



## 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, Peg Ogilbee Dryland Training Center, 15707 SW Walker Road, Beaverton, on Monday, June 21, 2010. Executive Session 5:45 p.m.; Regular Meeting 7:00 p.m.

Present:

Larry Pelatt	President/Director
Bob Scott	Secretary/Director
William Kanable ( <i>via phone</i> )	Secretary Pro-Tempore/Director
Joseph Blowers	Director
John Griffiths	Director
Doug Menke	General Manager

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

President, Larry Pelatt, called Executive Session to order for the following purposes:

- To consider the employment of a public officer, employee, staff member or individual agent,
- 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, Larry Pelatt, noted that representatives of the news media and designated staff may attend the Executive Session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to disclose information discussed during the Executive Session. No final action or final decision may be made in Executive Session. At the end of the Executive Session, the Board will return to open session and welcome the audience back into the room.

### **Agenda Item #2 – Call Regular Meeting to Order**

President, Larry Pelatt, called the Regular Meeting to order at 7:25 p.m.

### **Agenda Item #3 – Action Resulting from Executive Session**

**Bob Scott moved the Board of Directors accept the General Manager's evaluation as presented and agree to include a compensation increase as per policy limitations and the current maximum bonus amount of \$5,000. Joe Blowers seconded the motion. Roll call proceeded as follows:**

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

The motion was **UNANIMOUSLY APPROVED.**

Joe Blowers moved the Board of Directors approve acquisition of a property under the bond program in the SE Quadrant of the Park District for a Neighborhood Park pursuant to a Purchase and Sale Agreement previously executed by the General Manager but subject to Board approval. Bob Scott seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED.**

**Agenda Item #4 – Election of Officers for Fiscal Year 2010-11**

President, Larry Pelatt, opened the floor to nominations for Board officers for Fiscal Year 2010-11, taking effect on July 1, 2010.

Bob Scott nominated Bill Kanable to serve as President of the Tualatin Hills Park & Recreation District Board of Directors for Fiscal Year 2010-11. John Griffiths seconded the nomination. Hearing no further nominations, roll call proceeded as follows:

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

The nomination to elect Bill Kanable to serve as President for Fiscal Year 2010-11 was **UNANIMOUSLY APPROVED.**

Joe Blowers nominated Bob Scott to serve as Secretary of the Tualatin Hills Park & Recreation District Board of Directors for Fiscal Year 2010-11. John Griffiths seconded the nomination. Hearing no further nominations, roll call proceeded as follows:

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

The nomination to elect Bob Scott to serve as Secretary for Fiscal Year 2010-11 was **UNANIMOUSLY APPROVED.**

Bob Scott nominated Joe Blowers to serve as Secretary Pro-Tempore of the Tualatin Hills Park & Recreation District Board of Directors for Fiscal Year 2010-11. Bill Kanable seconded the nomination. Hearing no further nominations, roll call proceeded as follows:

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

**The nomination to elect Joe Blowers to serve as Secretary Pro-Tempore for Fiscal Year 2010-11 was UNANIMOUSLY APPROVED.**

John Griffiths thanked Larry Pelatt for his years of service as Board Chair.

✓ Larry replied that his time serving as Board Chair has been a valuable experience.

**Agenda Item #5 – Baseball/Softball Steering Committee**

Jeff Lipps, Chair of the Baseball/Softball Steering Committee (BSSC), provided a PowerPoint presentation, a copy of which was entered into the record, regarding the various affiliated programs for baseball and softball, a program summary, field use and loss information, and field needs, as well as the following requests of the Board of Directors:

- Direct staff to work with the BSSC to provide an update to the 2006 Comprehensive Plan regarding baseball and softball fields.
- Acquire new land for development of baseball/softball/multiuse fields.
- Replace grass with synthetic turf to increase playability and multiple field use.
- Prioritize baseball and softball fields for the program's use.
- Meet with users to determine specific issues and needs.

Jeff offered to answer any questions the Board may have.

President, Larry Pelatt, asked for confirmation that the update to the 2006 Comprehensive Plan being requested would be specific to baseball and softball fields only.

