



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

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was held at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton, on Monday, August 13, 2012. Executive Session 5:30 p.m.; Regular Meeting 7:00 p.m.

Present:

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

Absent:

Larry Pelatt	Secretary/Director
John Griffiths	Director

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

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

- To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed, and
- To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

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

President, Joe Blowers, noted that representatives of the news media and designated staff may attend Executive Session. All other members of the audience were asked to leave the room. Representatives of the news media were specifically directed not to disclose information discussed during Executive Session. No final action or final decision may be made in Executive Session. At the end of Executive Session, the Board will return to open session and welcome the audience back into the room.

Agenda Item #2 – Call Regular Meeting to Order

President, Joe Blowers, called the Regular Meeting to order at 7:00 p.m.

Agenda Item #3 – Action Resulting from Executive Session

Bob Scott moved that, pursuant to a commitment of the 2008 Bond Measure, the Board of Directors authorize staff to acquire a property in the vicinity of the northeast quadrant of the District for a future natural area, subject to the General Manager's determination that all of the terms of the sales agreement between THPRD and the seller are satisfactory. Bill Kanable seconded the motion. Roll call proceeded as follows:

Bill Kanable	Yes
Bob Scott	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Bob Scott moved that, pursuant to a commitment of the 2008 Bond Measure, the Board of Directors authorize staff to acquire a property in the southwest quadrant of the District for a future neighborhood park for a value not to exceed \$540,000, subject to the General Manager's determination of a clean title and acceptable environmental conditions. Bill Kanable seconded the motion. Roll call proceeded as follows:

**Bill Kanable Yes
Bob Scott Yes
Joe Blowers Yes**

The motion was UNANIMOUSLY APPROVED.

Bill Kanable moved that, pursuant to a commitment of the 2008 Bond Measure, the Board of Directors authorize staff to acquire a property in the northwest quadrant of the District for a future neighborhood park for a value not to exceed the current market value, subject to the General Manager's determination that all of the terms of the sales agreement between THPRD and the seller are satisfactory. Bob Scott seconded the motion. Roll call proceeded as follows:

**Bob Scott Yes
Bill Kanable Yes
Joe Blowers Yes**

The motion was UNANIMOUSLY APPROVED.

Bob Scott moved that the Board of Directors authorize staff to market for sale an unneeded portion of an undeveloped District-owned property in the northwest quadrant that was recently acquired using 2008 Bond Measure funds, subject to Board approval of any proposed sale, with the understanding that proceeds from any sale would go back into bond funds for land acquisition. Bill Kanable seconded the motion. Roll call proceeded as follows:

**Bill Kanable Yes
Bob Scott Yes
Joe Blowers Yes**

The motion was UNANIMOUSLY APPROVED.

Agenda Item #4 – Oregon School Activities Association Middle School Coach of the Year Award – Fritz Page

Jim McElhinny, Director of Park & Recreation Services, introduced Fritz Page, a long-time youth sports volunteer for the District for approximately the past 40 years. Jim noted that Fritz has spent the majority of his volunteer time in the youth basketball program, specifically the Middle School Program, coaching at the recreational level and in the Metro Junior Program at a number of Beaverton School District schools. His volunteering was recognized this past spring when Fritz was honored with two awards: a Coaching Award from Ford Motor Company and the Portland Trail Blazers and the Oregon School Activities Association Middle School Coach of the Year award. Jim noted that Fritz is very deserving of these prestigious honors and thanked him for his service to the District and community.

- ✓ President, Joe Blowers, commented that, as a teacher, he knows how important it is for children to have people such as Fritz in their lives and thanked him for his service to the community on behalf of the Board of Directors.

Agenda Item #5 – Audience Time

Paul Blackmore, 17813 SW Washington Drive, Aloha, is before the Board of Directors this evening representing Aloha United Soccer Club (AUSC). Paul stated that he is testifying this evening before the Board of Directors regarding the District's field allocation process. He referenced correspondence from Scott Brucker, Superintendent of Sports, to the Tualatin Hills

Junior Soccer League regarding the new Affiliated Sports Policy under consideration by the District's Board of Directors, noting that Scott's statement within the correspondence that no significant opposition to the policy has been raised is inaccurate. AUSC is vehemently opposed to the proposed policy due to favoritism in granting particular clubs field access while denying the same access to other clubs. He also referenced a letter Scott sent to the AUSC membership via erroneously gaining access to their membership information in which Scott called Paul a disseminator of misinformation and claimed that AUSC has been granted 240 hours of synthetic turf field time to its recreational teams. He questions this information as it has been stated by the District that recreational teams are not allowed to play on synthetic turf fields as such use is limited to competitive teams. He has requested the backup information regarding these hours several times, but has not received an answer from District staff. In conclusion, he requests the backup information regarding the stated 240 hours and would like to state for the record AUSC's opposition to the proposed Affiliated Sports Policy.

