

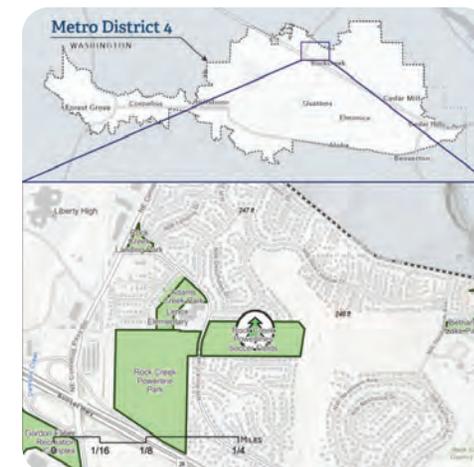


Project Summary

Walking the Rock Creek Powerline Trail from NW Rock Creek road, there are invasive blackberries all along the existing trail. This project proposes to remove these bushes and replant native pollinators along the extent of trail opposite to the soccer fields. Along the trail near the newly planted pollinator area will be three rest benches on accessible surfacing, with plant signage to promote learning opportunities.

Project Cost

The total cost of a Pollinator Pathway on the Rock Creek Powerline Trail is estimated to be \$244,725. Concrete surfacing and benches are \$37,500. Invasive removal and pollinator planting costs \$110,500. Interpretive signage and small plant signs cost \$5,250. Permitting fees at \$15,000 and Project development fees at \$20,000 must also be considered. A 30% contingency cost is included in the estimate.



Resumen del proyecto

Hay zarzamoras invasoras a lo largo del sendero existente en el Rock Creek Powerline Trail, desde el sendero de NW Rock Creek. Este proyecto propone eliminar estos arbustos y sembrar plantas autóctonas para polinizadores a lo largo del sendero opuesto a los campos de fútbol. A lo largo del sendero, cerca del área recién sembrada con plantas para polinizadores, habrá tres bancas para descansar sobre superficie accesible, con letreros informativos sobre las plantas para promover las oportunidades de aprendizaje.

Costo del proyecto

El costo total de la Ruta para polinizadores en el sendero Rock Creek Powerline Trail es de aproximadamente \$244,725. La superficie de concreto y las bancas costarán \$37,500. La eliminación de los arbustos invasores y la siembra de plantas de polinización costarán \$110,500. La señalización interpretativa y los letreros pequeños para plantas costarán \$5,250. También deben tomarse en cuenta las cuotas de los permisos de \$15,000 y las cuotas del desarrollo del proyecto de \$20,000. Se incluye un costo de contingencia del 30 % en la estimación.



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Intergovernmental Grant Agreement

2019 Parks and Nature Bond Measure

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INTERGOVERNMENTAL GRANT AGREEMENT Pollinator Pathway on the Rock Creek Powerline Trail Project

This Grant Agreement (Agreement) is entered under the provisions of ORS Chapter 190 by and between Metro, a metropolitan service district organized under the laws of the state of Oregon and the Metro Charter, and Tualatin Hills Park & Recreation District (THPRD or Grantee).

BACKGROUND

The electors of Metro approved Bond Measure 19-4988 on November 5, 2019 authorizing Metro to issue \$475 million in general obligation bonds to preserve natural areas, clean water, and protect fish and wildlife. The Measure provides that Metro will distribute up to \$40 million of bond funds for community-led capital construction projects. These projects will protect and improve water quality and fish and wildlife habitat, support climate resiliency, and increase people's experience of nature. The grant program is funded with taxable bond measure proceeds.

Funded through the 2019 bond measure, the Nature in Neighborhoods Community Choice Grants uses a novel participatory approach that gives community members a direct voice in choosing the projects to recommend for funding in their communities. A Program Design and Review Committee composed of community members and Metro staff designed the program and ultimately recommended \$2.3 million in grant funding to the Metro Council for projects proposed and approved by community members. The Nature in Neighborhoods Community Choice Grants will support community-led projects that benefit historically marginalized communities, protect, and improve water quality and fish and wildlife habitat, support climate resilience, and increase people's experience of nature at the community scale. Chosen projects will emphasize community engagement, racial equity and climate resilience and meet the requirements of the 2019 Parks and Natural Areas bond measure for capital grants.

Community members proposed the project ideas, and with the support of designers and partner staff, refined and developed those project ideas, which were then put to a community-wide vote. The projects with the most votes were recommended for funding by the Program Design and Review Committee. On

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February 22nd, 2024, the Metro Council approved the Project by Resolution No. 24-5373.

The Pollinator Pathway on Rock Creek Powerline Trail will restore approximately three acres of invasive plant-dominated land into a vibrant, pollinator-friendly habitat along a highly used segment of the Rock Creek Regional Trail. The project will remove invasive Himalayan blackberry and English hawthorn and replace them with diverse native shrubs, wildflowers, and habitat features along the side of the trail adjacent to the soccer fields. In partnership with local alternative high schools, students will participate in invasive removal and planting activities under THPRD supervision, gaining hands-on experience in ecological restoring while contributing to visible community improvements. The project will add ADA-accessible observation areas with seating and interpretive signage will invite trail users, nearby soccer families, and community members to learn about pollinator ecology and habitat connectivity. The project reflects priorities identified by Metro District 4 residents through the Community Choice process and transforms a heavily used corridor into a visible, educational pollinator habitat.

AGREEMENT

1. Term

This Agreement is effective on March 11, 2026, and terminates on December 31, 2050. Grantee must complete all work in the Scope of Work by March 11, 2029, unless terminated or extended. By written amendment the parties may extend the time to complete the Scope of Work no more than 2 years, for a total time of 5 years.

2. Scope of Work

This Agreement establishes responsibilities of the parties concerning this project. Work will be performed pursuant to the Scope of Work, Exhibit A, which is incorporated into this Agreement. Metro will disburse funds to the Grantee as set forth in the Scope of Work. Also attached to this Agreement is Exhibit B (Restrictions on Sale and Use).

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Tualatin Hills Park & Recreation District authorizes the General Manager, or their designees, and Metro authorizes the Parks Director, or their designees, to modify the Scope of Work by written agreement.

3. Grant Amount

Metro will provide up to \$163,150 to Grantee for the Project. Grantee may use funds only for work completed on the project during the term of this Agreement.

4. Sufficient Funds

Metro certifies that at the time this Agreement is executed sufficient funds are available and authorized for expenditure to finance costs of this Agreement.

5. Forfeiture of Unspent Funds

If Grantee fails to start or complete the Project or completes the Project without spending all funds, Metro will retain all funds not expended and Grantee must repay any funds received in advance of expenditures.

