



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

**Board of Directors Regular Meeting
Wednesday, August 13, 2025**

**5:30 pm Executive Session
7:00 pm Regular Meeting**

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

AGENDA

1. Executive Session*
 - A. Legal
 - B. Land
2. Call Regular Meeting to Order
3. Action Resulting from Executive Session
4. Audience Time**
5. Board Time
 - A. Committee Liaisons Assignments
6. Consent Agenda***
 - A. [Approve: Minutes of June 11, 2025 Regular Board Meeting](#)
 - B. [Approve: Quarterly Financial Report](#)
 - C. [Approve: Addendum to the Employment Agreement for the District General Manager](#)
 - D. [Approve: Resolution Acknowledging Real Property Transactions for Fiscal Year 2024/2025 and Describing Funding Sources and Purpose](#)
 - E. [Approve: Resolution Appointing Bond Task Force Members](#)
 - F. [Approve: Resolution Appointing Audit Committee Member](#)
 - G. [Award: New Administration Facility Fencing Contract](#)
7. Unfinished Business
 - A. [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: July 31, 2025
TO: Board of Directors
FROM: Doug Menke, General Manager
RE: Information Regarding the August 13, 2025 Board of Directors Meeting

Agenda Item #5 – Board Time

A. Committee Liaisons Assignments

Time has been set aside on the agenda for board discussion regarding which board members would like to serve as liaisons to various district committees.

Agenda Item #6 – Consent Agenda

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

- A. [Approve: Minutes of June 11, 2025 Regular Board Meeting](#)
- B. [Approve: Quarterly Financial Report](#)
- C. [Approve: Addendum to the Employment Agreement for the District General Manager](#)
- D. [Approve: Resolution Acknowledging Real Property Transactions for Fiscal Year 2024/2025 and Describing Funding Sources and Purpose](#)
- E. [Approve: Resolution Appointing Bond Task Force Members](#)
- F. [Approve: Resolution Appointing Audit Committee Member](#)
- G. [Award: New Administration Facility Fencing Contract](#)

Agenda Item #7 – Unfinished Business

A. [General Manager's Report](#)

Attached please find the General Manager's Report for the August 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, June 11, 2025, at the Tualatin Valley Water District Headquarters, 1850 SW 170th Avenue, Beaverton, Oregon. Executive Session 5:30 pm; Regular Meeting 7:00 pm.

Present:

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

Absent:

Felicita Montebianco	Director
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Agenda Item #1 – Executive Session (A) Personnel (B) Land (C) Legal

President Barbie Minor called executive session to order for the following purposes:

- To consider the employment of a public officer, employee, staff member or individual agent; and
- To conduct deliberations with persons designated by the governing body to carry out labor negotiations; and
- 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)(a)(d)(e) and (h).

President Minor 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 Barbie Minor on Wednesday, June 11, 2025, at 7:00 pm.

Agenda Item #3 – 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 credits, subject to the standard due diligence review and approval by the general manager or designee. Miles Palacios seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED**.

Agenda Item #4 – Swearing In of Newly Elected Board Members

A swearing-in ceremony for the district's newly elected board members was conducted as follows:

- Ridhi Patil swore in Pradnya Patil for Position #1
- Kristin Moreno swore in Alfredo Moreno for Position #2
- Xavier Minor swore in Barbie Minor for Position #3

Agenda Item #5 – Election of Officers for Fiscal Year 2025/26

Barbie Minor nominated Alfredo Moreno to serve as President of the THPRD Board of Directors for Fiscal Year 2025/26. Tya Ping seconded the nomination. Hearing no further nominations, roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Barbie Minor nominated Miles Palacios to serve as Secretary of the THPRD Board of Directors for Fiscal Year 2025/26. Alfredo Moreno seconded the nomination. Hearing no further nominations, roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Barbie Minor nominated Tya Ping to serve as Secretary Pro-Tempore of the THPRD Board of Directors for Fiscal Year 2025/26. Miles Palacios seconded the nomination. Hearing no further nominations, roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Alfredo Moreno offered comments of gratitude and appreciation for President Minor's service as board president over the past year.

Agenda Item #6 – Proclamations

Lulú Ballesteros, Equity & Engagement manager, introduced this evening's guests in attendance to read four proclamations on behalf of the THPRD Board of Directors:

A. Juneteenth National Independence Day

Tafena Campos-Macon with Westside Connect is in attendance to read the Juneteenth National Independence Day proclamation. Westside Connect is a Black-led organization rooted in Washington County whose work focuses on community advocacy, youth engagement, and culturally affirming programming for the Black community. THPRD has partnered with them many times before, including for this year's Juneteenth event at Cedar Hills Recreation Center.

Tafena offered comments around the history of Juneteenth and some common misconceptions; she read a quote from President Abraham Lincoln in which he stated that he was "...not, nor ever have been, in favor of bringing about in any way the social and political equality of the white and black races...", noting that she is reading this quote tonight to encourage us to lean into our

personal “whys” and to not just understand why we are doing this work, but to define it. She described how our biases have been shaped by this country and that unlearning these traumatic concepts is needed in order to be able to form a foundation of real enlightenment and truth. She then read the Juneteenth National Independence Day proclamation into the record.

B. LGBTQIA+ Pride Month

Aubrey Sibelman, board chair for the Westside Queer Resource Center, is in attendance to read the LGBTQIA+ Pride Month proclamation. Westside Queer Resource Center is dedicated to expanding access and support for the LGBTQIA+ community in the Beaverton area and throughout Washington County. They have been an active partner to the Elsie Stuhr Center, working closely with staff to explore meaningful ways to serve LGBTQIA+ 55 and better adults. Members of the Westside Queer Resource Center have generously shared their time and talents, leading support groups, participating in events, and even offering professional photography services to help bring a shared vision to life.

Aubrey thanked the board for the opportunity to participate this evening and offered comments around the importance of Pride Month, especially considering the current difficult political climate, and that she appreciates the district’s commitment to the LGBTQIA+ community. She then read the LGBTQIA+ Pride Month proclamation into the record.

C. National Immigrant Heritage Month

Mouna Jbali, Washington County Chapter director for Unite Oregon, is in attendance to read the National Immigrant Heritage Month proclamation. Unite Oregon is a statewide organization working to advance social justice for immigrants, refugees, and communities of color through civic engagement, leadership development, and advocacy. THPRD’s partnership with Unite Oregon has grown in recent months through joint community events and activities. Recent highlights include Mexika New Year and a Multicultural Motherhood Celebration alongside other partners.

Mouna thanked THPRD for the opportunity to participate this evening and provided comments regarding her background as an immigrant as well as an advocate, and her work collaborating with THPRD in her former role with the Immigrant and Refugee Community Organization as well as in her new role with Unite Oregon. She then read the National Immigrant Heritage Month proclamation into the record.

D. Park and Recreation Month (July)

Jon Campbell, THPRD’s Maintenance Operations manager, is in attendance to read the Park & Recreation Month proclamation for July. THPRD is proud to celebrate Park & Recreation Month by recognizing the vital role our maintenance team plays in keeping THPRD parks and facilities safe, beautiful, and welcoming for all. From the smallest details to the biggest projects, their efforts make a lasting impact every day. As a team, they help create the vibrant, accessible spaces that our community relies on and enjoys.

Jon thanked the board for the opportunity to participate this evening and read the Park and Recreation Month proclamation into the record.

Agenda Item #7 – Budget Hearing: Resolution Adopting the Fiscal Year 2025/26 Budget, Levying Taxes, and Making Appropriations

A. Open Hearing

President Minor opened the budget hearing.

B. Staff Report

Jared Isaksen, Finance director, provided an overview of the memo included within the board of directors’ information packet via a PowerPoint presentation, a copy of which was entered into the

record, noting that the total appropriation amount for the Fiscal Year 2025/26 Budget is \$237,419,613. Technical adjustments are being requested to increase the Administration budget appropriation by \$90,000 as well as a transfer appropriation of \$10 from the Materials and Services appropriation line to an Interfund Transfer appropriation line in the Bond Capital Projects fund. The ad valorem property tax amount is at the rate of \$1.3073 per \$1,000 of assessed value, the local option levy tax rate is \$0.50 per \$1,000 of assessed value, and a property tax of \$9,481,849 for bonded debt. Jared expressed appreciation to the budget committee and district staff for their work in bringing the FY 2025/26 Budget forward for adoption.

C. Public Comment

There was no public comment.

D. Board Discussion

The board members offered comments of appreciation and gratitude to everyone involved in this year's successful and transparent budget process, including the budget committee members and district staff.

E. Close Hearing

President Minor closed the budget hearing.

F. Board Action

Tya Ping moved that the board of directors approve Resolution 2025-06 to adopt the 2025/26 budget, levy ad valorem taxes, and make appropriations. Alfredo Moreno seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #8 – Audience Time

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

Ben Reese is before the board as a small business owner regarding the 1st Street Dining Commons in downtown Beaverton. He described the overall community benefits this area has provided and requested that THPRD explore hosting three small events there this summer.

Agenda Item #9 – Board Time

Miles Palacios reflected on the first half of his term as a board member and expressed gratitude for the partnership and leadership of his colleagues, community involvement, and district staff.

Tya Ping expressed gratitude for President Minor's leadership as board president over the past year and congratulated her on her reelection.

Alfredo Moreno provided the following updates and comments:

- ✓ Provided a brief overview regarding this evening's consent agenda item to amend the Tualatin Hills Park Foundation's Articles of Incorporation.
- ✓ Recognized Rose Binoya, Portland Community College's 2025 student commencement speaker, who is also a THPRD fitness instructor.
- ✓ Expressed gratitude to President Minor for her service over the past year as board president and her efforts around enlivening the board's proclamations in such a special way, allowing the district to connect with and hear directly from the community.

President Minor referenced her remarks made in November 2023 calling for a ceasefire in Palestine and the resulting harassment, threats and intimidation that occurred, causing her to fear for her safety and that of her family. Now, the same tactics are being used against a fellow elected official on the Beaverton School District board, Dr. Tammy Carpenter, who has also used her voice to speak up for the humanity of Palestinians and is now, too, experiencing the same hateful, aggressive and threatening rhetoric. President Minor stated that she stands proudly next to Dr. Carpenter in support and solidarity. She is proud of the work THPRD does and the changes implemented for the board's proclamations in inviting community members to join us, adding that although affinity proclamations can be seen as performative, they represent only a fraction of the real work THPRD does to ensure that the district is constantly showing up in community. As the district honors this month's proclamations, she asks that each board member recommit to the board's values of diversity, equity, inclusion and belonging in all facets. She is eager to continue to build a district that ensures our most harmed communities are cared for and loved. She reflected on specific programming opportunities she hopes can be expanded, including gender-inclusive youth sports opportunities, the Black and Green Fellowship program, and partnerships to center our diverse, immigrant population. She concluded her remarks by stating that we are always stronger and better together and that the time to join in community and support one another is now, and expressed gratitude to her fellow board members and district staff for their support and guidance over the past year, as well as her family.

Agenda Item #10 – Consent Agenda

Miles Palacios moved that the board of directors approve consent agenda items (A) Minutes of May 15, 2025 Regular Board Meeting, (B) Resolution Authorizing System Development Charge Indexed Rate Annual Cost Adjustment, (C) Resolution Adopting District Investment Policy (D) Amended Tualatin Hills Park Foundation Articles of Incorporation, and (E) Collective Bargaining Agreement. Tya Ping seconded the motion.

Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #11 – Unfinished Business

A. 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:

- **Bond Planning Update**
 - Aisha Panas, deputy general manager, and Bruce Barbarasch, Sustainability manager, provided an update on the work underway planning for a potential replacement measure for the 2008 Bond Measure, 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.

Miles Palacios asked how many people would be appointed to the Bond Measure Task Force.

- ✓ Bruce replied that the task force will likely have around 11 or 13 members.
- ✓ Holly Thompson, Communications director, agreed that it will be an odd number, either 11 or 13, based on the strength of the applications received.