- ✓ President, Joe Blowers, commented that his understanding is that District staff is currently attempting to schedule a meeting with AUSC representatives regarding the proposed policy.

Agenda Item #6 – Board Time

There were no comments during Board Time.

Agenda Item #7 – Consent Agenda

Bill Kanable moved the Board of Directors approve Consent Agenda items (A) Minutes of June 4, 2012 & June 18, 2012 Board Meetings, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Waterhouse Trail Walker Road Crossing Construction Contract, (E) Intergovernmental Agreement with Clean Water Services and Water Quality Easement Request at Crystal Creek Park, (F) Resolution Authorizing Issuance of Tax and Revenue Anticipation Notes for 2012-13, (G) Resolution Appointing Audit Committee Members, (H) Resolution Extending Workers' Compensation Coverage to Volunteers, (I) Resolution Appointing Trails Advisory Committee Member, and (J) Intergovernmental Agreements with Washington County and Metro to Transfer Funds to THPRD for Assistance in Acquisition of Park Land in North Bethany. Bob Scott seconded the motion. Roll call proceeded as follows:

Bob Scott	Yes
Bill Kanable	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #8 – Unfinished Business

A. Bond Program

Hal Bergsma, Director of Planning, provided a brief overview of the memo included within the Board of Directors information packet regarding bond program efforts, including an upcoming Parks Bond Citizen Oversight Committee meeting, capital projects construction update, and an overview of recent and upcoming neighborhood meetings. Hal offered to answer any questions the Board may have.

President, Joe Blowers, asked for additional information regarding the potential schedule delay for the AM Kennedy Park project.

- ✓ Hal explained that completion of the project may need to be delayed to next year due to difficulties in working on the site during wet weather; however, staff will attempt to get the project as close to completion as possible before the wet weather begins.

B. General Manager's Report

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

- Affiliated Sports Policy Update
 - Scott Brucker, Superintendent of Sports, provided a brief update regarding the process in presenting the proposed Affiliated Sports Policy to all of the effected user groups for comment. In order to meet the schedules of the various groups, staff anticipates bringing the policy back for the Board's consideration at either the September or October Regular Board meeting.
- Internship Program with Portland State University
- Jenkins Estate's 100th Anniversary Celebration
- Conestoga Recreation & Aquatic Center Bond Project Dedication Event
- Board of Directors Meeting Schedule
 - Doug noted that due to holiday schedules, it has been proposed that the January Regular Board meeting be scheduled for Monday, January 14, 2013.

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

- ✓ Hearing none, President, Joe Blowers, requested the staff report for the next agenda item.

Agenda Item #9 – New Business

A. Recommended Goal Outcomes for Fiscal Year 2013-14 Planning and Budgeting

Ann Mackiernan, Operations Analysis Manager, provided an overview of the memo included within the Board of Directors information packet, noting that a priority list of performance measures with associated goal outcomes has been compiled for consideration by the Board for use in the Fiscal Year 2013-14 planning and budget process. The proposed list has been updated to include one goal and three performance measurements proposed for addition; while two other measurements are proposed to be dropped from the list as they are either a service no longer offered or do not truly measure performance. Ann noted that the action requested this evening is Board adoption of the goal outcomes for the established priority performance measurements for use in the Fiscal Year 2013-14 planning and budget process and offered to answer any questions the Board may have.

Bob Scott referenced proposed goal 3E2, Operate safe parks and facilities, and asked for clarification regarding the significant drop in graffiti incidents versus after hours incidents, which have not dropped as significantly.

- ✓ Mike Janin, Superintendent of Security Operations, replied that the drop in graffiti incidents is aided by the District's partnerships with the City of Beaverton Police Department and the Washington County Sherriff's Office and that efforts are specifically targeted in the areas where graffiti commonly occurs.