6. Capital Project and Related Covenants

In compliance with the Measure, Metro granted funds to Grantee to use for capital expenses related to the Project. Grantee will own the capital asset resulting from the Project and located on the Property. Grantee will value the Project as a capital asset in an amount no less than the grant amount awarded to Grantee. Grantee covenants that it will (a) own and hold all such capital improvements acquired pursuant to this Agreement, and (b) record the asset created by the Project as a fixed, capital asset in the Grantee's audited financial statement, consistent with generally accepted accounting principles and with the Grantee's financial bookkeeping of other similar assets.

7. Limit on Administrative Capital Expenses

Grantee may seek reimbursement of administrative capital expenses. The requested reimbursement must not exceed 10% of the total grant amount. Grantee must track and report on the amount of administrative capital expenses.

8. Limitations on Use of Property

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Grantee will maintain and operate the portion of the Property upon which the Project is located (Project Area) and all capital improvements constructed with bond funds consistent with one or more of the bond purposes and principles. The Project Area must be maintained to protect water quality and wildlife habitat for generations to come, support climate resiliency, or increase people’s experience of nature at the community scale.

Metro may permit secondary use of the Project Area only where the secondary use affects a negligible portion of the Property Area or where necessary to operate the Project Area consistent with Measure principles. The secondary use must not interfere with the requirement to comply with Measure purposes and principles.

Grantee may not sell the Property or authorize use of the Project Area in a manner not consistent with Measure purposes without agreement in writing from Metro after following the requirements of Exhibit B.

9. Oregon Constitution and General Obligation Bond Covenants

Grantee acknowledges that Metro's source of funds for this Agreement is from the sale of voter-approved general obligation bonds that are to be repaid using ad valorem property taxes. Grantee will not take any action that would jeopardize Metro’s general obligation bond and will use all bond funds to pay for or reimburse costs that are of a type that are properly chargeable to a capital cost (or would be so chargeable with a proper election) to comply with the Oregon Constitution and other applicable laws with respect to the permitted expenditure of general obligation bond proceeds. If Grantee breaches these covenants, Grantee will take remedies to cure the default and to compensate Metro for any loss it may suffer as a result.

10. Federal, State, and Local Law Compliance

The Grantee must comply with all applicable federal, state, and local laws, regulations, executive orders and ordinances applicable to the work under this Agreement, including without limitation the acquisition of any required permits. All conditions imposed on the Grantee by federal, state, regional, or local governments having jurisdiction over Grantee are part of this Agreement. Any violation of these conditions, or any violation of criminal law, may be cause for immediate termination of this Agreement.

11. Discrimination Prohibited

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Grantee must not exclude any person from participation in the Project or discriminate on the grounds of race, color, or national origin, or on the grounds of religion, sex, ancestry, age, or disability against any person related to any program or activity funded in whole or in part with the grant funds.

12. Funding Recognition

Grantee will recognize Metro and the source of funding from the Measure in any publications, media presentations, or other presentations relating to or describing the Project. Grantee may include recognition of Metro on on-site documentation, for example signs, and in any published final products and visual presentations, web site information, collateral materials, newsletters, and news releases.

13. Project Records

Grantee will maintain all fiscal Project Records in accordance with generally accepted accounting principles. Grantee must make records available to Metro and its authorized representatives, including but not limited to the staff of any department, at reasonable times and places regardless of whether litigation has been filed on any claims.

14. Public Records Law

All Project Records are public records subject to disclosure under Oregon Public Records Law unless otherwise exempt.

15. Indemnification

Subject to the limitations and conditions of the Oregon Constitution and the Oregon Tort Claims Act, Grantee will indemnify, defend, and hold Metro and Metro's agents, employees, and elected officials harmless from any and all claims, demands, damages, actions, losses, and expenses, including attorney's fees, arising out of or in any way connected with the performance of this Agreement by the Grantee or the Grantee's officers, agents, or employees.

16. Insurance

Grantee agrees to maintain insurance levels, or self-insurance in accordance with state law, for the duration of this Agreement to levels necessary to protect against public body liability.

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17. Termination

Metro may terminate this Agreement, in full or in part, at any time during the term of this Agreement 7 days after providing notice to Grantee of Metro's intent to terminate.

Metro may terminate this Agreement, in full or in part, at any time during the term of this Agreement if Metro reasonably determines that Grantee has failed to comply with any provision of this Agreement and is therefore in default. Upon termination, Metro may immediately withhold or suspend future distributions of bond funds in addition to any other rights and remedies set forth in this Agreement or available at law or in equity.

Notwithstanding any termination for cause, Grantee will be entitled to receive payments for any work completed or for which Grantee was contractually obligated on the date that Metro provided written notice of default.

Grantee will be liable to Metro for all reasonable costs and damages incurred by Metro from the default.

18. Joint Termination for Convenience

Metro and the Grantee may jointly terminate all or part of this Agreement if termination is in the public interest. Termination under this provision will be effective with a written termination agreement signed by both parties.

19. Dispute Resolution

The Parties will negotiate in good faith to resolve any dispute arising out of this Agreement. If the Parties are unable to resolve any dispute within 14 days, the Parties will attempt to settle any dispute through mediation. The Parties will attempt to agree on a single mediator. The parties will share the cost of mediation equally.

20. Independent Contractor Status

The Grantee is an independent contractor for all purposes and is entitled only to the compensation provided for in this Agreement. The Grantee is not an employee of Metro. The Grantee must provide all tools or equipment necessary to carry out this Agreement and will exercise complete control in achieving the results specified in the Scope of Work.

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The Grantee is solely responsible for its performance under this Agreement and the quality of its work; for obtaining and maintaining all licenses and certifications necessary to carry out this Agreement; for payment of any fees, taxes, royalties, or other expenses necessary to complete the work except as otherwise specified in the Scope of Work; and for meeting all other requirements of law in carrying out this Agreement.

21. Notices

Any notices permitted or required by this Agreement must be in writing to the email addresses below.

Tualatin Hills Park & Recreation District

Attn: Gery Keck
15707 SW Walker Road
Beaverton, OR 97006
Phone: 503-629-6305
Email: grants@thprd.org

Metro

Attn: Gabrielle Brown
Metro Regional Center
600 NE Grand Ave
Portland, OR 97232
Email: gabrielle.brown@oregonmetro.gov

22. Oregon Law; Forum

This Agreement will be construed according to the laws of the State of Oregon. Any litigation between Metro and Grantee arising under this Agreement will occur, if in the state courts, in the Multnomah County Circuit Court, and if in the federal courts, in the United States District Court for the District of Oregon located in Portland, Oregon.

23. Assignment; Entire Agreement; Merger; Waiver

This Agreement is binding on each Party, its successors, assigns, and legal representatives and may not, under any circumstance, be assigned or transferred by Grantee without Metro's written consent, which may be withheld in Metro's sole discretion. This Agreement and attachments are the entire agreement between the Parties. The failure to enforce any provision of this Agreement does not constitute a

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waiver by either Party of that or any other provision. Any waiver of any breach is not a waiver of any succeeding breach or a waiver of any provision.