Agenda Item #12 – New Business

A. Resolution Naming New Neighborhood Parks

Gery Keck, Planning & Development manager, introduced Chelsea Nikirk, community engagement specialist, to present an overview of the community outreach conducted and the resulting proposed names for two new neighborhood parks, one in the North Bethany area and the other in the South Cooper Mountain area. Staff is requesting board consideration this evening of approval of a resolution in naming these two new neighborhood parks.

Chelsea provided a detailed overview of the proposal to name these two new neighborhood parks via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- Process Overview
 - Cultural partners and researchers identify name options
 - Internal Naming Committee matches name options to sites
 - Present names to management team for input
 - Present names to community and gather input
 - Present names and input to advisory committee
 - Present all new names to THPRD Board of Directors for final approval
- Names Catalog
 - Create a list of potential site names to better represent communities and histories
 - Intentional outreach to those who helped identify names with a focus on identities and experiences among whom government systems have failed to represent
 - Engagement through in-depth discussions, historic and photographic collections
 - Honor and value diverse experiences and identities
- Consider
 - Pay attention to the feeling each name evokes or inspires
 - The community will be engaged around these names in many ways
 - Names can resonate with community and communities change
- North Bethany: Harvest Park
 - Inspired by early pictorial records of the Nikkei archive depicting crops and harvests
 - Connects across cultures
 - Raises awareness of the unique gleaning garden amenity
 - Lends to interpretive signage and art
- South Cooper Mountain: Free Skies Park
 - Wide sky views express the concept of freedom and possibility
 - Emphasizes the centralized and shared-space nature of this community lawn
 - Expected to be a place where people gather for a moment outdoors with neighbors

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

Alfredo Moreno expressed gratitude for the community outreach efforts and described an idea around having a QR code or something similar on our signs that link to background information about the name of the site, including our older sites. He also reflected on the naming catalog and the balance needed when associating inspirational people from places outside of the Beaverton area with THPRD park names.

Miles Palacios expressed support for the proposed names and provided comments around the positive impact of pocket parks in family-focused areas, noting that he is proud of the district for being intentional in where these are placed.

Tya Ping expressed gratitude for the naming catalog and loves hearing the stories behind the proposed names which give more meaning to our parks.

President Minor reflected on the previous naming proposal for the South Cooper Mountain area park site of Meeting Point Park noting that the new proposed name is a testament to the district's dedication to its work and the connections that arose. She expressed gratitude to district staff for hearing the board's thoughts through this process.

Alfredo Moreno moved that the board of directors approve Resolution No. 2025-09, naming two new neighborhood park sites as Harvest Park and Free Skies Park. Tya Ping seconded the motion. Roll call proceeded as follows:

Miles Palacios Yes

Alfredo Moreno Yes

Tya Ping Yes

Barbie Minor Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #13 – Adjourn

There being no further business, the meeting was adjourned at 8:25 pm.

Barbie Minor, President

Alfredo Moreno, Secretary

Recording Secretary,
Jessica Collins

Tualatin Hills Park & Recreation District
Quarterly Financial Report
April 1, 2025 – June 30, 2025



Prepared for:
Board of Directors

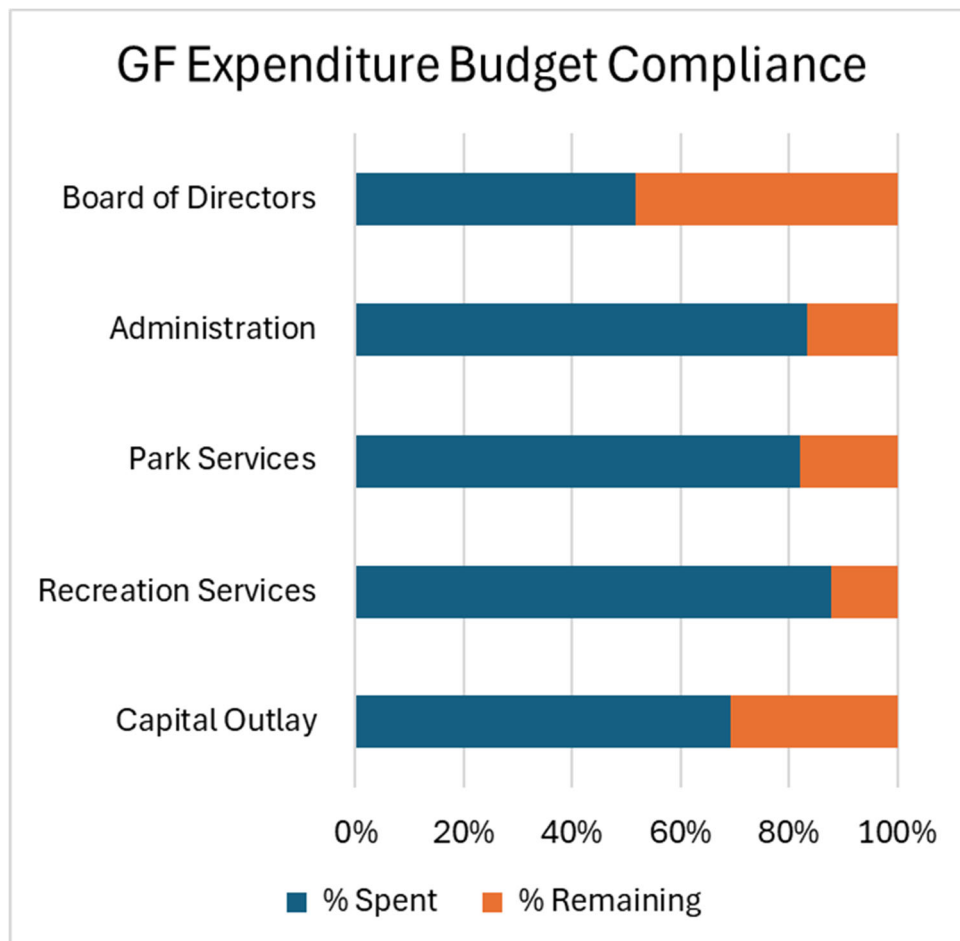
Prepared by:
Jared Isaksen, Finance Director

4th Quarter of FY2024-25

This past year was marked by significant progress to support generational improvements. The district completed implementing the new enterprise resource planning (ERP) system, advanced plans for a new administrative facility, and launched a major information technology assessment to prepare for website and registration platform upgrades.

This Quarter in the numbers

- Expended 77% of overall budget
 - Recreation Services – 88%
 - Park Services – 82%
 - Administration – 83%
- Received 100% of estimated revenues
 - Property Taxes – 99%
 - Recreation Services – 119%
 - Interest Income – 135%





Tualatin Hills Park & Recreation District

General Fund Financial Summary April 2025 - June 2025

ACTUAL		BUDGET	
Current Quarter	Year to Date	Full Year	
		Budget Amount	Budget %

Program Resources:

Aquatic Centers	\$ 839,541	\$ 3,084,570	\$ 2,399,101	128.6%
Tennis Center	332,224	1,449,433	1,240,987	116.8%
Recreation Centers	1,287,953	5,196,564	4,555,893	114.1%
Sports & Inclusion Services	1,105,666	4,056,399	3,409,940	119.0%
Total Program Resources	3,565,384	13,786,966	11,605,921	118.8%

Other Resources:

Property Taxes	1,345,963	56,272,710	56,672,717	99.3%
Interest Income	291,125	1,083,367	800,000	135.4%
Facility Rentals/Sponsorships	62,044	352,443	540,000	65.3%
Grants	20,143	1,534,747	6,297,111	24.4%
Miscellaneous Income	24,112,263	24,331,247	21,819,150	111.5%
Total Other Resources	25,831,538	83,574,513	86,128,978	97.0%

Total Resources

\$ 29,396,922	\$ 97,361,480	\$ 97,734,899	99.6%
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Program Expenditures:

Recreation Administration	547,152	1,912,957	1,871,607	102.2%
Aquatic Centers	1,858,047	7,227,668	8,036,638	89.9%
Tennis Center	343,204	1,412,684	1,408,464	100.3%
Recreation Centers	2,682,686	10,374,888	11,843,651	87.6%
Sports & Inclusion Services	1,731,245	6,827,409	8,430,587	81.0%
Total Program Related Expenditures	7,162,334	27,755,607	31,590,947	87.9%

General Government Expenditures:

Board of Directors	144,359	281,512	545,612	51.6%
Administration	3,918,369	13,671,921	16,390,155	83.4%
Park Services	3,525,932	14,580,702	17,758,818	82.1%
Capital Outlay	20,083,965	22,316,832	32,244,565	69.2%
Contingency/Capital Replacement Reserve/Transfer Out	-	-	3,500,000	0.0%
Total Other Expenditures:	27,672,624	50,850,967	70,439,150	72.2%

Total Expenditures

\$ 34,834,958	\$ 78,606,574	\$ 102,030,097	77.0%
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Revenues over (under) Expenditures

\$ (5,438,037)	\$ 18,754,905	\$ (4,295,198)	
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Beginning Cash on Hand

-	29,258,148	32,000,000	91.4%
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Ending Cash on Hand

\$ -	\$ 48,013,053	\$ 27,704,802	173.3%
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4th Quarter Grant Update

FY25 - Q4 (April 1, 2025 - June 30, 2025)

Date: July 25, 2025

Funder Project Name	Grant Awards to June 30	Revenue in Adopted FY25 Budget	Grant Revenue Received to June 30	Estimated Total FY 24/25	NOTES:
Completed Projects					
Operational Projects					
Oregon Department of Education, Youth Development - Youth Solutions	\$ 104,846	\$ -	\$ 57,597	\$ 47,249	
Diverse Youth Experiences in Parks and Recreation					
Tualatin Soil & Water Conservation District	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	
2024-2026 Nature Experiences and Workforce Training (NEWT)					
Subtotal Completed Operational Projects	\$ 124,846	\$ -	\$ 77,597	\$ 67,249	
Capital Projects					
Oregon Department of Administrative Services - American Rescue Plan Act	\$ 500,000	\$ -	\$ 484,516	\$ 484,516	
Permanent Public Restrooms					
Tualatin Soil & Water Conservation District	\$ 98,423	\$ 98,423	\$ 98,423	\$ 98,523	
Raleigh Park Stream Enhancements					
Washington County - American Rescue Plan Act	\$ 1,400,000	\$ -	\$ 1,137,891	\$ 1,137,891	
Permanent Public Restrooms					
Subtotal Completed Capital Projects	\$ 1,998,423	\$ 98,423	\$ 1,720,830	\$ 1,720,930	
Ongoing Projects					
Operational Projects					
National Recreation and Park Association	\$ 60,625	\$ -	\$ 60,625	\$ 60,625	Will be awarded an additional \$8,900 and extend through 12/2025
THRIVE @ Garden Home Chehalem Site					
Tualatin Soil & Water Conservation District	\$ 17,942	\$ -	\$ -	\$ -	
Black and Green Fellowship					
Subtotal Ongoing Operational Projects	\$ 78,567	\$ -	\$ 60,625	\$ 60,625	
Capital Projects					
Major Streets Transportation Improvement Program	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	
Opportunity Fund					
Westside Trail Bridge - Design & Engineering					
Metro - Local Share	\$ 1,713,500	\$ 1,535,516	\$ 305,342	\$ 305,342	
Willow Creek Greenway Boardwalk Replacement					
Metro - Local Share	\$ 3,641,867	\$ 3,611,081	\$ 188,512	\$ 188,512	
Heckman Lane Park & Trail					IGA not yet executed
Metro - Local Share	\$ 942,512	\$ 1,048,261	\$ -	\$ -	
Accessible Play Structures					
Metro-Community Choice Grant	\$ 110,127	\$ 110,127	\$ -	\$ -	Not in FY25 budget, awarded 2/22/24
Rock Creek Trail Pollinator Pathway					
Metro-Community Choice Grant	\$ 164,667	\$ -	\$ -	\$ -	
To Make it all Good Again at Tualatin Hills Nature Park					Not in FY25 budget, awarded 5/9/24
Metro - Local Share	\$ 1,913,528	\$ 1,913,528	\$ 40,033	\$ 40,033	
Westside Trail Bridge - Design & Engineering					
Metro - Regional Travel Options	\$ 56,446	\$ -	\$ -	\$ -	Not in FY25 budget, awarded 7/11/24
Getting There by Trail					
Metro - Nature in Neighborhoods, Capital Grants	\$ 300,000	\$ -	\$ -	\$ -	
All Ages Play Amenities at Future Park, Heckman Ln.					Not in FY25 budget, IGA executed 12/17/24
Oregon Department of Transportation -State of Oregon Lottery Proceeds	\$ 2,145,358	\$ 2,145,358	\$ 622,316	\$ 622,316	
Fanno Creek Regional Trail Improvements					
Oregon Parks & Recreation Department. Land and Water Conservation Fund	\$ 623,000	\$ 1,217,896	\$ 623,000	\$ 623,000	Not in FY25 budget, IGA executed 6/30/25
Abbey Creek Park Phase II					
Oregon Parks & Recreation Department, Local Government Grant Program	\$ 72,000	\$ 72,000	\$ -	\$ -	
Vine Maple Trail					
Oregon Parks & Recreation Department, Local Government Grant Program	\$ 1,000,000	\$ -	\$ -	\$ -	
Future Neighborhood Park & Community Trail, Heckman Ln.					
Oregon Parks & Recreation Department Veterans and War Memorial Grant	\$ 62,000	\$ -	\$ -	\$ -	
Revolutionary War Memorial					
Subtotal Ongoing Capital Projects	\$ 13,345,005	\$ 12,253,767	\$ 2,379,203	\$ 2,379,203	