✓ Jeff confirmed this, noting that the 2006 Comprehensive Plan states that 27 new baseball/softball fields are needed within 20 years. He doubts that the Park District will be able to provide that many fields within the designated timeframe, let alone replace the fields that have been lost since the Plan was adopted.

Larry asked for additional information regarding synthetic turf for baseball/softball fields, noting that he has heard conflicting information as to whether it will work for those sports.

✓ Jeff replied that there are many locations around the Northwest that are currently utilizing synthetic turf for baseball, including McMinnville High School and Tigard High School. Most have synthetic turf infields and some have synthetic turf outfields as well. Users are able to have practice and games on days where it would otherwise be a rainout.

Bill Kanable described a type of synthetic turf field that is entirely synthetic, not just the outfield, with a movable artificial raised mound to increase flexibility. He asked whether this type of setup would be acceptable to the BSSC.

✓ Jeff replied that they would be willing to consider that; however, Tigard High School's field has a permanent mound in the infield.

Bill described how having a movable mound would enable the field to be truly multiuse and asked again whether that would be an acceptable solution to the BSSC.

✓ Jeff replied that he would be willing to take such a proposal back to the BSSC for consideration.

Bill commented that in order to provide all of the various sports groups adequate access to facilities, the highest multiuse solutions are going to get the most support rather than attempting to program individual fields for one specific use.

President, Larry Pelatt, stated that if the Park District installs a synthetic turf field, the more sports that it can accommodate, the better. That is the Board of Directors' policy. Operationally, he would like to see the Park District get a much better feel for how the requirements for baseball and softball blend with the requirements and opportunities for other active sports and how those can be met. He would like staff to facilitate such a discussion.

- ✓ Doug Menke, General Manager, replied that staff is already in process on this topic and he agrees that all parties need to mutually understand each other better.

Larry stated that the desired outcome is to get every benefit possible out of every available amenity; either by modification of those amenities or other ways, such as maintenance issues that the BSSC could help identify that could better accommodate the program.

- ✓ Jeff noted that even though the Park District has clearly stated that any new fields constructed would be multiuse, he believes that if a complex dedicated to baseball/softball was built, that would in turn free up facilities that would have otherwise been used and those could then be expanded to other programs. In addition, the Park District would not have to rely so heavily on Beaverton School District fields and the accompanying no-use days or maintenance issues.

Bill agreed that the Park District has an over reliance on School District property and a limited control structure to deal with that property. And that although the Park District continues to have a better working relationship with the School District in managing those assets so that they are available for everyone in the community, the Park District does need to recognize that limit. However, in order for the Park District to replace those facilities with owned facilities, additional revenue would be needed to purchase the land and then develop that land, which takes time. He encouraged a layered view of the situation in terms of short, medium and long-term. What could be done in the short-term to mitigate as many issues as possible, development of a medium-term plan to attempt to improve access to existing facilities, and a long-term plan of acquiring more property.

- ✓ Larry expressed agreement with Bill's comments.

John Griffiths asked how many hours of use a synthetic turf field would provide versus a natural turf field.

- ✓ Scott Brucker, Superintendent of Sports, replied that a natural turf field has rainouts and synthetic turf removes that from the equation. Baseball/softball would see a greater benefit in this fact than most sports. For example, this year, natural turf soccer fields were rained out three times, whereas last week four natural turf fields were rained out for baseball. There have been 287 rainouts for baseball so far this year. If Baseball Field #2 were replaced with synthetic turf, that would equal 10-20 natural turf fields. Installing synthetic turf on a game field offers slightly less return, but installing synthetic turf on a practice field provides unlimited options in that portable backstops can be used and there is a greater variety of programming options. Soccer fields are calculated as a 3 to 1 ratio in that a natural turf field would offer about 700 use hours due to weather and maintenance, whereas a synthetic turf field would offer 2,400 hours of play and is only limited by the users'

schedules. The ratio for baseball/softball would be much higher and the only limitation again would be based on the users' schedules.

John asked for confirmation that the Park District does not currently have a synthetic turf baseball/softball field.