24. Amendment

The Parties may amend this Agreement only by written amendment signed by both Parties.

25. No Third-Party Beneficiaries

Grantee and Metro are the only parties to this Agreement and are the only parties entitled to enforce its terms and the sole beneficiaries.

26. Limitations

This Agreement is expressly subject to the limitations of the Oregon Tort Claims Act and is contingent upon appropriation of funds. Any provision of this Agreement that conflicts with the above-referenced laws are deemed invalid and unenforceable.

27. Severability

If any clause, sentence or any other portion of the terms and conditions of this Agreement becomes illegal, null or void for any reason, the remaining portions will remain in effect.

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28. Authority

The representatives signing on behalf of the Parties certify they are authorized by the Party for whom they sign to make this Agreement.

The Parties have executed this Agreement as of the Effective Date.

Metro

Tualatin Hills Park & Recreation District

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

DRAFT

EXHIBIT A

SCOPE OF WORK

Project Budget and Statement of Work

In addition to the Project Budget and Statement of Work below, grantee is subject to the terms and conditions, including reporting and reimbursement requirements, as defined in the program and post-award handbooks. Metro's program manager is also available for questions regarding reporting and reimbursement requirements.

Reimbursement requests, submitted via Temelio, are required at the end of each fiscal year, and can be submitted as frequently as quarterly.

Reports, submitted via Temelio, are required semi-annually, at the end of June and the end of December, but can be submitted more frequently if desired. Please refer to the details in the Post-Award Handbook, in the section titled Reimbursement and Reporting Requirements.



Tualatin Hills Park & Recreation District

Pollinator Pathway on Rock Creek Powerline Trail

Nonprofit DBA:

Awarded Amount: 163150.0

Submitted Date: Feb 04, 2026

Submission Responses

Oregon Metro Parks and Nature Application, Budget, and Scope of Work

Regional Trails Grants & Nature in Neighborhoods Community Choice Grants

Project Name

Pollinator Pathway on the Rock Creek Powerline Trail

Amount Requested

Please enter the total grant amount. This number should match the award amount and the total reimbursement amount in the proposed project budget.

\$163,150.00

Project Summary

Provide a brief summary that describes your project.

The Pollinator Pathway on Rock Creek Powerline Trail will restore approximately three acres of invasive plant-dominated land into a vibrant, pollinator-friendly habitat along a highly used segment of the Rock Creek Regional Trail. The project will remove invasive Himalayan blackberry and English hawthorn and replace them with diverse native shrubs, wildflowers, and habitat features along the side of the trail adjacent to the soccer fields. In partnership with local alternative high schools, students will participate in invasive removal and planting activities under THRPD supervision, gaining hands-on experience in ecological restoring while contributing to visible community improvements. The project will add ADA-accessible observation areas with seating and interpretive signage will invite trail users, nearby soccer families, and community members to learn about pollinator ecology and habitat connectivity. The project reflects priorities identified by Metro District 4 residents through the Community Choice process and transforms a heavily used corridor into a visible, educational pollinator habitat.

Property Owner

Committed local or state government or district owner of the completed public asset

Tualatin Hills Park & Recreation District

Please provide a detailed program budget, including revenues and expenditures, which directly relates to the program narrative. Please use the budget narrative to explain how your figures are calculated.

Please also include your total reimbursement-eligible project budget within the line items listed below as capital grants amount requested. This will be different from your overall project budget which may include items that Metro will not reimburse. When a line-item cost exceeds the amount requested for reimbursement by Metro or is not eligible for reimbursement by Metro, add the difference to match.

- Please do not include agency or non-profit partner staff time in any section other than Administrative Costs. Certain labor costs, such as for design consultants and

construction related labor are eligible expenses.

- Not all of these budget categories will be applicable to your project. Please fill out the ones that are applicable. If you have a category that does not use either capital grants or match funds, please enter 0 where needed.
- If you have prepared a full project budget, please also upload it on the next page.

File Upload: Proposed Budget

Please upload your completed proposed budget here.

See attached files

Budget Narrative

Please describe the program budget, including revenues and expenditures that directly relate to your program narrative. Include how the budget was estimated, any important assumptions, and whether it is high, medium, or low confidence. Provide explanation of how figures were derived; describe personal and/or professional services costs (name of individual or company, rate, # of hours, etc.) and any other relevant information. Describe matching sources, list contributors and amounts.

THPRD requests \$163,150 in Nature in Neighborhoods Community Choice Grants funds to complete the Pollinator Pathway on the Rock Creek Trail Powerline Trail. The proposed budget reflects current market rates and THPRD's extensive experience delivering habitat restoration projects of similar scale and complexity. Costs were estimated using recent contractor bids, internal historical cost data, and vendor quotes thus is a medium-high confidence budget.

The largest cost component (\$121,335) include invasive species removal, site preparation, native plant materials, and professional restoration services. Invasive removal will be conducted by qualified habitat restoration contractors using integrated pest management (IPM) methods, including mechanical removal and targeted herbicide application. Native planting costs include bare-root shrubs, wildflower mixes, and habitat features such as logs and rock piles to support pollinators and reptiles.

Funds in the amount of \$10,500 are allocated for the design of ADA-accessible seating, in addition to interpretive signage. Permitting associated with the installation of ADA-accessible seating is budgeted at \$15,000.

Capped costs account for 10% of reimbursements (\$16,315).

Matching funds for the project, in the amount of \$81,575 are provided by the Tualatin Soil & Water Conservation Fund TREE grant. This grant will support student partners from alternative local high schools who will participate in invasive removal and planting activities alongside professional crews. This partnership strengthens project outcomes by expanding restoration capacity while providing meaningful workforce exposure for youth. Other costs identified and covered by the TREE grant support the purchase of snacks for youth working on-site.

Scope of Work

Please complete the following chart. For this chart, please briefly list the schedule, specific tasks, and responsible parties.

Scope of Work

Please use the table below to outline the timeline, scope of work, and project deliverables for your project.

Expected Timeline	Phase or Task Category	Task	Responsible Party	Expected Deliverables
Spring/Summer 2026	Planning & design	Finalize restoration design, observation areas, and interpretive signage	THPRD Nature & Trails	Final site layout and design specifications
Fall 2026	Site preparation	Invasive species removal using IPM methods	Restoration Contractor with THPRD oversight	Over 80% reduction of targeted invasive species
Fall 2026	Student engagement	Coordinate and supervise student participation	THPRD with school partners	Workforce training hours, student participation records
Winter 2026/2027	Planting & habitat restoration	Install native shrubs, wildflowers, and habitat features	Contractor and THPRD staff	Native plant establishment across three acres
Summer 2027	Public amenities	Install ADA seating and interpretive signage	THPRD	Accessible observation areas and signage
Spring 2027 – Spring 2028	Establishment & maintenance	Follow-up weed control and plant replacement	THPRD	Healthy, established pollinator habitat

Project Goals

Please list 2-8 goals for this project, how they'll be assessed, and how outcomes will be measured for success.