Funder Project Name	Grant Awards to June 30	Revenue in Adopted FY25 Budget	Grant Revenue Received to June 30	Estimated Total FY 24/25	NOTES:
Federally Funded Grants					
Capital Projects					
US Department of Housing and Urban Development, Economic Development Initiative, Congressional Community Project <i>Community Shelters and Emergency Operations</i>	\$ 946,956	\$ 946,956	\$ -	\$ -	IGA executed 3/27/25
Subtotal Federally Funded Capital Projects	\$ 946,956	\$ 946,956	\$ -	\$ -	
Grant Projects with a District Match					
Metro - Regional Flexible Funds <i>Beaverton Creek Trail-Crescent Connection</i>	\$ 800,000	\$ -	\$ -	\$ -	Grant passed on to ODOT for project, District to provide match.
Metro - Regional Flexible Funds <i>Beaverton Creek Trail Construction</i>	\$ 2,055,647	\$ -	\$ -	\$ -	
Metro - Regional Flexible Funds <i>Beaverton Creek Trail-WST to Hocken</i>	\$ 3,693,212	\$ -	\$ -	\$ -	Grant passed on to ODOT for project, District to provide match.
Metro, Regional Flexible Funds Allocation (Redistribution) <i>Beaverton Creek Trail: Westside Trail - SW Hocken Ave.</i>	\$ 1,064,726	\$ -	\$ -	\$ -	
Oregon Department of Transportation, Oregon Community Paths <i>WST 14-18 Preferred Alignment</i>	\$ 572,447	\$ -	\$ -	\$ -	Grant passed on to ODOT for project, District to provide match.
Subtotal Grant Projects with a District Match	\$ 8,186,032	\$ -	\$ -	\$ -	
TOTAL GRANTS	\$ 24,679,829	\$ 13,299,146	\$ 4,238,254	\$ 4,228,007	

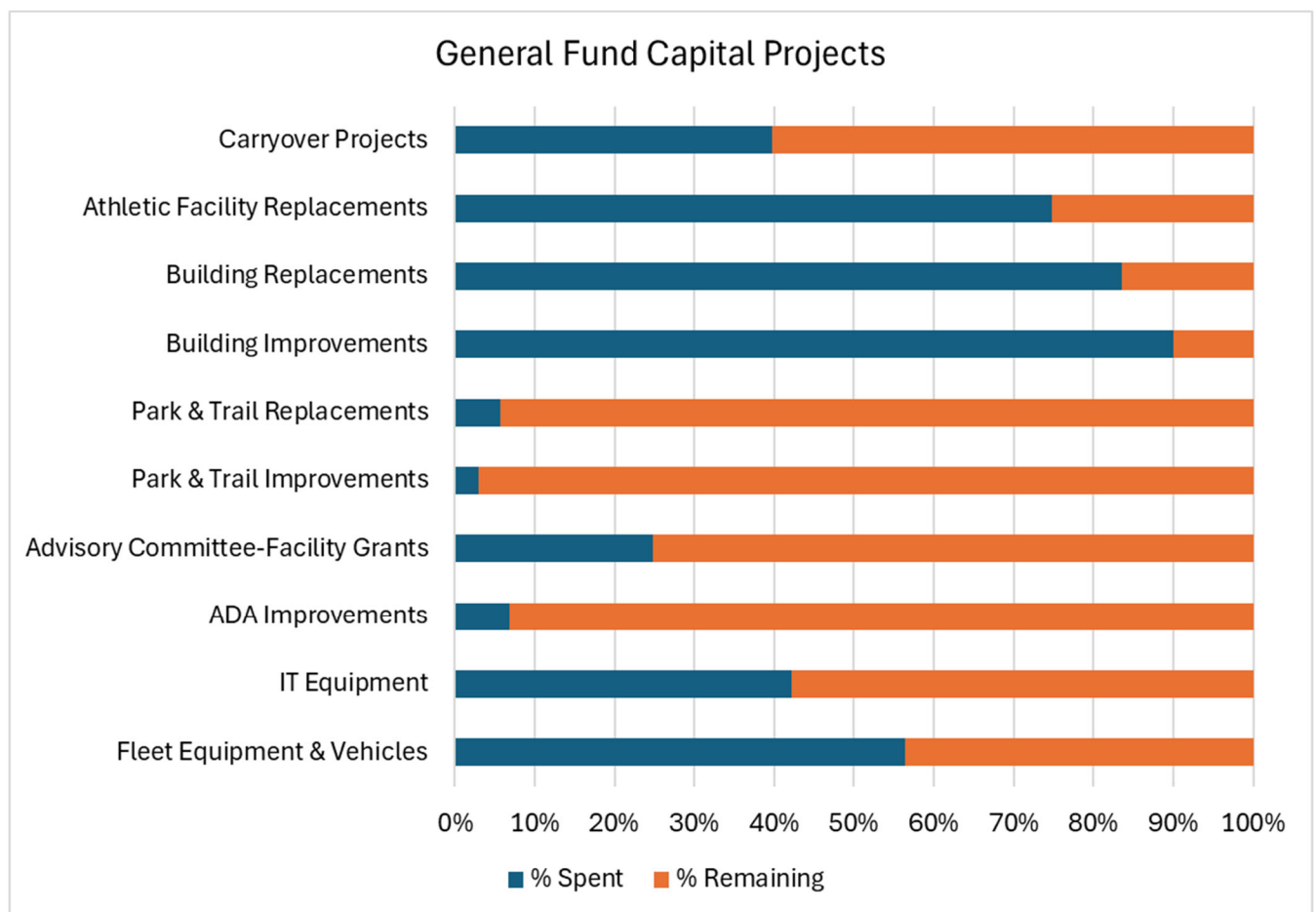
Staff in the Numbers for the 4th Quarter

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
Budgeted Positions	210	210	210	210
Occupied Positions	193	189	204	209
Vacancies	17	21	6	1
Vacancy rate	8.1%	10.0%	2.9%	0.5%
Positions hired	9	2	8	12
Previous full-time	1	0	4	2
Previous part-time	2	1	0	3
Previous temporary	0	0	0	1
Total Internal Hires	3	1	4	5
Active recruitments @ end of quarter	2	8	7	5

**WE'RE
HIRING!**

Quarterly General Fund Capital Report

- The district spent 73% of the General Fund capital budget for fiscal year 2025
- Projects completed:
 - Purchase of the Greenbrier Administration building
 - Tyler Enterprise (financial software replacement)
 - Beaverton Creek Trail planning
 - Asphalt overlay and repairs (carryover)
 - Asphalt overlay at 167th – Schlottmann Creek Greenway
 - The boiler replacement at Garden Home
 - Vehicle and equipment (including IT equipment) purchases



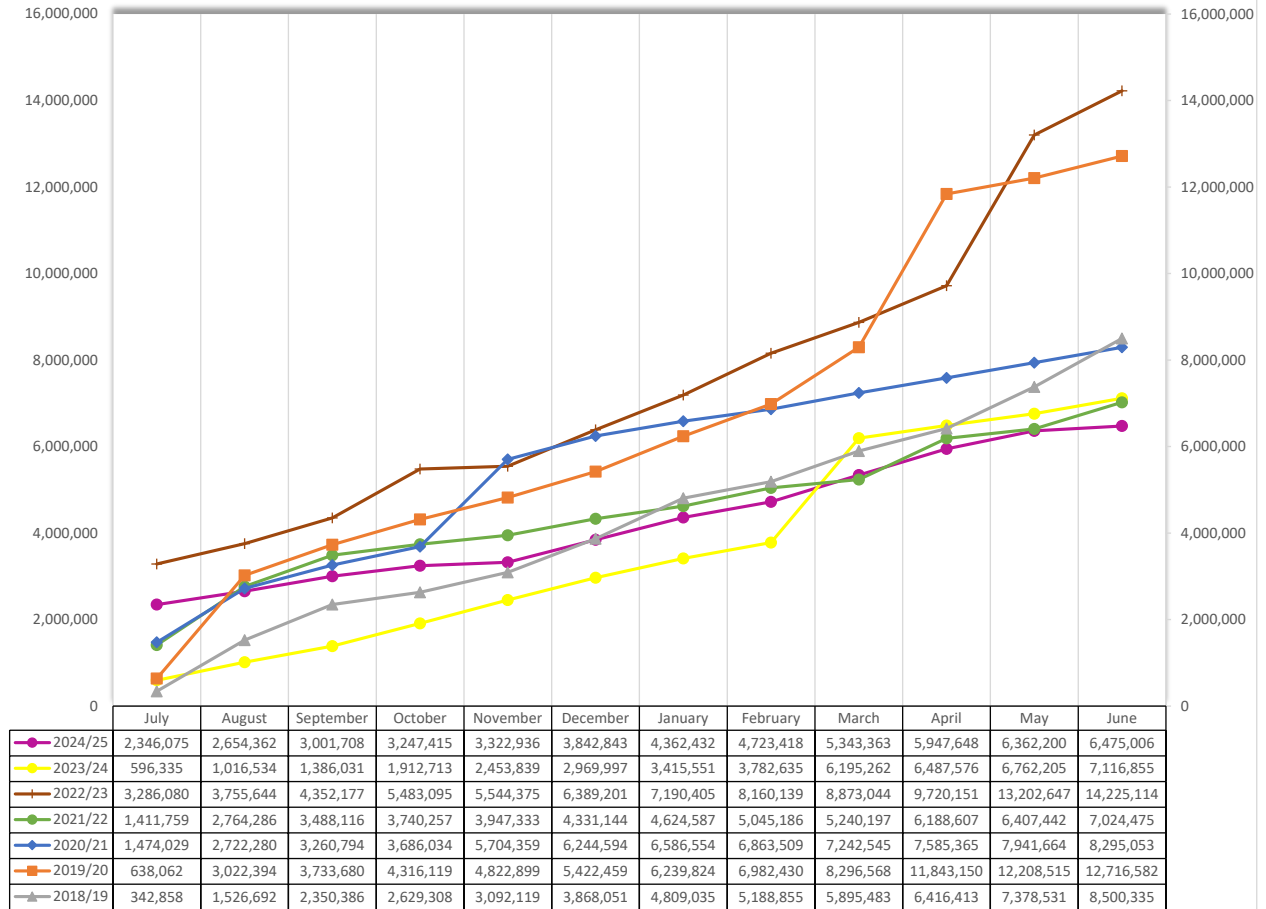
Quarterly Bond Capital Fund Report

- At the end of Quarter 4, Natural Area Preservation projects are progressing steadily, with less than half of their total budgets remaining. Mountain View Champions Park multi-purpose sport court is complete and resulted in substantial project savings. The new sports court is now open to the public.