- ✓ Scott confirmed this, noting that there are a few maintenance concerns with such a field at home plate and the mound, especially for softball. However, technology has advanced in addressing some of these concerns.

John expressed agreement with Bill's comments in that a lot of the fields are under the control of the School District and that those fields are in decline, for which there is not much that can be done. However, the Park District can increase utilization of the fields we do own by installing synthetic turf in addition to acquiring more land.

- ✓ Larry agreed that is a logical thought process and will be part of the staff discussion as to how we can make it work, how can it fit the needs, and how practical is it in addition to looking at how to finance such an amenity.

John recalled past discussions regarding converting SW Community Park into a baseball complex and a national little league organization offering some funding for that project.

- ✓ Jeff replied that \$5,000 was spent on a preliminary plan for the site. The plan needed to be updated due to additional land being added to the site, which used up the rest of the grant funding.

John asked if there are any organizations that would be willing to help with the land acquisition costs.

- ✓ Jeff suggested Major League Baseball or Little League, noting that a coalition of state organizations, both private and nonprofit, could be formed to pull funds together for a fairly large complex.

Joe Blowers commented that after hearing the ratio of natural turf fields to synthetic turf fields, the Comprehensive Plan may need to be adjusted from a measuring unit of number of fields to number of field equivalents or usage hours.

- ✓ Doug replied that the Park District has switched to measuring hours of use, which is more manageable.
- ✓ Larry noted that it is also more consistent across all of the sports. The user groups need to focus with staff on determining their true requirements and how those could blend with all of the other active sports. That is the discussion that needs to happen first and soon, because it is going to be a fairly long process overall.

President, Larry Pelatt, thanked Jeff on behalf of the Board of Directors for the informative presentation.

## **Agenda Item #6 – Budget Hearing: Resolution Adopting the Fiscal Year 2010-11 Budget, Levying Taxes, and Making Appropriations**

### **A. Open Hearing**

President, Larry Pelatt, opened the Budget Hearing.

### **B. Staff Report**

Keith Hobson, Director of Business & Facilities, provided a brief overview of the memo included within the Board of Directors information packet, noting that Board approval is

requested this evening of the resolution to adopt the Fiscal Year 2010-11 Budget, make appropriations, and levy ad valorem taxes.

**C. Public Comment**

*There was no Public Comment.*

**D. Board Discussion**

Bob Scott commented that the Budget Committee meetings were handled well and that the new Chair, Greg Cody, did a great job, as did staff.

✓ Larry expressed agreement with Bob's comments.

**E. Close Hearing**

President, Larry Pelatt, closed the Budget Hearing.

**F. Board Action**

**Bob Scott moved the Board of Directors approve Resolution 2010-13 to adopt the 2010-11 Budget, make appropriations, and levy ad valorem taxes. Joe Blowers seconded the motion. Roll call proceeded as follows:**

**John Griffiths Yes**

**Bill Kanable Yes**

**Joe Blowers Yes**

**Bob Scott Yes**

**Larry Pelatt Yes**

**The motion was UNANIMOUSLY APPROVED.**

**Agenda Item #7 – Audience Time**

Tom Holt, 2432 NW 141<sup>st</sup> Place, Portland, is before the Board of Directors this evening as President of Willow Creek Portland Little League. He would like to underscore some of Jeff's comments made earlier this evening, noting that he appreciates the direction out of that discussion. Willow Creek Portland Little League represents about half of the softball players in THPRD affiliated programs. Ideally, they would like to be operating at two practices per game, but because of a lack of fields and the atypical rain amount this year, they were only able to have, at most, one practice per weekend for most teams. The League is constrained under the Little League rule that two practices per game and two games per week must be offered. They were forced to use a natural disaster waiver in order to extend the season, which just recently ended. This is an example of some of the challenges the leagues are up against. They try to make very efficient use of fields they are given, including putting two to three teams on one field for practice. Park District staff is terrific to work with and strive to get fields in shape even on days where the weather would normally be completely prohibitive. He invited the Board of Directors to attend the Little League World Series, which will be held at Alpenrose Stadium in Portland in August.