	Project Goal	Assessment	Success

Goal 1	Restore three acres of degraded land to pollinator habitat	Acres restored and invasive removal rates	Three acres restored with more than 80% reduction in invasive species
Goal 2	Increase native plant diversity and seasonal bloom coverage	Number and diversity of native species installed	1,500 plus native plants representing multiple bloom periods
Goal 3	Improve habitat connectivity along the Rock Creek corridor	Habitat continuity and alignment with regional strategies	Functional pollinator habitat within regional network
Goal 4	Provide accessible public learning opportunities	Installation of amenities and signage	At least two ADA-accessible observation areas installed
Goal 5	Engage youth in hands-on conservation and workforce learning	Student participation hours and completion	At least 18 students earn academic credit through participation
Goal 6			
Goal 7			
Goal 8			

Completed Demographic Form Upload

Please upload your completed demographic form.

See attached files

File Upload: Additional Materials

Please feel free to upload any additional materials that would expand on or support application materials above. (e.g., letters of support, expanded budgets, background materials, site maps, photos, designs, etc.)

See attached files

**Metro 2019 Parks and Nature Bond
Project Budget Proposal**

Grantee:	Tualatin Hills Park & Recreation District	Date Submitted:	2/4/2026
Project Name:	Pollinator Pathway on the Rock Creek Powerline Trail	Program Name:	Community Choice
Match Requirement:	33%		

BUDGET CATEGORIES	Award Funds		Matching funds		Total in Category
	Reimbursable Expenses	In-Kind Match	Cash Match		
Design/Architecture/Engineering	\$ 10,500.00	\$ -	\$ -	\$ 10,500.00	
Permitting	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	
Land Acquisition & Associated Costs: Appraisals, due diligence, surveying, etc.	\$ -	\$ -	\$ -	\$ -	
Construction: Materials, equipment, 3rd party labor, etc.	\$ 121,335.00	\$ -	\$ 81,275.00	\$ 202,610.00	
Cultural Resources Expenses	\$ -	\$ -	\$ -	\$ -	
Other (rename following rows based on 'other' in your budget)	\$ -	\$ -	\$ 300.00		
Capped (Administrative) Costs: Jurisdiction staff time, overhead, and indirect costs as defined by the IGA *Limited to 10% of reimbursements*	\$ 16,315.00	\$ -	\$ -	\$ 16,315.00	
Contingency		\$ -	\$ -	\$ -	
Volunteer hours X current rate: https://independentsector.org/research/value-of-volunteer-time/				\$ -	
TOTAL	\$ 163,150.00	\$ -	\$ 81,575.00	\$ 244,725.00	

Instructions:

* The funding for these projects is provided from bond funds which have strict caps on administrative costs. **To be in compliance with bond funding these projects must not pay out more than 10% in administrative expenses which might include government staff wages, overhead for the buildings these staff are housed in or for the project site, permit application fees, etc.** Metro staff will review each request with these caps in mind and to ensure compliance. Staff will review requests with the expenditures to date when considering the percentage, rather than the anticipated full project cost.

** If human remains or cultural artifacts are unearthed by ground disturbing activities, this has the potential to cause harm to Tribes. Metro has committed to use Bond funds in a way that minimizes harm, by seeking to build relationships with Tribes and by honoring Tribes' treaty rights to these lands. To help meet this goal, these grants are recommending practices outlined in the IGA to meet these requirements. **Please use the line item provided on the this spreadsheet to notate expenses and match directly related to this work.**

Use 'Other' and blank rows to include additional budget categories that align with your submitted project budget and budget narrative. Add as many rows as needed.

EXHIBIT B

Restrictions on Sale and Use

The Restrictions on Sale and Use of Bond Funded Property ("Property") apply until the end of the Agreement term. "Property" includes real property and capital improvements.

Restrictions:

Grantee may not sell or change the use of Property unless Grantee certifies the following to Metro in writing:

- a) Grantee's decision to sell or change the use of the Property is the result of unforeseen circumstances.
- b) Grantee's intent, at the time it purchased the Property, was to use the Property in compliance with bond requirements.
- c) Grantee transferred the Property to a non-federal public agency or jurisdiction.
- d) Grantee provided Metro written notice of its intent to authorize the sale to a third party or change Grantee's use of the Property 180 days before the sale or change in use.
- e) Grantee held at least one public hearing regarding the matter, consistent with its adopted public meeting procedures, before making a final decision to sell or change the use of the Property, and adopted a resolution or ordinance that includes findings that Grantee satisfied the conditions in sections (a)-(d) and has satisfied or will satisfy its obligations in section (f).
- f) Metro approves Grantee's determination of the appraisal value of the Property as follows:
 1. At least 90 days before making a final decision to sell or change the use of the Property, Grantee will provide Metro with an independent appraisal of the fair market value of the Property, assuming that the Property was subject to the same use restrictions as were in place at the time Grantee purchased the Property. The appraisal must comply with USPAP standards and federal and ODOT right-of-way acquisition standards, where applicable, and will not be subject to any other extraordinary assumptions; and
 2. No later than 90 days after receiving the appraisal obtained by Grantee, Metro will inform Grantee whether Metro has approved the appraisal. Metro's decision will be made in good faith and based on whether the appraisal is complete and reasonable. Metro's review will include having the appraisal reviewed by a review

appraiser hired by Metro to conduct a review in accordance with USPAP and general appraisal standards. If Metro does not approve the appraisal, then Metro will inform Grantee the reasons for not approving the appraisal and Grantee may resubmit a revised appraisal to Metro.



MEMORANDUM

DATE: February 12, 2026
TO: Doug Menke, General Manager
FROM: Aisha Panas, Deputy General Manager
RE: **Resolution Amending System Development Charges 5-Year Capital Improvement Plan**

Introduction

Staff requests that the THPRD Board of Directors approve Resolution No. 2026-07 amending the district's five-year system development charges capital improvement plan (SDC-CIP) and approve the SDC-CIP's use in developing the Fiscal Year 2026-2027 (FY 2026-27) budget.