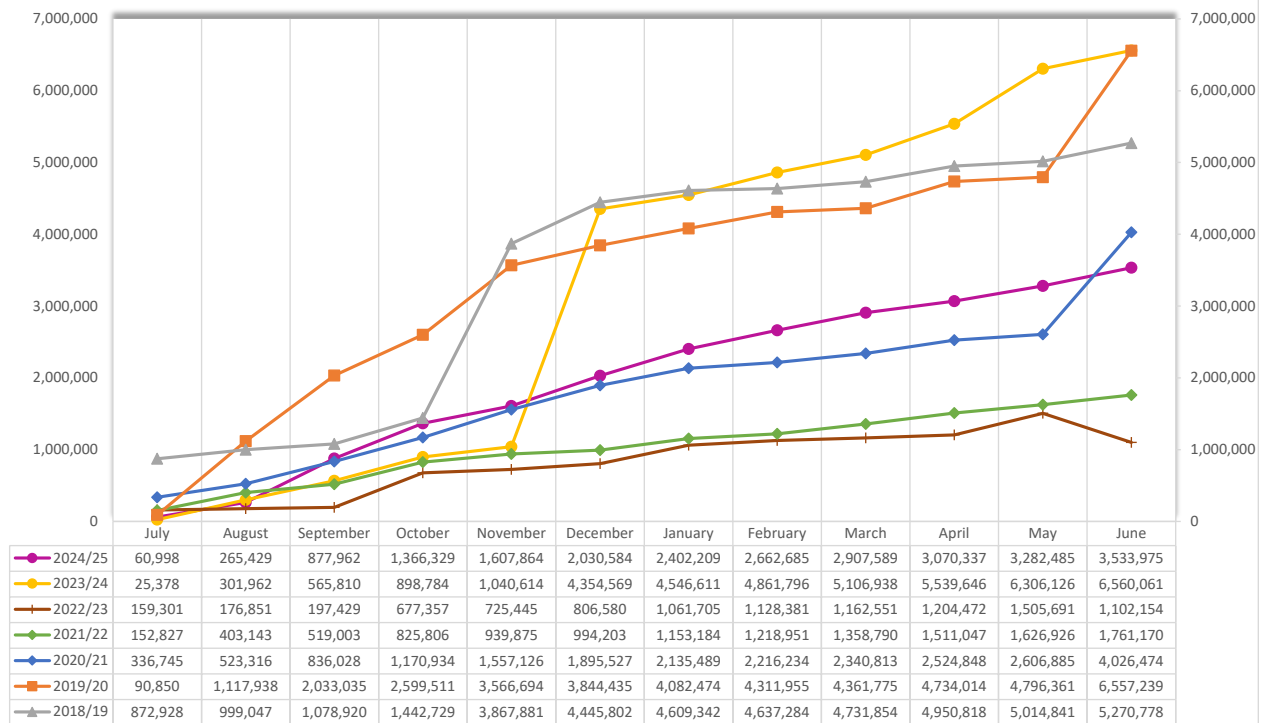
Budget vs Actual as of June 30, 2025

	Budget	Actual	Remaining Amount	%
Renovate and Redevelop Neighborhood Parks				
Cedar Hills Park & Athletic Field	\$ 325,581	\$ 45,925	\$ 279,656	86%
Natural Area Preservation				
Raleigh Park	213,737	219,565	(5,828)	-3%
Bannister Creek Greenway/NE Park	37,181	-	37,181	100%
Bronson Creek Greenway at Laidlaw	349,202	282,425	66,777	19%
Bronson Creek New Properties	100,533	-	100,533	100%
HMT north woods and stream	22,634	-	22,634	100%
Bronson Creek Park	10,625	-	10,625	100%
Center Street Wetlands Area	3,198	-	3,198	100%
Arborist/Tree Management	108,593	-	108,593	100%
North Bethany Greenway	10,087	8,795	1,292	13%
Natural Area Preservation Total	855,790	510,785	345,005	40%
New Linear Park and Trail Development				
Miscellaneous Natural Trails	53,628	-	53,628	100%
New Linear Park and Trail Land Acquisition				
New Linear Park and Trail Acquisitions	1,195	-	1,195	100%
Multifield/Multipurpose Athletic Field Development				
New Fields in SW Quadrant - MVCP	1,100,105	649,961	450,144	41%
Total	\$ 2,336,299	\$ 1,206,671	\$ 1,129,628	48%

SDC NET RECEIPTS



SDC EXPENDITURES



<u>Check #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
322026	100284	UNUM LIFE INSURANCE COMPANY OF AMERICA	04/01/2025	14,428.91
322025	100509	MODA HEALTH PLAN INC	04/01/2025	35,604.80
322024	100191	KAISER FOUNDATION HEALTH PLAN	04/01/2025	264,591.72
04/01/2025 Total				\$ 314,625.43
322039	100522	THE FARLEY GROUP INC	04/02/2025	15,500.00
04/02/2025 Total				\$ 15,500.00
322068	100285	US BANK	04/03/2025	12,516.51
04/03/2025 Total				\$ 12,516.51
1111	100492	AKS ENGINEERING & FORESTRY LLC	04/04/2025	13,375.12
1125	100211	NORTHWEST NATURAL GAS COMPANY	04/04/2025	19,438.72
1126	100235	PORTLAND GENERAL ELECTRIC	04/04/2025	32,188.40
04/04/2025 Total				\$ 65,002.24
1123	100578	MISSIONSQUARE RETIREMENT	04/07/2025	23,278.88
1122	100578	MISSIONSQUARE RETIREMENT	04/07/2025	33,809.47
04/07/2025 Total				\$ 57,088.35
1131	100342	PACIFIC SPORTS TURF INC	04/14/2025	13,846.00
04/14/2025 Total				\$ 13,846.00
322123	100212	NORTHWEST PLAYGROUND EQUIPMENT INC	04/16/2025	12,790.00
322125	101708	P & C CONSTRUCTION CO	04/16/2025	53,367.80
04/16/2025 Total				\$ 66,157.80
322141	100285	US BANK	04/17/2025	12,501.51
04/17/2025 Total				\$ 12,501.51
1155	100578	MISSIONSQUARE RETIREMENT	04/21/2025	23,703.54
1156	100578	MISSIONSQUARE RETIREMENT	04/21/2025	32,937.71
04/21/2025 Total				\$ 56,641.25
322151	100125	CITY OF BEAVERTON	04/23/2025	15,682.95
322164	100637	OREGON HEATING & AIR CONDITIONING LLC	04/23/2025	20,500.00
322170	102707	THE SUPERLATIVE GROUP INC	04/23/2025	34,750.00
322178	100125	CITY OF BEAVERTON	04/23/2025	45,516.45
04/23/2025 Total				\$ 116,449.40
1162	100516	STEP FORWARD ACTIVITIES INC	04/25/2025	16,444.87
1158	100211	NORTHWEST NATURAL GAS COMPANY	04/25/2025	31,741.33
1159	100347	NW OFFICE INTERIORS INC	04/25/2025	44,483.37
1160	100235	PORTLAND GENERAL ELECTRIC	04/25/2025	58,826.44
04/25/2025 Total				\$ 151,496.01

<u>Check #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
322218	100302	WILBUR ELLIS COMPANY	04/30/2025	10,276.70
322185	102761	BEAVERTON BLACK PEOPLE'S UNION	04/30/2025	11,500.00
322183	100546	AVERTIUM LLC	04/30/2025	14,873.90
322207	100561	MOUNTAIN PAINTING COMPANY LLC	04/30/2025	25,750.00
322193	101144	FIELDWORK DESIGN INC	04/30/2025	35,293.90
04/30/2025 Total				\$ 97,694.50
322230	100285	US BANK	05/01/2025	12,512.89
322227	100284	UNUM LIFE INSURANCE COMPANY OF AMERICA	05/01/2025	14,350.42
322223	100509	MODA HEALTH PLAN INC	05/01/2025	35,774.99
322222	100191	KAISER FOUNDATION HEALTH PLAN	05/01/2025	266,318.42
05/01/2025 Total				\$ 328,956.72
1174	100211	NORTHWEST NATURAL GAS COMPANY	05/02/2025	13,700.88
1175	100235	PORTLAND GENERAL ELECTRIC	05/02/2025	27,931.50
1176	100316	SIGNATURE GRAPHICS	05/02/2025	35,640.17
05/02/2025 Total				\$ 77,272.55
1184	100578	MISSIONSQUARE RETIREMENT	05/05/2025	22,990.81
1183	100578	MISSIONSQUARE RETIREMENT	05/05/2025	34,469.58
05/05/2025 Total				\$ 57,460.39
322242	100125	CITY OF BEAVERTON	05/07/2025	11,970.00
322249	100612	JAMES T SOLOMON	05/07/2025	82,957.70
05/07/2025 Total				\$ 94,927.70
1196	100902	MELANIE MOON	05/09/2025	11,625.00
1187	100492	AKS ENGINEERING & FORESTRY LLC	05/09/2025	21,786.59
05/09/2025 Total				\$ 33,411.59
322312	102763	ROSE CITY MOVING & STORAGE	05/14/2025	21,280.29
322287	100122	BCI CONTRACTING INC	05/14/2025	48,534.32
05/14/2025 Total				\$ 69,814.61
322327	100285	US BANK	05/15/2025	12,756.61
322326	100284	UNUM LIFE INSURANCE COMPANY OF AMERICA	05/15/2025	45,456.85
05/15/2025 Total				\$ 58,213.46
1209	100471	CEDAR MILL CONSTRUCTION CO LLC	05/16/2025	26,280.00
05/16/2025 Total				\$ 26,280.00
1219	100578	MISSIONSQUARE RETIREMENT	05/19/2025	22,963.71
1220	100578	MISSIONSQUARE RETIREMENT	05/19/2025	33,451.35
05/19/2025 Total				\$ 56,415.06
322345	102705	MIRACLE PLAYSYSTEMS II LLC	05/21/2025	14,548.00
322331	102384	CEDARTECH ROOFING INC	05/21/2025	48,765.00
05/21/2025 Total				\$ 63,313.00

<u>Check #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
1230	100520	SHI INTERNATIONAL CORPORATION	05/23/2025	216,571.96
			05/23/2025 Total	\$ 216,571.96
322373	101708	P & C CONSTRUCTION CO	05/29/2025	11,739.45
322383	100280	TUALATIN VALLEY WATER DISTRICT	05/29/2025	12,005.27
322433	100285	US BANK	05/29/2025	12,896.42
322368	100608	GARLAND / DBS INC	05/29/2025	64,380.33
322366	101144	FIELDWORK DESIGN INC	05/29/2025	97,189.97
			05/29/2025 Total	\$ 198,211.44
1254	100276	THPRD - EMPLOYEE ASSOCIATION / OSEA #400	06/02/2025	13,883.54
322437	100284	UNUM LIFE INSURANCE COMPANY OF AMERICA	06/02/2025	14,713.31
1257	100578	MISSIONSQUARE RETIREMENT	06/02/2025	22,811.21
1243	100211	NORTHWEST NATURAL GAS COMPANY	06/02/2025	30,905.28
1258	100578	MISSIONSQUARE RETIREMENT	06/02/2025	33,657.42
322436	100509	MODA HEALTH PLAN INC	06/02/2025	37,054.49
1245	100235	PORTLAND GENERAL ELECTRIC	06/02/2025	75,503.40
322435	100191	KAISER FOUNDATION HEALTH PLAN	06/02/2025	273,817.22
			06/02/2025 Total	\$ 502,345.87
322444	100143	CHOWN INC	06/04/2025	10,675.61
322454	101770	RED BARK INCORPORATED	06/04/2025	10,696.00
322447	100608	GARLAND / DBS INC	06/04/2025	18,617.41
322442	100122	BCI CONTRACTING INC	06/04/2025	21,829.51
			06/04/2025 Total	\$ 61,818.53
1269	100467	PAUL BROTHERS INC	06/06/2025	44,075.25
			06/06/2025 Total	\$ 44,075.25
322467	100453	EASTSIDE PAVING INC	06/11/2025	227,800.00
			06/11/2025 Total	\$ 227,800.00
322514	100285	US BANK	06/12/2025	12,049.82
			06/12/2025 Total	\$ 12,049.82
1275	100492	AKS ENGINEERING & FORESTRY LLC	06/13/2025	18,866.62
1287	100206	MUSCO CORPORATION	06/13/2025	49,930.00
			06/13/2025 Total	\$ 68,796.62
1303	100578	MISSIONSQUARE RETIREMENT	06/16/2025	24,154.46
1302	100578	MISSIONSQUARE RETIREMENT	06/16/2025	35,578.21
			06/16/2025 Total	\$ 59,732.67
322533	100561	MOUNTAIN PAINTING COMPANY LLC	06/18/2025	14,200.00
			06/18/2025 Total	\$ 14,200.00
322556	100720	HYDER GRAPHICS	06/25/2025	10,332.13
322553	100522	THE FARLEY GROUP INC	06/25/2025	16,423.51
			06/25/2025 Total	\$ 26,755.64