President, Joe Blowers, commented that it is exciting to see measureable progress as comparable data over the last few years.

Bill Kanable moved the Board of Directors adopt the goal outcomes for the established priority performance measurements for use in the Fiscal Year 2013-14 planning and budgeting process. Bob Scott seconded the motion. Roll call proceeded as follows:

Bob Scott Yes
Bill Kanable Yes
Joe Blowers Yes

The motion was UNANIMOUSLY APPROVED.

B. Roy Dancer Park Master Plan

Steve Gulgren, Superintendent of Planning & Development, provided an overview of the memo included within the Board of Directors information packet, noting that Roy Dancer Park is an identified neighborhood park development site funded via the 2008 Bond Measure. The proposed master plan includes a new ADA play area, a new paved path loop, and miscellaneous site amenities such as benches, a drinking fountain, signage and storm water improvements. Steve introduced David Walters, Park Planner, and Kurt Lango, Project Manager with Lango Hansen Landscape Architects, the project consultant, to present an overview of the proposed Roy Dancer Park Master Plan.

David provided an overview of the public process in the development of the master plan, noting that this particular site has a long planning history. Two neighborhood meetings were held, as well as meetings with the homeowners associations adjacent to the park. Although expectations expressed about use of the site are not unanimous, there seemed to be a consensus that the park should not be a location for active recreation facilities, such as sports fields or courts; rather, passive activities should be emphasized. Neighborhood access, security and drainage have been common concerns expressed in public meetings.

Kurt provided a detailed overview of the various elements included within the proposed master plan via a PowerPoint presentation of the informational materials included within the Board of Directors information packet, including how the elements changed and evolved due to public feedback, and offered to answer any questions the Board may have.

Bob Scott asked for clarification regarding the path widths proposed for the site.

- ✓ Kurt provided an overview of the path widths for the site via the proposed master plan, which vary between six and eight feet wide.

President, Joe Blowers, opened the floor for public testimony.

Susan Payne, 14720 SW Village Lane, Beaverton, is before the Board of Directors this evening regarding the Roy Dancer Park Master Plan. She stated that she was initially in favor of the development of Roy Dancer Park as presented at a public meeting held on February 10, 2011 at which time an easement was supposedly being sought from the Four Seasons Homeowners Association, although she later learned that it had been acquired two months prior to that meeting. Contrary to the staff report included within the Board of Directors information packet, approval for this easement was never granted by the HOA board of directors. During the February 10, 2011 meeting, residents were told that there would be no asphalt used for the pathways, that the play structure would be of natural substance, and that the improvements would not detract from the natural setting of Roy Dancer Park. She feels that the residents were misled by the District in terms of what was planned for the site. She described an email she received from the president of the Four Seasons HOA questioning how the master plan concept being proposed this evening became the recommended master plan and that it was not based on the input he provided as the representative for the Four Seasons neighborhood's desires. She described an agreement the District entered into with the residents approximately 12 years ago promising that the site would not be developed, noting that although no formal agreement could be located, this agreement was recalled by multiple residents and past HOA board members. She requests that, in the spirit of this agreement, the District at least minimize the impact to Roy Dancer Park with the use of more natural materials, a reduction in the width for the pathways, and a more natural play structure.

Greg Cody, 13955 SW Barlow Place, Beaverton, is before the Board of Directors this evening regarding the Roy Dancer Park Master Plan. He stated that Roy Dancer Park is the closest

park to his home and that he supports the master plan as presented. He believes that the proposed master plan will transform the site into a high-quality park for use by the entire community. Although he understands the apprehension on the part of the adjacent property owners, this is a park that should serve the entire neighborhood, not just those who live adjacent to it. He trusts that the District knows what it is doing in the development of the site, noting that it is common for nearby residents to initially fear such a change, but that eventually those residents become supportive of that change once it has occurred.

Dan Payne, 14720 SW Village Lane, Beaverton, is before the Board of Directors this evening regarding the Roy Dancer Park Master Plan. He stated that although he was unable to attend the neighborhood meeting where the two master plan options were discussed, his understanding of the discussion that evening was that from the two options presented, the one that was rejected by the residents is the one being presented this evening as the preferred master plan. He has spoken with a number of current and former residents and clearly the desire has been, and continues to be, for a more natural setting for the park. Although he can see both sides to the situation, and appreciates the District and uses other District parks, he would have appreciated having more discussion regarding the other master plan. While he acknowledges that some improvements should happen at the site and agrees with previous testimony that it should be available for other people to use, he would like a more limited development than what is currently being recommended.