Background

The SDC-CIP is used to budget and plan for all SDC-funded planning studies, land acquisition, and capital development projects. The last SDC-CIP was approved by the board at its March 12, 2025, meeting and was used to prepare the current fiscal year budget. Since adoption of the current budget, staff have proposed new projects to be added to the SDC-CIP project list, tracked SDC revenues and affordable housing SDC fee waivers for the current fiscal year, and have projected future SDC revenue and issuance of affordable housing SDC waivers. Accordingly, staff have made the following changes to the SDC-CIP (Attachment 1):

1. Added the following projects to the SDC-CIP project list:
 - a. Proposed projects funded via SDC funds:
 - i. Acquisition of Urban Park Land - Downtown Beaverton
 - ii. Acquisition of Trails Land - Infill/Cooper Mountain
 - b. Proposed projects funded via SDC credits:
 - i. New Trail Acquisition & Development: Summit Meadows
2. Moved the following projects within the SDC-CIP project list:
 - a. Proposed projects funded via SDC funds where change affects multiple line items or project phases:
 - i. Land Acquisition - Infill/Cooper Mountain - Each annual line item pushed out by 1 year
 - ii. New Neighborhood Park Development: SWQ-4 (SW 165th Ave & SW Farmington Rd) - Each phased pushed out by 1 year
 - iii. New Neighborhood Park Development: Park Blocks - Each phase pushed out by 1 year
 - iv. New Neighborhood Park Development: NEQ-2 (NW Saltzman Rd & Laidlaw Rd) – Each phase pushed out by 1 year
 - b. Proposed projects funded via SDC funds where change affects individual line items or project phases:
 - i. New Regional Trail Development - Westside Trail Segments 16-Remainder of 18, Construction – Project pushed by 1 year to align with anticipated Westside Trail Bridge construction in FY28/29
3. Removed the following projects from the SDC-CIP project list:
 - a. Completed projects funded via SDC credits:
 - i. New Neighborhood Park Development: NWQ-11 (NW Eleanor Ave and NW Evelyn St); Now named Harvest Park

4. Added a new and fifth FY 2030/31 program year with associated SDC revenue projections to ensure the SDC-CIP continues to look five years into the future.
5. Updated affordable housing waiver to account for Resolution No. 2025-05's unit cap increase.
6. Updated estimated revenues based on historic actual SDC collections.
7. Refined anticipated project sequencing and costs throughout the SDC-CIP project list to reflect current staff capacity and expected SDC fund availability.

The SDC-CIP project list will provide guidance in making project commitments through the annual budget process. The list is not intended to be an explicitly sequential list of projects to be funded, as other factors may impact the year in which a project commitment is made. Staff will continue to monitor permitting and cost trends and make annual adjustments to the SDC-CIP.

Proposal Request

Staff are requesting the board of director's approval of Resolution No. 2026-07 amending the district's SDC-CIP (Attachment 1) and approving its use in developing the FY 2026-27 budget.

Outcomes of Proposal

The amended SDC-CIP provides a more current and realistic tool for planning and budgeting for future acquisition and development of park amenities. The district will continue to be able to deliver a steady flow of new recreation facilities to meet the growing needs of the community.

Public Engagement

Public engagement is not considered during the SDC-CIP update; however, THPRD engaged stakeholders to create the 2020 SDC Methodology approved by the Board on November 12, 2020. This 2020 Methodology established THPRD's System Development Charges Fee Schedule, last updated on June 11, 2025, and the district's 20-year System Development Charge Capital Improvement Project List, last updated January 10, 2024. Also, THPRD Advisory Committee input on THPRD's suite of functional plans influences how projects are prioritized within the SDC-CIP and the SDC-CIP helps the district pursue the 2020 Vision Action Plan goal areas and actions, which were established through an extensive public outreach process.

Action Requested

Staff are requesting the board of director's approval of Resolution No. 2026-07 amending the district's five-year SDC-CIP and approving its use in developing the FY 2026-27 budget.

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TUALATIN HILLS PARK & RECREATION DISTRICT AMENDING ITS FIVE- YEAR SYSTEM DEVELOPMENT CHARGES CAPITAL IMPROVEMENT PLAN

WHEREAS, the Tualatin Hills Park & Recreation District (THPRD) adopted a System Development Charges (SDC) program and its corresponding methodology by resolution in November 1998 (the “SDC Resolution”), which was amended in September 2001 and August 2003, and updated in November 2007, March 2016, and November 2020; and

WHEREAS, the SDC methodology adopted by THPRD in 2020 was based on needs identified in THPRD’s 2013 Comprehensive Plan Update, which considers capital facility needs through the year 2035; and

WHEREAS, THPRD adopted the following functional plans addressing needs and priorities for each amenity:

- Athletic Facilities Functional Plan (March 7, 2016);
- Parks Functional Plan (May 2015 and updated April 2019);
- Trails Functional Plan (February 2016); and
- Natural Resources Functional Plan (December 2014).

WHEREAS, the SDC methodology report adopted on November 12, 2020 titled “Final Methodology Report Parks System Development Charges” with updates to Appendix C adopted January 10, 2024 incorporated reflects growth costs identified in the 2013 Comprehensive Plan Update and the functional plans; and

WHEREAS, pursuant to ORS 223.309, the board must adopt a Capital Projects List of the capital improvements to be funded wholly or in part by SDCs; and

WHEREAS, pursuant to ORS 223.309(2), the SDC Capital Projects List may be modified at any time by separate resolution adopted by the Board; and

WHEREAS, the Capital Projects List must include the estimated costs, timing and percentage of costs for each improvement that the District intends to fund, in whole or in part, with improvement fee revenues; and

WHEREAS, THPRD’s Five-year SDC-CIP is the near-term planning document used to appropriate funding and sequence the completion of projects within THPRD’s Capital Projects List according SDC fund availability, anticipated SDC revenue collection, and staff availability; and

WHEREAS, THPRD last amended its SDC-CIP on March 12, 2025; and

WHEREAS, an amended SDC-CIP is required to support the development of the THPRD Fiscal Year 2026-2027 (FY 2026-27) budget and appropriate funds in FY 2026-27 for existing and new projects.

RESOLUTION NO. 2026-07

NOW THEREFORE, the Tualatin Hills Park & Recreation District resolves:

- Section 1: The amended SDC-CIP attached as Attachment 1 is adopted; and
- Section 2: The SDC-CIP is approved for use in developing the FY 2026-27 budget; and
- Section 3: This Resolution No. 2025-04 becomes effective on March 11, 2026.

Approved by the Tualatin Hills Park & Recreation District Board of Directors on the 11th day of March 2026.