<u>Check #</u>	<u>Vendor #</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
322572	100285	US BANK	06/26/2025	11,841.24
06/26/2025 Total				\$ 11,841.24
1318	100347	NW OFFICE INTERIORS INC	06/27/2025	11,572.09
1316	100210	NORTHWEST CONTROL COMPANY INC	06/27/2025	14,275.38
1317	100211	NORTHWEST NATURAL GAS COMPANY	06/27/2025	27,613.85
1320	100235	PORTLAND GENERAL ELECTRIC	06/27/2025	78,280.13
06/27/2025 Total				\$ 131,741.45
1324	100578	MISSIONSQUARE RETIREMENT	06/30/2025	17,686.32
1325	100578	MISSIONSQUARE RETIREMENT	06/30/2025	24,113.71
1326	100578	MISSIONSQUARE RETIREMENT	06/30/2025	34,586.42
06/30/2025 Total				\$ 76,386.45
Grand Total				\$ 3,497,911.02



MEMORANDUM

DATE: July 23, 2025
TO: Board of Directors
FROM: Doug Menke, General Manager
RE: **Addendum to the Employment Agreement for the District General Manager**

On your consent agenda for consideration at the August 13, 2025 board meeting is a request to approve an addendum to the employment agreement for myself. This addendum would take effect upon board approval/signing.

Action Requested

Board of directors' approval of Addendum No. 4 to the Employment Agreement for General Manager Doug Menke.

**EMPLOYMENT AGREEMENT
ADDENDUM NO. 4**

This Employment Agreement Addendum No. 4 (this "Addendum") amends the July 1, 2019, employment agreement (the "Agreement") by and between TUALATIN HILLS PARK & RECREATION DISTRICT, an Oregon park and recreation district duly organized under ORS Chapter 266 (the "District") and DOUG MENKE ("General Manager") (collectively, the "Parties").

RECITALS:

- A. The Agreement currently provides for the employment of General Manager as general manager of the District for a term ending on June 30, 2022.
- B. Addendum No. 2 of the Agreement provides for the employment of General Manager as general manager of the District for a term ending on December 31, 2025.
- C. Addendum No. 3 of the Agreement provides for the employment of the General Manager as general manager of the District for a term ending on December 31, 2026.
- D. The Parties desire to extend the Agreement to December 31, 2027.
- E. The Parties further desire to have the option to renew the Agreement, as amended, by one (1) calendar year by mutual agreement.

AGREEMENT

- 1. Extension of Term. Section 2 of the Agreement is amended to extend the term of the Agreement through December 31, 2027 (the "Extended Term"). The District and General Manager each have the right to terminate the Agreement before the end of the Extended Term, consistent with and subject to Section 10 of the Agreement. The Extended Term will not be subject to automatic renewal as provided in Section 3 of the Agreement.
- 2. Agreement Remains in Effect. Except as modified in this Addendum No. 4, the terms and conditions of the Agreement remain in full force and effect.

DATED this ____ day of _____, 2025.

TUALATIN HILLS PARK & RECREATION DISTRICT

Doug Menke

By: _____
Alfredo Moreno
President



MEMORANDUM

DATE: July 25, 2025
TO: Doug Menke, General Manager
FROM: Aisha Panas, Deputy General Manager
RE: **Resolution Acknowledging Real Property Transactions for Fiscal Year 2024/2025 and Describing Funding Sources and Purpose**

Introduction

Staff are requesting board of directors' approval of attached Resolution No. 2025-10 (Attachment 1) Acknowledging Real Property Transactions and Dispositions for Fiscal Year 2024/2025 and Describing Funding Sources and Purpose.

Background

The board of directors' practice is to approve of an acquisition or disposition (i.e., sale of or granting an easement on district property - collectively "real property transactions") at a public meeting prior to its closing. In order to retain confidentiality until the acquisition is completed, THPRD does not publicly disclose details about the property at the time of approval. To increase public knowledge and establish a record of the details and purpose of each completed real property transaction, the board established a practice of annually approving a resolution acknowledging completed real property transactions for the previous fiscal year.

A total of six acquisitions, for approximately 13.33 acres, with a total land value of \$20,667,656 were completed in fiscal year 2024/2025. These properties included improvements such as trail construction for a total cost of \$1,017,140 and the purchase of a new administration facility for the park district. In addition, soft costs (appraisals, environmental surveys and other due diligence) of \$115,730 were incurred. Purchases of the trail alignments and their associated improvements were made using system development charges (SDC) in the amount of \$1,952,395. Funds from the sale of Fanno Creek Service Center were used to purchase the new administration facility.

Two dispositions of land were completed in fiscal year 2024/2025. As part of the North Transmission Intertie Project providing a backup water supply for the cities of Beaverton, Hillsboro and Forest Grove, this transaction provided the City of Beaverton with a Water Utility and Access Easement to access and maintain a water line located in the right of way along SW 170th Avenue. The easement includes 6,300 square feet of land along the western edge of the Tualatin Hills Nature Park. In addition, the district sold the 13.67-acre Fanno Creek Service Center to the Portland Timbers to accommodate the expansion of the Timbers' training facility and to facilitate THPRD's relocation to a new combined administration and operations facility.

An acquisition summary table of all real property transactions during the previous fiscal year is included with the resolution as Exhibit A and a map with the locations of the real property transactions is provided as Exhibit B.

Proposal Request

Staff are requesting board of directors' approval of Resolution No. 2025-10, Acknowledging Real Property Transactions for Fiscal Year 2024/2025 and Describing Funding Sources and Purpose. The resolution is in the form reviewed and approved by THPRD's legal counsel.

Outcomes of Proposal

The outcome of this proposal is to avoid potential confusion about when, how, and why a property was acquired and how it should be used in the future by establishing a clear, board-acknowledged record of the acquisition. Additionally, it provides a clear record on why property was sold, or an easement was granted on district property, as well as value received for such properties.

Public Engagement

In order to retain confidentiality, until the acquisition is completed, THPRD does not disclose details about the property at the time of approval, so there were no public engagement efforts. However, the acquisitions reflect the park district's Vision Action Plan by preserving natural spaces and providing accessible and safe trails and parks for everyone.

Action Requested

Board of directors' approval of Resolution No. 2025-10, Acknowledging Real Property Transactions for Fiscal Year 2024/2025 and Describing Funding Sources and Purpose.

RESOLUTION NO. 2025-10

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
TUALATIN HILLS PARK & RECREATION DISTRICT
ACKNOWLEDGING REAL PROPERTY TRANSACTIONS FOR FISCAL YEAR 2024/25 AND
DESCRIBING FUNDING SOURCE(S) AND PURPOSE**

WHEREAS, the Tualatin Hills Park & Recreation District (THPRD) has recently completed several property acquisitions and dispositions (“real property transactions”) for a variety of purposes using multiple funding sources; and

WHEREAS, a completed acquisition is hereby defined as one where all properties needed to create a functional site have been acquired or are likely to be acquired; and

WHEREAS, a completed disposition is hereby defined as a transaction where the district sold property or granted an easement on district property to a third party; and

WHEREAS, the board of directors always approves of real property transactions at a public meeting prior to its closing, but to retain confidentiality until the real property transaction is completed, does not disclose details about it at the time of approval; and

WHEREAS, to increase public knowledge and establish a record of the details and purpose of each completed real property transaction, the board of directors deems it should be their practice to annually disclose such information through approval of a resolution; and

WHEREAS, Exhibit A, the summary table to this resolution lists acquisitions and dispositions completed between July 1, 2024 and June 30, 2025, as well as the funding sources and purposes of the acquisitions and the value and purpose of dispositions, and Exhibit B maps the locations of those real property transactions.

LET IT HEREBY BE RESOLVED BY THE BOARD OF DIRECTORS OF THE TUALATIN HILLS PARK & RECREATION DISTRICT IN BEAVERTON, OREGON, that:

Exhibits A and B to this resolution shall be made available to interested members of the public including THPRD Advisory Committees, the Beaverton City Council, the Washington County Board of Commissioners, Washington County Community Participation Organizations within THPRD boundaries, Beaverton Neighborhood Advisory Committees and the Washington County office of the Oregon State University Extension Service.

Approved by the Tualatin Hills Park & Recreation District Board of Directors on the 13th day of August 2025.

Alfredo Moreno, President

Miles Palacios, Secretary

ATTEST:

Jessica Collins, Recording Secretary

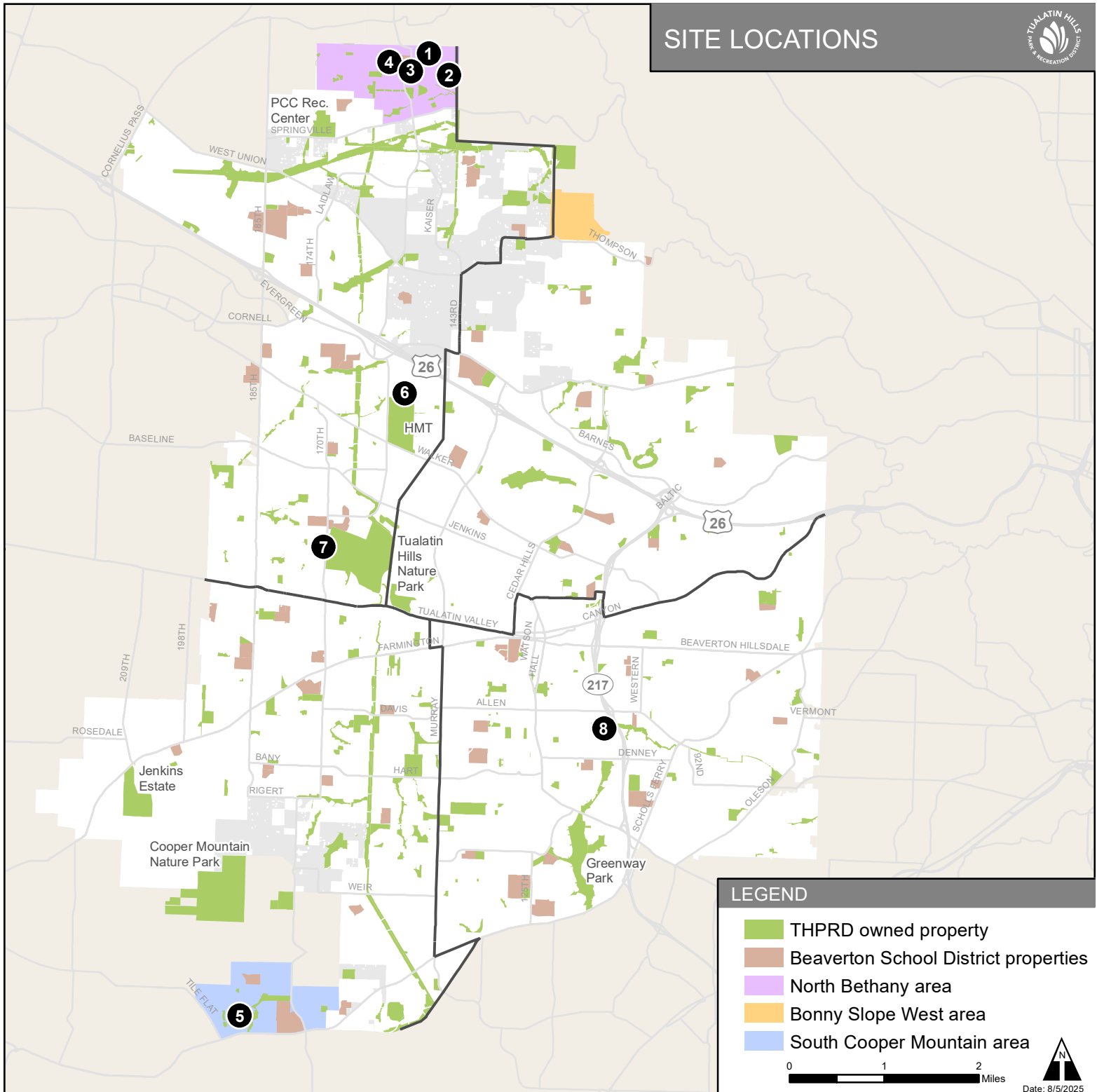
EXHIBIT A

July 1, 2024 - June 30, 2025														
ACQUISITIONS														
Acquisition Date	Previous Owner(s) Last Name(s)	Location/Intersection	Legal	Total Size (acres)	Board Approval	Property Cost	Improvement Cost	Soft Costs (closing costs, due diligence costs)	Property Interest Acquired	Tax Lot(s)	Tax Account #	Purpose	Map Classification	Funding Source
8/9/2024	Taylor Morrison	North Bethany	Ridgeline Tracts EE and MM	0.79	10/11/2023	\$630,396	\$529,874	\$7,345	Fee	1N117AA12400 and 1N117AA19600	R2223235 and R2227078	Trail	Trail	SDC cash, escrow and credits
8/9/2024	Beaverton School District	North Bethany	portion of Fishback Acres Lot 1	0.014	10/11/2023	\$0	\$0	\$0	Easement	1117A001000	R2193017	Trail	Trail	Donation
12/23/2024	Taylor Morrison	North Bethany	Bethany Crossing No. 2 Tracts P and U	0.6	10/11/2024	\$137,500	\$368,179	\$9,183	Fee	1N117AC43400 and 1N117AC43900	R2223460 and R2223465	Trail	Trail	SDC cash and escrow
12/23/2024	Taylor Morrison	North Bethany	Brugger Tract Lot 34	0.002	10/11/2024	0 (ROW)	\$0	\$0	Easement	n/a	n/a	Trail	Trail	Donation
2/18/2025	Holland	South Cooper Mountain	Portion of Lot 11	0.234	6/12/2024	\$149,760	\$119,087	\$1,071	Easement	n/a	n/a	Trail	Trail	Land donation, Improvement SDC credits
6/25/2025	Portland 2 LLC	15400 SW Greenbrier Parkway, Beaverton, Or.	Lot 16, Corporate Center At Cornell Oaks	11.69	11/13/2024	\$19,750,000	\$0	\$98,131	Fee	1N132CA00800	R2046372	New Administration Facility	Facility	Funds from sale of Fanno Creek Service Center
TOTALS				13.33		\$20,667,656	\$1,017,140	\$115,730						

[illegible]



SITE LOCATIONS



● ACQUISITION FOR 2024/2025

- 1- Ridgeline Trail –(Sato Trail)
- 2- Fishback Acres – (Sato Trail)
- 3- Bethany Crossing No. 2 – (Sato Trail)
- 4- Brugger Tract - (Sato Trail)
- 5- Holland Development – (Chahelim Trail)
- 6- New Administration Facility

DISPOSITION

- 7- 170th Ave. Waterline Easement – (Tualatin Hills Nature Park)
- 8- Fanno Creek Service Center



MEMORANDUM

DATE: July 30, 2025
TO: Doug Menke, General Manager
FROM: Holly Thompson, Communications Director
RE: **Resolution Appointing Bond Task Force Members**

Introduction

Staff requests board of director's appointment of 13 people to serve on the Bond Task Force.

Background

THPRD has recruited community members to serve on the district's new Bond Task Force (BTF). Our goal was to recruit a diverse pool of applicants that is representative of the people who live within the district. Their responsibility is to advise the THPRD Board of Directors on a potential 2026 bond measure. The district is exploring asking voters to consider a new bond in 2026 that would replace the 2008 Bond Measure when it retires; therefore, this would not be a new tax, but rather a continuation of the same ask voters approved in 2008. The proposed bond would be centered on capital replacement needs to make necessary maintenance, safety and security upgrades to district infrastructure, buildings, and amenities.

To support recruitment of the BTF, staff completed the following marketing tasks:

- **Electronic Marketing:** THPRD Monthly newsletter.
- **Web Posting:** THPRD spotlight, THPRD volunteer recruitment, multiple regional volunteer posting sites.
- **Traditional Media:** Beaverton Resource Guide, Cedar Mill News, etc.
- **Networking Contacts:** THPRD advisory committee members, THPRD Board of Directors contacts, Equity and Engagement outreach, Volunteer Program outreach, etc.
- **Social Media Promotion:** Multiple THPRD social media channels postings, Facebook advertisement, partner organization promotion.
- **Print Materials:** Fliers/posters at all THPRD facilities.

The recruitment period was seven weeks. The district received a total of 34 applications. Participation was limited to people who live within THPRD boundaries, resulting in 27 eligible applicants.

Proposal Request

Applicants were scored based on a combination of their responses to written questions on the application. Staff also considered a variety of factors including race, gender, ethnicity, age, homeownership vs. renting, and geographic distribution of applicants throughout the district. Based on applicants' scores, as well as an interest in developing a well-balanced committee, staff recommend appointment of the following applicants to the Bond Task Force:

- Nick Bergseng
- Thi Thu Ha (Hannah) Bui
- Julie Connor
- Monica Estrella
- William Glasson

- John Griffiths
- Sahit Jayaweera
- Alan Kurian John
- Sylvia Kelley
- Erik Lehr
- Jim McCreight
- Carl Nelson
- Sara Urch

Applications for each recommended applicant are attached.

Action Requested

Board of directors' approval of Resolution 2025-11 appointing Bond Task Force members.

RESOLUTION 2025-11
Tualatin Hills Park & Recreation District, Oregon

**A RESOLUTION APPOINTING
BOND TASK FORCE MEMBERS**

WHEREAS, the Tualatin Hills Park & Recreation District (THPRD) Board of Directors must appoint task force members by resolution; and

WHEREAS, the board would appreciate the guidance of community members on developing a new bond measure proposal for voters to consider that would serve as a replacement to the district's successful 2008 bond measure; and

WHEREAS, the board would appreciate the advice of community members on if the district should seek a replacement of the district's 2008 Bond Measure at the same rate as previously approved by voters, for their consideration in May 2026, so the replacement bond can act as a continuation of the previous tax rate to fund critical maintenance repairs, facility updates, and to address safety and security concerns; and

WHEREAS, each task force member shall be appointed by the board for a term serving from August 2025 to December 2025; and

WHEREAS, the following people have demonstrated their interest and knowledge in the work of the Bond Task Force. Now, therefore

Now, therefore, the Tualatin Hills Park & Recreation District resolves as follows:

The THPRD Board of Directors approves the appointment of the following individuals to the Bond Task Force:

- | | |
|---------------------------|--------------------|
| • Nick Bergseng | • Alan Kurian John |
| • Thi Thu Ha (Hannah) Bui | • Sylvia Kelley |
| • Julie Connor | • Erik Lehr |
| • Monica Estrella | • Jim McCreight |
| • William Glasson | • Carl Nelson |
| • John Griffiths | • Sara Urch |
| • Sahit Jayaweera | |

Duly passed by the Board of Directors of the Tualatin Hills Park & Recreation District this 13th day of August 2025.

Alfredo Moreno, Board President

Miles Palacios, Board Secretary

ATTEST:

Jessica Collins, Recording Secretary

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, July 11, 2025 9:46:46 PM
Last Modified: Friday, July 11, 2025 10:54:37 PM
Time Spent: 01:07:51

Page 1

Q1

Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Nick

Q4

Last Name

Bergseng

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

It's in the advertisement! I love my local parks, and want to help shape the future of THPRD! I live on the edge of Commonwealth Lake and walk or run it almost every day. My wife and daughter take tennis lessons through THPRD at Roxbury and Terpenning, I run through the Nature Park, I bike on the greenbelts. Outside of THPRD specifically, I plant trees with Friends of Trees and volunteer with the Bird Alliance. I love our natural spaces, and want to do everything I can to preserve and improve them now and for future generations.

In my professional work, I'm responsible for multi-million dollar budgets and multiyear strategies, and have a good understanding of the scale, collaboration, and work required to drive a plan like THPRD's bond and budget strategies.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

I don't have direct experience, but am a member of multiple advocacy and non-profit agencies. I run comparable and larger budgets in the private sector.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

Mentioned before, I volunteer with Friends of Trees, the Bird Alliance, and THPRD, as well as the Beaverton School District.

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

I'm a director of engineering for Gusto, a small business payroll software company. At Gusto (and previously at New Relic and Nike), I'm responsible for annual budgets greater than \$10M, and strategic long term (3-5 year) planning. My roles have been highly collaborative, requiring me to work across internal and external stakeholders, customers, and more to identify and solve problems.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Yes!

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 08, 2025 10:16:28 AM
Last Modified: Tuesday, July 08, 2025 2:53:48 PM
Time Spent: 04:37:20

Page 1

Q1

Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Thi Thu Ha (Hannah)

Q4

Last Name

Bui

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

I would like to serve on the Bond Task Force to help ensure that THPRD's next phase of capital investments is financially responsible, community-centered, and well-communicated to voters. As both a parent and a finance professional, I understand the value of parks and recreation investments from multiple perspectives. My children regularly participate in THPRD sports and camps, so I've seen firsthand how access to safe, well-funded facilities enhances community well-being.

Professionally, I bring over 10 years of experience evaluating and planning capital investments up to \$50 million, with deep skills in financial modeling, scenario planning, and milestone tracking. As a current THPRD Budget Committee member, I also bring public finance knowledge—including Oregon Local Budget Law—and have contributed to the District's \$100M+ annual budget review and adoption process.

Serving on the Bond Task Force is a natural extension of my commitment to fiscal stewardship and civic engagement. I want to help shape a bond proposal that is transparent, community-informed, and financially sound—one that earns public trust and delivers meaningful long-term value.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

As a community-appointed member of the THPRD Budget Committee, I've reviewed, analyzed, and provided input on the District's \$100M+ public budget. I actively participate in annual budget work sessions, approval votes, and mid-year and year-end performance reviews. I bring both professional FP&A expertise and a public-interest mindset to the process—reviewing proposed spending, posing questions, and recommending ways to align budget decisions with community needs and long-term sustainability.

To support my role, I completed formal training in Oregon Local Budget Law and regularly engage with budget documents to ensure compliance, fiscal responsibility, and accessibility for non-technical stakeholders.

Outside THPRD, I've attended city and regional forums, including Keith Wilson's mayoral campaign meetings, Metro Councilor events, and discussions with Mayor Lacey Beaty, to understand and support broader policy and budget issues affecting our community. These experiences have deepened my perspective on how public agencies prioritize resources and engage residents on key funding decisions.

My experience advising public bodies is rooted in both technical fluency and a strong sense of civic duty. I view the Bond Task Force as an opportunity to bring that experience into a more strategic, future-facing advisory capacity.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

My involvement with THPRD began as a parent. My children have participated in a wide range of programs—from summer camps to youth volleyball and tennis—which gave me a personal connection to the value of THPRD's services. When I learned about the financial challenges facing some of these programs, I wanted to better understand and support the District's decision-making process.

That led me to apply for and serve on the THPRD Budget Committee, where I've gained hands-on experience reviewing and influencing the District's financial plans. In this role, I've advocated for transparency, realistic forecasting, and spending that supports broad community access.