Greg Mason, 5900 SW 150th Avenue, Beaverton, is before the Board of Directors this evening regarding the Roy Dancer Park Master Plan. He stated that Roy Dancer Park is unique in the number of private properties that surround the park and that those backyards were developed with the sense that the park would be kept in a natural state. He stated that the residents are not trying to keep the park to themselves; however, the impact that developing the park will have on adjacent properties needs to be further considered. He expressed confusion as to how the preferred master plan could change so much after the neighborhood meetings and asks that the District take some more time to consider the comments this evening prior to approving a master plan. In addition, he asks that consideration be given to placing the park signage on 150th Avenue away from the street and further up the trail, similar to what has been done at Brookhaven Park. It was stated at a neighborhood meeting that the point of this pathway was for access to the park by Four Seasons residents and the concern is that street-front signage would encourage traffic to park at that location and use it to enter the park. He submitted into the record some photos of Brookhaven Park's signage.

Joe asked whether the master plan has been developed to the level of addressing park signage.

- ✓ Steve replied that, per the District's Signage Master Plan, the primary entrance to the park, which would be the southeast corner, would receive the standard signage. The access point on 150th Avenue would receive secondary signage which is much smaller.

Bob asked whether the District would be able to accommodate the request to set back the signage on 150th Avenue.

- ✓ Steve replied that it could be considered and reiterated that the secondary signage is much smaller than the primary signage.

Jim Meuwissen, 14750 SW Village Lane, Beaverton, is before the Board of Directors this evening regarding the Roy Dancer Park Master Plan. He stated that when he purchased his home 10-15 years ago, he had heard of an agreement between the neighborhood residents and the City of Beaverton that Roy Dancer Park would not be developed and that it would be kept in a natural state. He described the value of keeping the area in a natural state, noting that people use it now as-is for dog walking and other recreation. He described the input given during the first neighborhood meeting to keep the site in a more natural state and that the attendees were

overwhelmingly in favor of the first master plan option, which included a soft surface trail and a smaller trail system. However, at the next neighborhood meeting, it appeared that this option was not acceptable and a new master plan was proposed, which struck the neighborhood due to the size of the paths. He stated that eight-foot wide paths do not fit well with the site and the intent to keep it as a natural setting. His other concerns regarding the asphalt path are it being attractive to skateboarders, as well as additional storm runoff issues, which is already a problem for some residents. However, he would like to thank District staff for following up with Rite Aid to get rid of the blackberry bushes on their property.

Dick Schouten, 6105 SW 148th Avenue, Beaverton, is before the Board of Directors this evening regarding the Roy Dancer Park Master Plan. He noted that he recalls the discussions from 10 years ago, and although such discussions would not be legally binding to the District now and were not necessarily to the level of detail of the current plans, he does recall that there was no interest in having athletic fields at the park or a lot of play equipment. He is generally supportive of the master plan as presented, although he has received some feedback from neighbors with concerns about the width of trail. He tends to agree that eight-foot wide seems excessive and he was happy to hear that a majority of the trail within the site would be six-foot wide rather than eight. He supports a permanent surface due to his own experience putting in bark dust trails as a Beaverton Optimist, noting that it is a challenge to keep such trails maintained. The critical piece of this plan is to enable a connection that ties together the neighborhoods. He believes it is a fitting plan to honor Roy Dancer, as he was a resident of multiple neighborhoods in the area that would now be connected.

Hal Bergsma, Director of Planning, noted that the Board has been provided copies of the public comments received regarding this plan, a copy of which was entered into the record.

Bob asked for additional detail regarding the proposed play equipment.

- ✓ Steve replied that the master plan has not yet been developed to this level of detail. One of the master plan options had multiple play equipment elements spread throughout the site, but it seemed that concentrating those in one space was favored. The District will be holding another neighborhood meeting to select the play equipment.

Bob asked how many picnic areas would be typical for a park of this size.

- ✓ Steve replied that two areas are shown, which is reduced from what would typically be seen. More were initially planned, but were removed to reflect public comment.