Alfredo Moreno, President

Miles Palacios, Secretary

ATTEST:

Jessica Collins, Recording Secretary



SYSTEM DEVELOPMENT CHARGES FUND
PROJECTS LIST
Proposed Five-year CIP March 2026

Concept Planning
Design & Permitting
Construction
New Project (NEW)

Fiscal Year	Project or Item Description	Districtwide			North Bethany			Bonny Slope West			Non-Overlay		
		Annual Available Funding			Annual Available Funding			Annual Available Funding			Annual Available Funding		
		Cost Estimate	Low Estimate	High Estimate	Cost Estimate	Low Estimate	High Estimate	Cost Estimate	Low Estimate	High Estimate	Cost Estimate	Low Estimate	High Estimate
2025/26	Beginning Cash Balance (July 1, 2025)		62,194,357	62,194,357		9,339,172	9,339,172		5,307,980	5,307,980		47,547,205	47,547,205
	Less: Carryover Appropriations		43,482,557	43,482,557		7,971,403	7,971,403		1,750,000	1,750,000		33,761,154	33,761,154
	Net Available Beginning Balance		18,656,800	18,656,800		1,312,769	1,312,769		3,557,980	3,557,980		13,786,051	13,786,051
	Estimated SDC Revenue		8,912,668	10,893,260		2,096,661	2,562,585		-	-		6,816,007	8,330,675
	Estimated SDC Affordable Housing 30% AMI (100% Waiver)	(712,356)			-			-			(712,356)		
	Estimated SDC Affordable Housing 60% AMI (50% Waiver)	(180,670)			-			-			(180,670)		
	Estimated Available Funding		26,676,442	28,657,034		3,409,430	3,875,354		3,557,980	3,557,980		19,709,032	21,223,700
	New Neighborhood Park Development: NWQ-11 (NW Eleanor Ave and NW Evelyn St) ****	750,000	25,926,442	27,907,034	750,000	2,659,430	3,125,354						
	New Neighborhood Park Development, Design & Permitting: SWQ-5 (SW Miller Hill Rd & SW Millennium Ter)	154,123	25,772,319	27,752,911							154,123	19,554,909	21,069,577
	Trail Development - Westside Trail Bridge - Segment 15*	7,000,000	18,772,319	20,752,911							7,000,000	12,554,909	14,069,577
	Acquisition of Neighborhood Park Land - Infill/Cooper Mountain Areas	445,092	18,327,227	20,307,819							445,092	12,109,817	13,624,485
	Land Acquisition - Infill/Cooper Mountain	6,500,000	11,827,227	13,807,819							6,500,000	5,609,817	7,124,485
	New Amenities in existing parks	162	11,827,065	13,807,657							162	5,609,655	7,124,323
	New Neighborhood Park Development, Construction: SEQ-2 (La Raiz Park)	24,000	11,803,065	13,783,657							24,000	5,585,655	7,100,323
	New Neighborhood Park Development, Construction: NEQ-3 (SW Pointer Rd & SW Canyon Ln)	320,426	11,482,639	13,463,231							320,426	5,265,229	6,779,897
	So. Cooper Mtn Park and Trail Development - Project Mgmt.	3,262	11,479,377	13,459,969							3,262	5,261,967	6,776,635
	Functional Plan - Develop Facilities Functional Plan	10,000	11,469,377	13,449,969							10,000	5,251,967	6,766,635
	Develop Pickleball Facility	2,725,000	8,744,377	10,724,969							2,725,000	2,526,967	4,041,635
	Subtotal FY 2025/26 Costs	17,932,065			750,000				-		17,182,065		

Fiscal Year	Project or Item Description	Annual Available Funding			Cost Estimate	Annual Available Funding			Cost Estimate	Annual Available Funding			Cost Estimate	Annual Available Funding		
		Cost Estimate	Low Estimate	High Estimate		Low Estimate	High Estimate	Low Estimate		High Estimate	Low Estimate	High Estimate				
2026/27	Beginning Balance		8,744,377	10,724,969		2,659,430	3,125,354		3,557,980	3,557,980		2,526,967	4,041,635			
	Estimated SDC Revenue		9,224,611	11,274,525		2,170,044	2,652,276		-	-		7,054,567	8,622,249			
	Estimated SDC Affordable Housing 30% AMI (100% Waiver)	(350,757)			-			-			(350,757)					
	Estimated SDC Affordable Housing 60% AMI (50% Waiver)	(255,096)			-			-			(255,096)					
	Estimated Available Funding		17,363,135	21,393,641		4,829,474	5,777,630		3,557,980	3,557,980		8,975,681	12,058,031			
	Acquisition of Community Park Land - North Bethany***	1,200,000	16,163,135	20,193,641	1,200,000	3,629,474	4,577,630									
	New Neighborhood Park Development, Concept Planning: SWQ-7 (SW 175th Ave & SW Goldcrest Ln)	336,719	15,826,416	19,856,922							336,719	8,638,962	11,721,312			
	So. Cooper Mtn Park and Trail Development - Project Mgmt.***	1,799	15,824,617	19,855,123							1,799	8,637,163	11,719,513			
	Acquisition of Urban Park Land - Downtown Beaverton (NEW)	2,000,000	13,824,617	17,855,123							2,000,000	6,637,163	9,719,513			
	Acquisition of Trails Land - Infill/Cooper Mountain (NEW)	500,000	13,324,617	17,355,123							500,000	6,137,163	9,219,513			
	Subtotal FY 2026/27 Costs	4,038,518			1,200,000				-		2,838,518					
2027/28	Beginning Balance		13,324,617	17,355,123		3,629,474	4,577,630		3,557,980	3,557,980		6,137,163	9,219,513			
	Estimated SDC Revenue		9,547,472	11,669,133		2,245,995	2,745,105		-	-		7,301,477	8,924,027			
	Estimated SDC Affordable Housing 30% AMI (100% Waiver)	(350,757)			-			-			(350,757)					
	Estimated SDC Affordable Housing 60% AMI (50% Waiver)	(255,096)			-			-			(255,096)					
	Estimated Available Funding		22,266,236	28,418,403		5,875,469	7,322,736		3,557,980	3,557,980		12,832,787	17,537,687			
	New Neighborhood Park Development, Concept Planning: SWQ-4 (SW 165th Ave & SW Farmington Rd)	348,711	21,917,525	28,069,692							348,711	12,484,076	17,188,976			
	New Neighborhood Park Development, Concept Planning: SEQ-1 (SW Murray Blvd & SW Sexton Mtn Dr)	329,312	21,588,213	27,740,380							329,312	12,154,764	16,859,664			
	New Neighborhood Park Development, Design & Permitting: SWQ-7 (SW 175th Ave & SW Goldcrest Ln)	1,677,156	19,911,057	26,063,224							1,677,156	10,477,608	15,182,508			
	New Regional Trail Development - Westside Trail Segments 16-Remainder of 18, Design & Permitting	433,113	19,477,944	25,630,111							433,113	10,044,495	14,749,395			
	Land Acquisition - Infill/Cooper Mountain	1,500,000	17,977,944	24,130,111							1,500,000	8,544,495	13,249,395			
	Subtotal FY 2027/28 Costs	4,288,292			-				-		4,288,292					