This dual engagement—both personal and professional—deepened my appreciation of THPRD's mission and inspired me to support the next phase of investment through service on the Bond Task Force.

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

I bring a good combination of strategic capital planning experience, hands-on financial modeling skills, and public-sector governance knowledge that will directly support the Bond Task Force's mission.

Over the past decade, I've led financial planning and investment analyses for projects ranging from \$5M to \$50M, including new manufacturing facilities, regional sourcing centers, and corporate-farmer partnership. I've built business cases, NPV/IRR models, and scenario plans to guide executive decisions on construction, expansion, and operational alignment—experiences that translate directly to evaluating THPRD's capital priorities and bond sizing.

As a THPRD Budget Committee member, I've reviewed the District's operating and capital budgets under Oregon Local Budget Law and provided input on spending plans and long-term fiscal sustainability. I also understand the importance of clear, accessible communication—having translated complex financial data into stakeholder-ready dashboards and presentations throughout my career.

What sets me apart from other finance professionals is my ability to bridge public and private sector perspectives: I've worked at the intersection of finance, community impact, and long-term infrastructure planning. I'm prepared to help the Task Force evaluate project priorities, funding strategies, and outreach approaches that earn public trust and deliver enduring value for the community.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

yes

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, July 11, 2025 12:52:08 PM
Last Modified: Friday, July 11, 2025 12:59:27 PM
Time Spent: 00:07:18

Page 1

Q1 Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Julie

Q4

Last Name

Connor

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

I'm very passionate about our natural areas, play and gathering spaces, and programs for children and adults to learn, explore, and play. I greatly appreciate THPRD and value all that it offers to my family and our community, and we take advantage of many of the opportunities it provides. With my background in communications and financial advising, I'd love to contribute my expertise, and as a lifelong learner, I would love to gain experience in this area and learn with and from fellow members by serving on the Bond Task Force.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

In my work with the Nike Foundation, I helped lead a coalition working to ensure adolescent girls' voices, needs, and right were specifically and meaningfully included in the United Nation's Sustainable Development Goals (SDGs) – the world's roadmap to ending global poverty. Together with peers from the United Nations Foundation and Plan International, I led the multi-sectoral Joint Advocacy Group comprised of 17 organizations brought together to influence the United Nations (UN). From a technical standpoint, our mission was to advocate for proper data that would ensure investments reached girls ages 10-19, and that progress for girls was prioritized, measured, and included in the global framework that would guide the next 15 years. As the communications lead for the coalition, I was responsible for bringing all perspectives together, an effort that required significant facilitation to unify and amplify our collective expertise and influence to put forth specific calls-to-action for UN Member States. I was the lead author of multiple joint statements and other data- and policy-driven content, which required all 17 organizations (including Nike, Inc. and the Nike Foundation) to review, edit, approve, and officially sign statements, often within 24 hours. One of the most substantive outcomes of our collective action was that eighteen of the Sustainable Development Goals metrics/indicators explicitly called for disaggregation by gender and adolescent- or youth-specific age categories.

My most relevant experiences on a local level were being actively involved in decision-making processes for traffic revisions in my neighborhood, where I participated in committee meetings covering various traffic safety issues. I appreciated gaining a better understanding for how these processes worked. I also initiated and led an effort to advocate for a shared community space in my neighborhood in Beaverton. My neighbors and I felt strongly that our diverse neighborhood would benefit from a shared space where we could foster a sense of community and connection – but there were no plans to include one as the neighborhood was being built out. I wanted the process to be inclusive, as well as the result, and so I canvassed the neighborhood, talking to homeowners and gathering signatures of more than 40 families. I wrote a proposal and formal request, which was shared with all signatories for input and feedback, and sent it to the local leadership of the builder, D.R. Horton. They denied the request. I expanded my effort, and connected with Beaverton Mayor Denny Doyle (mayor at the time), the City of Beaverton's Community Development Division, the Tualatin Hills Park & Recreation District planning department, and our homeowner's association (Blue Mountain Community Management). We had strong support from these individuals and organizations, but they were unable to provide funding or approvals. With their additional insight, I prepared and sent a new proposal (again signed by 40+ neighbors) directly to the CEO and national leadership team of D.R. Horton. As a result, we received \$40,000 in funding from D.R. Horton, and partnered with them to work with the City of Beaverton and Washington County to present plans and proposals via multiple committees. Eventually we succeeded in delivering a shared green space to embrace diversity and foster inclusion in the neighborhood we call home.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

On a near-weekly basis, my family hikes and explores the many THPRD trails and forests for a local outdoor family adventure. We regularly enjoy the THPRD parks, playgrounds, splash pads, and recreational facilities, and my children have participated in numerous classes, events, and summer camps. THPRD has so much to offer, and we are very grateful to participate and enjoy the variety of opportunities. Thank you!!

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

Professionally, I bring my experiences working with families, companies, and non-profit organizations as a trusted financial advisor working with a local, independent Registered Investment Advisory (RIA) firm. Outside of work, I have been an active member of the board of directors for local non-profit organizations Girls on the Run PDX and Oregon Outreach, Inc., as well as The Wing Women, a vibrant community of women formerly employed by Nike. I am also passionate about being involved in my community and am a member of ninety-nine girlfriends, a grantmaking collective investing in local non-profits and volunteering with organizations like the Oregon Food Bank, SOLVE, and others.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Yes, I will have availability.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, June 07, 2025 1:12:51 PM
Last Modified: Saturday, June 07, 2025 1:24:39 PM
Time Spent: 00:11:47

Page 1

Q1

Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Monica

Q4

Last Name

Estrella

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

I have experience participating in similar committee, is very important to help using the little knowledge one has to do something positive for our communities.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

Currently I am member of Equity committee of THPRD.

For nine years I served as member of Diversity Advisory Board of city of Beaverton, that was a place where I learned a great deal about how to work in team, developing programs and activities for the community.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

Several occasions where I was serving as a board member we did participate in different THPRD events. I have been volunteering for THPRD .

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

I did stated on question above this about my experience.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Yes I will be able to schedule for meeting.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 03, 2025 9:12:41 PM
Last Modified: Tuesday, June 03, 2025 9:17:51 PM
Time Spent: 00:05:09

Page 1

Q1 Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

William

Q4

Last Name

Glasson

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

I have two young sons who are active in numerous youth sports groups, I'm a youth sports coach who spends much of my "free" time at THPRD facilities, and I'm a frequent user of THPRD facilities.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

I'm an attorney for Multnomah County who advises the County on bond, levy, and other financial matters.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

I'm a youth sports coach who spends much of my "free" time at THPRD facilities, and I'm a frequent user of THPRD facilities.

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

In addition to serving as general counsel to Multnomah County on finance matters, I'm serve on a youth sports board, a State public records advisory commission, and two national law committees.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Mostly.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 03, 2025 5:01:42 PM
Last Modified: Tuesday, June 03, 2025 5:29:00 PM
Time Spent: 00:27:18

Page 1

Q1

Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

John

Q4

Last Name

Griffiths

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

Would like to see the success of the 2008 \$100M Bond Measure extended into this follow-on bond measure.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

Budget Committee (City of Beaverton): 1996-98
Formulation Committee (THPRD): \$100M Bond Measure (2008)
Formulation Committee (Metro): \$227M Bond Measure (2006)
Formulation Committee (Metro): Local Option Levy (2012)
Policy Advisory Committee to Metro Council (Metro): 2016-19
Advisory Committee - Parks/Greenspaces (Metro): 1995-99

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

Board of Directors (THPRD): 1999 - 2019

Board of Trustees (THPRD Foundation): 2001-2003

Land Acquisition Committee (THPRD): 1995-96

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

Corporate Finance, Logistics, Business Development, and Venture Capital (Intel Corporation): 1984-2016

MBA in finance/marketing.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Generally, yes...depending on the actual meeting dates selected.

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, July 12, 2025 11:37:40 AM
Last Modified: Saturday, July 12, 2025 11:41:44 AM
Time Spent: 00:04:04

Page 1

Q1

Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Sahit

Q4

Last Name

Jayaweera

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

As a member of this community, THPRD provides me with services that I use nearly every day. Whether it's trails that I run on, volunteer opportunities, or swimming classes as a child, THPRD has helped me in countless ways. This Task Force gives me an opportunity to help shape these services, to ensure that others can have the same experience and opportunities that THPRD has given me.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

I don't currently have any experience in this, however I believe that my perspective and passion will be very helpful to this Task Force. I have competed in Congressional Debate at the state level, and my speaking skills will allow me to convey my ideas effectively and persuasively.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

I have volunteered with THPRD multiple times, including in their RISE youth program, tech classes, soccer classes, track meets, and more. I also provided live music for volunteers at a tree planting with a group of musicians. On top of this, I took swimming and tennis lessons at THPRD as a child.

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

As a cross country runner THPRD's parks and trails provide me with great places to run every day and as a volunteer THPRD has given me opportunities to engage with and support the community. Because of this, I believe that my voice and perspective in this decision making process would be especially helpful in ensuring that THPRD continues to provide these resources to this community to the best of their ability. My experience in Congressional Debate gives me valuable skills in persuasive speaking and policy debate, and my time in various positions, including an internship at PGE, give me experience in working collaboratively.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Yes, I will be available during this time.

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 03, 2025 4:30:40 PM
Last Modified: Friday, June 06, 2025 12:39:39 PM
Time Spent: Over a day

Page 1

Q1 Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Sylvia

Q4

Last Name

Kelley

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

First and foremost, I am a long-time avid supporter/customer of (and willing taxpayer) for the entire THPRD system. I, friends, family and community members take advantage of the walking, hiking, biking, educational programs and classes, and appreciate the outstanding environmental practices. I believe we're incredibly fortunate to have such surrounding beauty in our growing urban area. I'd be honored to volunteer my leadership skills, knowledge and experience as they pertain to bond renewals, having managed two successful capital bond campaigns for Portland Community College (\$635 million total). I believe that I have a comfortable leadership and communication style (with a dash of humor) in serving on and leading a team to accomplish its tasks in a meaningful way.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

Since I retired from PCC two years ago, I'm seeking to use that recent experience to help the THPRD remain fiscally stable, sustain operations, and plan for the future in a responsible and forward-thinking manner.

I've spent an entire career in higher education (community colleges and universities) involved with advising legislators/legislation, advocating to various government agencies on budgets and policies, programs and services. I also have a clear understanding of budgeting issues and challenges in terms of ensuring that funds are utilized, conserved, and publicly/privately fundraised so that operations and personnel are maximized to best serve the public. This has been especially true during economic downturns, the pandemic and other times of fiscal uncertainty.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

I've taken several classes through THPRD (yoga, art, environmental) and have enjoyed them immensely. I walk nearly every day at the Tualatin Hills Nature Park and promote the entire system to others whenever I can! Please see my answers to the first question also for additional information.

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

My bond work in the past 10 years (Portland Community College, \$635 million) has included: leading two bond task force groups who made recommendations to the elected board of directors on the amount and purpose of the bonds; created and participated in the communication and outreach plans for the bonds; contracted with firms to assist in the election process; regularly updated the board on progress over time; met personally with press, community members and leaders, presented to numerous groups to promote the bonds; worked with legal counsel to ensure proper processes.

I think what was especially crucial was ensuring that any recommendations made to the board were not only supported by the public - but could actually be accomplished with the funding amount. Obtaining realistic estimates will be critical. I do think that THPRD has done well with the previous bond funding and I would look forward to learning more about that. Since this is a renewal of an existing bond, educating the public about what that actually means is important as it's different than a new bond.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Yes absolutely - assuming we'll schedule these ahead of time.