Bob referenced a tree off of 150th Avenue that was stated as needing to be removed and asked whether any other trees are in danger and whether invasive species would also be addressed as part of the site cleanup.

- ✓ Steve replied that the Natural Resources Department has already begun clearing out the invasive species and replanting with natives.
- ✓ David clarified that there are four trees along the easement that would need to be removed.

Bill Kanable stated that he understands the concern from residents regarding people walking along park property that is behind their homes, noting that it is not unique to this particular site. However, the park is a community resource. In his opinion, the difference between a six and eight-foot wide trail is more of an emotional issue than anything else. The District has a right to deliver this resource and access to the entire community. Although he does not know what was said 10 years ago, there is no formal agreement that can be found or a master plan; however, even if there were a master plan, it would have been speculation at that point. He described the issues that can arise in relying upon an old master plan, noting that until there is funding to complete formal design work, it is all hypothetical as codes and standards are always changing. He is supportive of the master plan as presented this evening.

President, Joe Blowers, noted that as a neighborhood park classification, the master plan being proposed this evening is a very light touch. He commented that although it may not seem like an eight-foot wide path is a light touch, a good comparison would be a sidewalk; while it would not be questioned if a sidewalk were to be installed in front of the homes, the issue is that the District is proposing a hard surface trail where none yet exists. He stated that he has been on the Board for 10 years and for this entire time, it has been the District's intent to develop Roy Dancer Park as a neighborhood park, so he is not sure where the idea came from that it would be a natural area. In fact, it is amazing to him that so much of the site is being maintained as a natural area. He described the neighborhood parks near his home that have little, if any, natural area; instead they have community gardens, pathways, and mowed areas. This neighborhood is fortunate to have such a site in a natural state and that the District will maintain it in an even better natural state by removing the invasive species. He expressed support for the master plan as presented, noting that it appears to be a good compromise between keeping the site as natural as possible and also providing connectivity between the neighborhoods.

Bill Kanable moved the Board of Directors approve the Roy Dancer Park Master Plan as submitted. Bob Scott seconded the motion. Roll call proceeded as follows:

Bob Scott **Yes**
Bill Kanable **Yes**
Joe Blowers **Yes**

The motion was UNANIMOUSLY APPROVED.

C. Barsotti Park Master Plan

Gery Keck, Bond Planning Manager, provided an overview of the memo included within the Board of Directors information packet, noting that Barsotti Park is an identified neighborhood park development site funded via the 2008 Bond Measure. The proposed master plan includes athletic fields, play equipment, a picnic shelter, community garden, hard surface pathways, turf areas, landscaping, site amenities, and parking. Gery introduced Tim Bonnin, Park Planner, and Kurt Lango, Project Manager with Lango Hansen Landscape Architects, the project consultant, to present an overview of the proposed Barsotti Park Master Plan.

Tim provided an overview of the public process in the development of the master plan, noting that two neighborhood meetings were held. In addition, the master plan was presented to the Parks and Sports Advisory Committees. Overall, meeting attendees supported the preferred master plan and staff has not received any additional correspondence or comments regarding the preferred master plan since the second neighborhood meeting was held.

Kurt provided a detailed overview of the various elements included within the proposed master plan via a PowerPoint presentation of the informational materials included within the Board of Directors information packet and offered to answer any questions the Board may have.

Bill Kanable asked whether there is any additional parking nearby.

- ✓ Doug Menke, General Manager, replied that there is not, but that the property across the street is proposed for development and would be required to install half-street improvements.

Bill expressed concern with the number of people that may drive to such a location since there will be an athletic field.

- ✓ Doug noted that staff would manage the schedule to minimize issues.

Bill agreed, noting that a gap in the schedule needs to be planned in order to allow for the previous users to exit before the next users scheduled enter the site.

President, Joe Blowers, expressed support for the proposed master plan and commented on the amount of amenities included.

Bob Scott moved the Board of Directors approve the Barsotti Park Master Plan as submitted. Bill Kanable seconded the motion. Roll call proceeded as follows:

Bill Kanable Yes

Bob Scott Yes

Joe Blowers Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #10 - Adjourn

There being no further business, the meeting was adjourned at 8:15 p.m.

Joe Blowers, President

Larry Pelatt, Secretary

Recording Secretary,
Jessica Collins