Fiscal Year	Project or Item Description	Annual Available Funding			Cost Estimate	Annual Available Funding			Cost Estimate	Annual Available Funding			Cost Estimate	Annual Available Funding		
		Cost Estimate	Low Estimate	High Estimate		Low Estimate	High Estimate	Low Estimate		High Estimate	Low Estimate	High Estimate				
2028/29	Beginning Balance		17,977,944	24,130,111		5,875,469	7,322,736		3,557,980	3,557,980		8,544,495	13,249,395			
	Estimated SDC Revenue		9,881,634	12,077,553		2,324,605	2,841,184		-	-		7,557,029	9,236,368			
	Estimated SDC Affordable Housing 30% AMI (100% Waiver)	(350,757)			-			-			(350,757)					
	Estimated SDC Affordable Housing 60% AMI (50% Waiver)	(255,096)			-			-			(255,096)					
	Estimated Available Funding		27,253,725	35,601,810		8,200,074	10,163,920		3,557,980	3,557,980		15,495,671	21,879,910			
	New Neighborhood Park Development, Concept Planning: Park Blocks	300,053	26,953,672	35,301,757	300,053	7,900,021	9,863,867									
	New Neighborhood Park Development, Design & Permitting: SEQ-1 (SW Murray Blvd & SW Sexton Mtn Dr)	1,341,562	25,612,110	33,960,195							1,341,562	14,154,109	20,538,348			
	New Neighborhood Park Development, Design & Permitting: SWQ-4 (SW 165th Ave & SW Farmington Rd)	1,733,259	23,878,851	32,226,936							1,733,259	12,420,850	18,805,089			
	New Neighborhood Park Development, Construction: SWQ-7 (SW 175th Ave & SW Goldcrest Ln)	5,794,095	18,084,756	26,432,841							5,794,095	6,626,755	13,010,994			
	New Neighborhood Park Development, Construction: SWQ-5 (SW Miller Hill Rd & SW Millennium Ter)	4,173,885	13,910,871	22,258,956							4,173,885	2,452,870	8,837,109			
	New regional Trail Development - Westside Trail Segments 16-Remainder of 18, Construction	1,773,140	12,137,730	20,485,816							1,773,140	679,729	7,063,969			
	Land Acquisition - Infill/Cooper Mountain	1,500,000	10,637,730	18,985,816							1,500,000	(820,271)	5,563,969			
	Subtotal FY 2028/29 Costs	16,615,994			300,053			-			16,315,941					
2029/30	Beginning Balance		10,637,730	18,985,816		7,900,021	9,863,867		3,557,980	3,557,980		(820,271)	5,563,969			
	Estimated SDC Revenue		10,227,491	12,500,267		2,405,966	2,940,626		-	-		7,821,525	9,559,641			
	Estimated SDC Affordable Housing 30% AMI (100% Waiver)	(350,757)			-			-			(350,757)					
	Estimated SDC Affordable Housing 60% AMI (50% Waiver)	(255,096)			-			-			(255,096)					
	Estimated Available Funding		20,259,368	30,880,230		10,305,987	12,804,492		3,557,980	3,557,980		6,395,401	14,517,757			
	New Neighborhood Park Development, Concept Planning: NWQ-7 (NW Liberty & NW 163rd Ter)	262,107	19,997,261	30,618,123	262,107	10,043,880	12,542,385									
	New Neighborhood Park Development, Design & Permitting: Park Blocks	1,233,658	18,763,603	29,384,465	1,233,658	8,810,222	11,308,727									
	New Neighborhood Park Development, Concept Planning: NEQ-2 (NW Saltzman Rd & Laidlaw Rd)	276,210	18,487,393	29,108,255							276,210	6,119,191	14,241,547			
	New Neighborhood Park Development, Construction: SEQ-1 (SW Murray Blvd & SW Sexton Mtn Dr)	5,965,352	12,522,041	23,142,903							5,965,352	153,839	8,276,195			
	New Neighborhood Park Development, Construction: SWQ-4 (SW 165th Ave & SW Farmington Rd)	6,004,088	6,517,953	17,138,815							6,004,088	(5,850,249)	2,272,107			
	Land Acquisition - Infill/Cooper Mountain	1,500,000	5,017,953	15,638,815							1,500,000	(7,350,249)	772,107			
	Subtotal FY 2029/30 Costs	15,241,415			1,495,765			-			13,745,650					

Fiscal Year	Project or Item Description	Annual Available Funding			Cost Estimate	Annual Available Funding			Cost Estimate	Annual Available Funding			Cost Estimate	Annual Available Funding		
		Cost Estimate	Low Estimate	High Estimate		Low Estimate	High Estimate	Low Estimate		High Estimate	Low Estimate	High Estimate				
2030/31	Beginning Balance		5,017,953	15,638,815		8,810,222	11,308,727		3,557,980	3,557,980		(7,350,249)	772,107			
	Estimated SDC Revenue		10,585,453	12,937,776		2,490,175	3,043,547		-	-		8,095,278	9,894,229			
	Estimated SDC Affordable Housing 30% AMI (100% Waiver)	(350,757)										(350,757)				
	Estimated SDC Affordable Housing 60% AMI (50% Waiver)	(255,096)										(255,096)				
	Estimated Available Funding		14,997,554	27,970,738		11,300,398	14,352,275		3,557,980	3,557,980		139,176	10,060,483			
	New Neighborhood Park Development, Design & Permitting: NWQ-7 (NW Liberty & NW 163rd Ter)	1,441,822	13,555,732	26,528,916	1,441,822	9,858,576	12,910,453									
	New Neighborhood Park Development, Construction: Park Blocks	5,424,030	8,131,702	21,104,886	5,424,030	4,434,546	7,486,423									
	New Neighborhood Park Development, Design & Permitting: NEQ-2 (NW Saltzman Rd & Laidlaw Rd)	1,334,629	6,797,073	19,770,257							1,334,629	(1,195,453)	8,725,854			
	Land Acquisition - Infill/Cooper Mountain	1,500,000	5,297,073	18,270,257							1,500,000	(2,695,453)	7,225,854			
	Subtotal FY 2030/31 Costs	9,700,481			6,865,852				-			2,834,629				
	Total for 5-year CIP List	67,816,766			10,611,670				-			57,205,096				
	Five Year CIP Credit Projects															
	New Trail Development: Finnley Woods Area *****	168,776	5,128,297	18,101,481	168,776	4,265,770	7,317,647									
	New Trail Acquisition & Development: Abbey Creek Terrace ****	1,800,000	3,328,297	16,301,481	1,800,000	2,465,770	5,517,647									
	New Neighborhood Park Development & Trail: SWQ-8 (SW Scholls Ferry & Tile Flat Rd)	1,500,000	1,828,297	14,801,481							1,500,000	(4,195,453)	5,725,854			
	New Park Development: SCM Main Street Park *****	116,691	1,711,606	14,684,790							116,691	(4,312,144)	5,609,163			
	New Pocket Park Development: Scholls Heights *****	201,077	1,510,529	14,483,713							201,077	(4,513,221)	5,408,086			
	New Neighborhood Parks and Community Trail: South Cooper Mountain Blackbird Farms Parks A & B	2,814,278	(1,303,749)	11,669,435							2,814,278	(7,327,499)	2,593,808			
	SCM Heights New Neighborhood Park & Community Trail: SWQ-6 (SW Albatross Ln & Oystercatcher Ln)	1,573,750	(2,877,499)	10,095,685							1,573,750	(8,901,249)	1,020,058			
	New Trail Acquisition & Development: SCM Vineyard	1,500,000	(4,377,499)	8,595,685							1,500,000	(10,401,249)	(479,942)			
	New Trail Acquisition & Development: Summit Meadows (NEW)	620,000	(4,997,499)	7,975,685							620,000	(11,021,249)	(1,099,942)			
	Subtotal Credit Projects	10,294,572			1,968,776				-			8,325,796				
	Fund Balance		(4,997,499)	7,975,685		2,465,770	5,517,647				3,557,980	3,557,980	(11,021,249)	(1,099,942)		