**Agenda Item #8 – Board Time**

Bill Kanable commented, speaking on behalf of the soccer affiliates perspective, that staff works really well in gathering all of the various sports groups' practice needs and being as flexible and considerate to all of those needs as possible. Most programs double up or triple up on their practice fields in order to be able to get their time in. He appreciates the concern that the BSSC has and their concern is shared amongst all of the sport groups.

He recalled the survey work done for the Park District's 2008 Bond Measure, noting that funding for acquisition of new sports fields was not high on the public's priority list for funding, so the Park District will need to be able to justify a future request for any additional fund. He personally wants it to happen, but it is a matter of getting the public's support behind the effort. He thanked the BSSC for attending the Board meeting this evening and appreciates their work.

John Griffiths noted that he had recently exchanged emails with an out-of-District patron who had previously been on the Barracudas swimming team but moved out of the area. They came to use the pool at the Aquatic Center, but felt that the drop-in fee of \$10.50 was too much. They felt that since they had been on the team and the team had a certain number of lanes reserved for their use, that they should be able to use those lanes at in-District rates or less. They also suggested the Park District base its drop-in fees by how far you live outside the Park District's boundaries, with the farther away paying less and the closer paying more. John asked whether staff has experienced a lot of discussion about out-of-District rates for drop-in swim.

- ✓ Doug noted that since the pool is in long course season, it is getting higher than normal use as there are very few 50-meter tanks in Oregon, which means that ours will be exposed to a higher number of one-time visits.
- ✓ Sharon Hoffmeister, Superintendent of Aquatics, noted that there have been many comments about the Park District's out-of-District fees. In order to participate in the clubs' practice times, participants need to be club members and also purchase a frequent user pass. Unfortunately, there is no way to get past the out-of-District fee unless you pay the assessment, but they are usually not here long enough for that to be cost effective.

John noted that he was having difficulty trying to determine the drop-in fees based on the information on the website because he could not adequately tell when the assessment fee kicked in and when it didn't.

#### **Agenda Item #9 – Consent Agenda**

**Bill Kanable moved the Board of Directors approve Consent Agenda items (A) Minutes of May 10, 2010 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Transportation Enhancement Grant Application, (E) Urban Trail Fund Grant Application, (F) Oregon Bicycle and Pedestrian Program Grant Application, (G) Resolution Appointing Parks Advisory Committee Member & Recreation Advisory Committee Member, (H) Resolution Authorizing the Issuance of Tax and Revenue Anticipation Notes for 2010-11, (I) Resolution Authorizing the Issuance of Full Faith and Credit Obligations for Energy Savings Improvements, and (J) Aloha Swim Center Previous Parking Lot Contract. Joe Blowers seconded the motion. Roll call proceeded as follows:**

<b>Bob Scott</b>	<b>Yes</b>
<b>John Griffiths</b>	<b>Yes</b>
<b>Joe Blowers</b>	<b>Yes</b>
<b>Bill Kanable</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

## **Agenda Item #10 – Unfinished Business**

### **A. Bond Program**

Doug Menke, General Manager, introduced Hal Bergsma, Director of Planning, to provide an overview of the memo included within the Board of Directors information packet.

Hal provided a detailed overview of the memo, which included the status of bond-related land acquisitions and upcoming public meetings and hearings related to bond projects. Hal offered to answer any questions the Board may have.

- ✓ Hearing none, President, Larry Pelatt, requested the staff report for the next agenda item.

### **B. Westside Trail Segments 1, 4 & 7 Master Plan**

Gery Keck, Bond Planning Manager, provided a brief overview of the memo included within the Board of Directors information packet, noting that the Master Plan for Westside Trail Segments 1, 4 & 7 is before the Board of Directors for consideration of approval. Segment #1 is 0.39 miles long between SW Barrows Road and SW Scholls Ferry Road. Segment #4 is 0.64 miles long between SW Galena Way and SW Rigert Road. Segment #7 is 0.39 miles long between SW Burntwood Road and Davis Park. Once this project is completed, the Westside Trail will run continuously from Barrows Road to the Nature Park. Gery introduced Sean Sullivan, Project Manager with David Evans & Associates, the project consultant, to provide an overview of the proposed Master Plan.