Notes:

*Trail costs are 40% of total estimated costs

**Improvement/Development Costs for Community Parks are 75% of Total Estimated Project Cost

*** Fiscal year 2026-2027 funding increases for carryover projects

**** Escrow Project - Budget accounted for in SDC revenue through escrow projections

***** Credit project complete. Holding value of credits on 5-year list to track future impact to fund balances



MEMORANDUM

DATE: March 2, 2026
TO: Doug Menke, General Manager
FROM: Jared Isaksen, Finance Director
RE **Resolution Amending FY2025/26 Budget**

Introduction

The district has received the results of the arbitrage rebate calculation on the General Obligation Refunding bonds, series 2021, which resulted in a higher than anticipated liability of \$64,501. This liability is an indication that the district earned the most interest allowable under the law from the investments of these bond funds. As this liability is higher than expected, a budget transfer from the capital outlay appropriation to the materials and services appropriation is needed to pay the rebate to the IRS and closeout the Capital Bond Fund.

Background

The board adopted the FY2025/26 budget at the June 11, 2025, board meeting and amended the budget at the October 8, 2025 and February 11, 2026, board meetings. Oregon Budget Law provides for changes to be made to the budget after adoption with approval by the board, per ORS 294.

Proposal Request

Board of directors' consideration of approval of the attached resolution amending the FY2025/26 budget by transferring \$40,000 between appropriation lines.

Outcomes of Proposal

With the adoption of the third budget amendment the district will be able to pay the calculated arbitrage rebate liability and close out the Bond Capital Projects Fund.

Action Requested

Board of directors' approval of Resolution 2026-08 amending the FY2025/26 budget and transferring funds between appropriation lines in the amount of \$40,000.

RESOLUTION NO. 2026-08

TUALATIN HILLS PARK & RECREATION DISTRICT, OREGON

A RESOLUTION AUTHORIZING A SUPPLEMENTAL BUDGET TO INCREASE EXPENDITURE WITHIN THE BOND CAPITAL FUND

WHEREAS, the Tualatin Hills Park & Recreation Board of Directors can authorize the transfer of appropriation authority by resolution per ORS 294.463, and

WHEREAS, the Board of Directors recognizes the need to transfer \$40,000 from the capital outlay appropriation to the materials & services appropriation for the payment of an arbitrage rebate liability, as the liability exceeded the amount anticipated at the time the budget was adopted, and

WHEREAS, the transfer does not result in an increase in budget appropriation, per the following schedule.

	Amended Budget 2025/26	Amendment	Amended Budget 2025/26
Resources:			
Beginning Cash on Hand	\$ 1,175,390	\$ -	\$ 1,175,390
Interest Earnings	60,500	-	60,500
Total Resources	\$ 1,235,890	\$ -	\$ 1,235,890
Appropriations:			
Materials & Services	\$ 24,990	\$ 40,000	\$ 64,990
Capital Outlay	1,210,890	(40,000)	1,170,890
Interfund Transfer	10	-	10
Total Appropriations	\$ 1,235,890	\$ -	\$ 1,235,890

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TUALATIN HILLS PARK & RECREATION DISTRICT IN BEAVERTON, OREGON, AS FOLLOWS:

Section 1: The FY 2025/26 budget is hereby amended as detailed above.

Section 2: This resolution shall be effective following its adoption by the Board of Directors.

Approved by the Tualatin Hills Park & Recreation District Board of Directors on the 11th day of March, 2026.

Alfredo Moreno, President

ATTEST:

Miles Palacios, Secretary

Jessica Collins, Recording Secretary



MEMORANDUM

DATE: February 26, 2026
TO: Doug Menke, General Manager
FROM: Aisha Panas, Deputy General Manager
RE: **2026 Legislative Session**

Introduction

At the board's March 11 meeting, Aisha Panas, Deputy General Manager, and Kylie Grunow with Meriwether Strategies, the district's state lobbyist, will present a recap of the 2026 State Legislative Session. The board will be provided with an overview of all the bills that THPRD followed during the session and those for which the district provided testimony.



MEMORANDUM

DATE: February 26, 2026
TO: Board of Directors
FROM: Doug Menke, General Manager
RE: **General Manager's Report**

2026 Bond Measure Update

Holly Thompson, Communications director, will provide the board with an update on the district's public information efforts in support of the upcoming May 2026 bond measure.

Park and Trail Capital Improvement Projects Update

Gery Keck, Planning & Development Manager, and Tim Bonnin, Development Supervisor, will attend the March 11 board meeting to share a collection of photos of recently completed parks and trails within the district. A variety of funding sources were tapped for these projects, including system development charges, grants, lottery funding, and allocations from the Metro 2019 Bond's Local Share and Community Choice programs.

Upcoming Events

Date	Event Name	Time	Location
2/28	Lunar New Year Celebration	4 – 9 pm	Garden Home Recreation Center
3/1 – 3/31	Spring Native Plant Sale Online Ordering	All Day	Tualatin Hills Nature Center
3/8	Sunday Funday at the Pool	4:15 – 7 pm	Conestoga Recreation & Aquatic Center
3/12	Tumble Tots Leprechauns, Shamrocks, & More	9 am – 12 pm	Garden Home Recreation Center
3/14	Family Fishing Day	9 am – 1:30 pm	Cedar Hills Recreation Center
3/14	Hit with a Viking	9 – 10:30 am	Babette Horenstein Tennis Center
3/14	Holi Celebration	3:30 – 5 pm	Harvest Park
3/21	Spring Celebration	1 – 4 pm	Mountain View Champions Park
3/21	Jenkins Estate Art Show	10 am – 5 pm	Jenkins Estate
3/22	Jenkins Estate Art Show	10 am – 3 pm	Jenkins Estate
3/22	Eid al-Fitr Celebration & Bazaar	2 – 6 pm	Tualatin Hills Aquatic Center
3/25	Grandparents Camp	9 am – 1 pm	Elsie Stuhr Center
3/28	Women's Wellness Fair	11 am – 1 pm	Cedar Hills Recreation Center
3/28	Pooch Party	11 am – 3 pm	Somerset West Swim Center