President, Larry Pelatt, asked whether the public comments received on this project have been positive.

- ✓ Gery confirmed that the majority of comments have been positive; however, three comments critical to the project were received recently and have been provided to the Board as a handout this evening (a copy of which was entered into the record).

Sean provided a detailed overview of the Master Plan for Westside Trail Segments 1, 4 & 7 using a PowerPoint presentation, a copy of which was entered into the record, and offered to answer any questions the Board may have.

- ✓ Gery noted that staff will be working with Washington County on a mid-block crossing at Scholls Ferry Road and provided an overview of the possible alignments for that crossing.

Larry asked if the mid-block crossing would include a pedestrian walk light.

- ✓ Sean confirmed that it would likely include a pedestrian-activated signal without a refuge in the center lane due to existing traffic flow.

Joe Blowers asked if the crossing would be straight across from the existing trail.

- ✓ Sean explained that if the Board approves the concept this evening, there are a couple of locations that may need additional survey work to look at the feasibility of realigning some of the trails that are currently outside of the work area. There are a lot of constraints in that particular area so it is unclear whether the crossing will be able to line up perfectly with the trail.

Gery provided an overview of a 20-foot section of trail in Segment #4 that will need to be reduced to an 8-foot width due to property line configurations, noting that the City of Beaverton will need to approve the design modification.

- ✓ Bob Scott asked whether staff has had any complaints from the neighbors in that area where the trail is being moved closer to their property lines.

Gery replied that they have not, noting that there is a water quality swale between those properties and the trail.

Using the PowerPoint, Sean and Gery described how Segment #7 might look if it were built to ADA standards and the number of switchbacks that would be required due to the steep topography.

- ✓ Doug Menke, General Manager, noted that a future phase of the project will include an ADA-accessible trailhead and pathway with viewpoint. However, this will not come until after the City of Beaverton's reservoir on the site has been completed.

Larry commented that he believes the Park District is doing a lot of work in order to construct the trail as partially ADA-accessible.

Larry noted that he is astounded by the amount of wall work required for Segment #7.

- ✓ Joe commented that he is impressed that the trail did not encroach on the western portion of Mt. Williams Park.

Bob Scott referenced comments from property owners that the ground is soggy in the area of Segment #7 and asked whether that could change the trail alignment at all.

- ✓ Sean replied that there is not much of a concern and that they will be cautious not to exacerbate the neighbors' problem. However, at the same time, it is not the Park District's responsibility to solve a preexisting problem, as there is a lot of water that comes down off of the hillside.

Larry commented that the Park District wants to be the best neighbor possible, but cannot afford to triple the cost of a project in order to fix an existing problem when what is being done is within code.

Wendy Kroger, 12030 SW Settler Way, Beaverton, is before the Board of Directors this evening as Chair of the Trails Advisory Committee (TAC). Wendy stated that the TAC supports the master plan being presented this evening and has waited a long time to see these links come together. She noted that staff and the consultant did an amazing job as it was a challenging project and, given the constraints, what is being presented is incredible. The TAC's biggest concern was the number of switchbacks or changes in the radii of the turns if the Board had any desire to add more.

- ✓ President, Larry Pelatt, replied that he does not foresee the Board making such a request.

**Joe Blowers moved the Board of Directors approve the Master Plan for the Westside Trail Segments 1, 4 & 7. Bill Kanable seconded the motion. Roll call proceeded as follows:**

<b>Bob Scott</b>	<b>Yes</b>
<b>John Griffiths</b>	<b>Yes</b>
<b>Bill Kanable</b>	<b>Yes</b>
<b>Joe Blowers</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

**C. 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:

- Budget Committee Vacancies
- Concert & Theater in the Park Series
- Party in the Park
- Board of Directors Meeting Schedule
- Voluntary Annexation Program

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

- ✓ Hearing none, President, Larry Pelatt, adjourned the meeting.

**Agenda Item #11 – Adjourn**

There being no further business, the meeting was adjourned at 8:55 p.m.

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Larry Pelatt, President

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Bob Scott, Secretary

Recording Secretary,  
Marilou Caganap

Transcribed by,  
Jessica Collins