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 10, 2025 10:23:21 PM
Last Modified: Thursday, July 10, 2025 10:27:29 PM
Time Spent: 00:04:08

Page 1

Q1

Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Alan

Q4

Last Name

Kurian John

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

I love THPRD and have been using its trails and facilities my entire life. Over the years, I've seen firsthand how important these spaces are to our community's health, connection, and well-being. I want to be part of shaping its future. I'm especially excited to share ideas for improvement and to help ensure the next bond reflects the needs and voices of all community members.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

While I haven't formally advised government agencies yet, I've gained strong experience through my volunteer work. As a RISE youth volunteer, I've collaborated with THPRD staff and peers to support events and programs that directly impact community engagement. I'm eager to bring this perspective to a formal advisory role.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

I've been involved with THPRD for years. attending events, using parks and trails, and volunteering. For the past two years, I've served as a RISE volunteer, dedicating over 150 hours to supporting community events, camps, and activities. This hands-on experience has deepened my connection to the district and helped me understand the importance of inclusive, accessible public spaces.

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

Through my RISE volunteer experience, I've developed strong communication, teamwork, and leadership skills. I've worked on projects that required organization and community input, which has helped me understand how to listen and advocate for others. I also bring the perspective of a younger community member who has grown up with THPRD and sees its impact daily.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Yes, I will be available for in-person meetings during weekday evenings from August to November 2025.

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 03, 2025 4:04:00 PM
Last Modified: Tuesday, June 03, 2025 4:17:12 PM
Time Spent: 00:13:11

Page 1

Q1

Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Erik

Q4

Last Name

Lehr

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

I am a big advocate for (and user of) THPRD and would love to support the district in continuing and expanding services. My background is in finance, so this seems like an area where I can contribute.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

I am currently a member of multiple City of Beaverton committees, including the vice-chair of the Urban Redevelopment Area (BURA) board and the chair of the BURA budget committee. I am also a member of the Tualatin Soil and Water Conservation District budget committee, and serve as treasurer for a different city board focused on community involvement.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

I am currently a member of the Natural & Trails Advisory Committee, and have been for the last 3.5 years.

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

I have masters degrees in economics and computational finance, and serve as the Chief Investment Officer for a multi-billion dollar wealth management firm.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Yes

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 04, 2025 10:30:01 AM
Last Modified: Wednesday, June 04, 2025 10:51:23 AM
Time Spent: 00:21:22

Page 1

Q1 Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Jim

Q4

Last Name

McCreight

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

As a longtime supporter of THPRD and community leader with business and financial experience, I can offer insights both on the budget and proposed bonding needs.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

I have extensive experience in Beaverton specifically having served as Chair of the Beaverton City Budget Committee, as co-founder of the Beaverton Arts Foundation with 24 years experience in developing public-private support for the Reser Arts Center, six years as Chair of the Citizens Committee to build the new Public Safety Center in Beaverton and managing two bond measures, Chair of the Beaverton Urban Redevelopment Agency (urban renewal) and its successful bond measure, Past Chair of the Beaverton Chamber of Commerce, Chair of the Beaverton Arts Commission, and Director of the city sponsored Oregon Startup Center.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

As a leader of the Beaverton Arts Commission, the Reser Center for Performing Arts and the Chamber of Commerce we partnered with THPRD on many programs, projects and events over the past 30 years. I also served as Chair of the urban renewal agency board with THPRD Director Doug Menke for nine years keeping THPRD aware of policies and programs that would affect THPRD.

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

As a longtime entrepreneur, investor and community leader I can bring my knowledge and experience to the task force to help design a solid case for public support of a proposed bond measure. Having been involved in several bond measure campaign in Beaverton I can bring that campaign experience to any citizens committee formed to build support for a proposed bond.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Yes.

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 04, 2025 12:56:30 PM
Last Modified: Wednesday, June 04, 2025 1:03:06 PM
Time Spent: 00:06:36

Page 1

Q1 Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Carl

Q4

Last Name

Nelson

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

I love THPRD parks, trails and facilities and use the often. I also serve on the Nature and Trails Advisory committee. I am also concerned on the property tax costs and future planning and balancing financial responsibility with growth.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

Chair THPRD Nature and Trail Committee and past chair of Parks and Facility Advisory Committee. Also past volunteer experience with Boy Scouts, Red Cross and Habitat for Humanity.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

Nature and Trail Advisory Committee (third year)

Parks and Facility Advisory Committee (three years)

Attended last Budget Committee Meeting (Virtually)

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

I am a retired Systems Engineer with past experience on budgeting and project planning.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Yes (except for a planned vacation in September)

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, June 15, 2025 6:45:07 AM
Last Modified: Sunday, June 15, 2025 6:51:08 AM
Time Spent: 00:06:01

Page 1

Q1

Yes

Do you live within the boundaries of the Tualatin Hills Park & Recreation District service area?

Q3

First Name

Sara

Q4

Last Name

Urch

Q11

Please tell us why you would like to serve on THPRD's Bond Task Force?

I am passionate about the benefits that public parks and recreation play in peoples' lives and would like to play a role in bringing these benefits to as many communities and people as possible.

Q12

Please tell us about your experience providing advice or advocacy to government agencies in the past on budget issues, policy issues, program or services, or more?

I currently work as a Senior Assistant Attorney General for the State of Oregon Department of Justice in the General Counsel Division, and in my role, I provide advice to state agencies.

Q13

Please share some of your history being involved with THPRD programs, services, volunteer opportunities, or more.

I currently volunteer as an assistant swim coach for Portland Public Parks at Southwest Community Center (Gabriel Park). I have worked as a swim coach and swim instructor off and on since I was a kid, and my experience with public recreation was instrumental in my success as a student and into adulthood.

Q14

Please share some of your personal or work history or other experiences that will benefit the Bond Task Force.

I have volunteered and worked for Portland Literacy Council for over five years as their Newsletter editor. I also currently volunteer with Trinity Episcopal Cathedral as a volunteer gleaner.

Q15

Will you have availability for in-person meetings during weekday evenings in August – November 2025?

Yes



MEMORANDUM

DATE: August 6, 2025
TO: Board of Directors
FROM: Doug Menke, General Manager
RE: **Resolution Appointing Audit Committee Member**

Introduction

Staff requests board of directors' appointment of one audit committee member.

Background

The district audit committee was authorized by Resolution 2008-04 at the April 7, 2008 board of directors meeting and consists of three members of the public. The primary responsibilities of the audit committee include periodically forming a recommendation regarding the selection of the park district's independent auditors, review of the annual audit plan, monitoring progress and compliance, participating in an audit exit conference, presentation of the audit report to the board of directors, and post audit follow-up.

Membership of the committee is drawn from the board of directors (currently filled by Tya Ping), the district's budget committee (previously filled by Jon Cascino), and the general public (currently filled by Aysha Ismail). Audit committee positions are three-year terms.

As noted, the budget committee position on the audit committee was previously filled by Jon Cascino whose term on the audit committee and budget committee expired June 30, 2025. A request for a volunteer to serve on the audit committee was sent to the THPRD Budget Committee and two committee members stepped forward: Hannah Bui and Rajneel Maharaj. Both submitted applications for the board's review in order to aid in the appointment process and Board President Alfredo Moreno directed that the board members individually review and rank the two applications received.

Proposal Request

Board of directors' appointment of Hannah Bui to the district's audit committee per the attached resolution for a term of three years, expiring June 30, 2028.

Action Requested

Board of directors' approval of Resolution No. 2025-12, Appointing Audit Committee Member.

RESOLUTION NO. 2025-12
TUALATIN HILLS PARK & RECREATION DISTRICT, OREGON

**RESOLUTION APPOINTING
AUDIT COMMITTEE MEMBER**

WHEREAS, the Tualatin Hills Park & Recreation District Board of Directors must appoint committee members by resolution; and

WHEREAS, the committee member shall be appointed by the board for a term of three years; and

WHEREAS, the selected committee member has demonstrated their interest and knowledge in the committee's area of responsibility. Now, therefore

**THE TUALATIN HILLS PARK & RECREATION DISTRICT HEREBY
RESOLVES AS FOLLOWS:**

The THPRD Board of Directors approves the appointment of
Hannah Bui
to the budget committee position of the audit committee
through June 30, 2028

Duly passed by the Board of Directors of the Tualatin Hills Park & Recreation District this 13th day of August 2025 and effective immediately.

Alfredo Moreno, President

Miles Palacios, Secretary

ATTEST:

Jessica Collins, Recording Secretary



MEMORANDUM

DATE: July 28, 2025
TO: Doug Menke, General Manager
FROM: Aisha Panas, Deputy General Manager
RE **New Administration Facility Fencing Contract**

Introduction

Staff are seeking board of directors' approval of the lowest bid for the new administration facility fencing contract, and authorization to execute a contract with Hero Fencing LLC for the amount of \$398,183.

Background

In June 2025, THPRD completed the purchase of the new administration building at 15400 NW Greenbrier Parkway in Beaverton. Permanent fences and gates are needed to secure the future fleet parking area. A contractor and design consultant are currently being solicited for the main construction work on the tenant improvement project, but the fence project is being undertaken separately due to the need to vacate the current fleet parking area at Fanno Creek Service Center by December 1, 2025 when that area is turned over to the Timbers. For this reason, the fences and gates were bid out as their own project to be completed in fall 2025, separate from the rest of the administration building construction contract.

The board approved the acquisition plan of the new administration building at the November 2024 board meeting. Most of the tenant improvement work will be done under one design-build contract, while fencing, IT, and furniture will be separate contracts coordinated by district staff.

The permanent fence and gates scope includes three different types of fencing as previously coordinated with the test fit designers and the Cornell Oaks Corporate Center Design Review Committee (COCCDRC). Final fence schemes have been approved by management and COCCDRC for bid. There is approximately 1,500 linear feet of fencing being added including two personnel gates and four vehicle gates (Attachment A).

The Administration Facility Fences project was publicly advertised for bid on July 2 and July 7, 2025. Ten contractors requested bid documents and four attended an optional pre-bid tour with Maintenance and Planning & Development staff to inspect the site on July 11, 2025. The bid opening was on July 22, 2025, and the district received three responsive bids. The lowest responsive and responsible bid came from Hero Fence LLC for a total bid in the amount of \$398,183. The bid includes an alternate to reduce the base bid by \$8,401 to replace the metal privacy panels with vinyl for Fence Type 1 on the east side of the maintenance yard. Staff does not recommend this alternative and wishes to install the base bid metal privacy panels for long-term maintenance and durability.

The total construction costs of the project are shown in the table below. This includes the fence project's estimated soft cost expense of \$5,000, and the project contingency of \$60,477 for a total fence project cost of \$463,660. Based on the approved Fiscal Year 2025/26 General Fund Capital Project Budget, the total project cost of the fence is within the project budget. Project savings will be available for use for the building tenant improvement work.

A breakdown of project costs is provided below:

New Administration Facility Fences Budget Information

Budget Source	Budget Amount
FY 2025-26 General Fund	\$7,800,000
Project budget variance (over) under	\$7,336,340 (<i>total remaining for tenant improvements</i>)
Budget Item	Current Project Cost
Construction	\$398,183 (<i>lowest responsible bid for fence project</i>)
Soft costs	\$5,000 (<i>For fence project</i>)
Contingency	\$60,477 (<i>For fence project</i>)
Total project cost	\$463,660 (<i>For fence project</i>)

The City of Beaverton has performed a pre-construction review, and a building permit will be required at the time of installation for Fence Type 1. Notice to Proceed is expected to be issued in late August. It is anticipated that upon securing construction materials, this work will occur in fall 2025.

Included in this memo for additional reference are the following items: the fence site plan (Attachment A), a site vicinity map (Attachment B), and a site aerial map (Attachment C).

Proposal Request

Staff are seeking board of directors' approval of the lowest responsible total bid of \$398,183 from Hero Fence LLC for the construction of the New Administration Facility Fencing.

Outcomes of Proposal

The new administration building is a generational acquisition that will consolidate administration and maintenance staff to one facility. The new fleet parking area will hold Park Maintenance, Nature & Trails, Trades, Mechanics, and Events vehicles and equipment in a centralized location within the district.

In the district's effort to encourage a fair and diverse workforce, staff researched, contacted, and invited several businesses to apply. Hero Fence does not identify as a minority owned business however, they are in the process of gaining certification as an Emerging Small Business and they donate \$1 for every linear foot of fence they build to support local nonprofits and community projects.

Public Engagement

Public engagement is not considered in the solicitation of public improvement contracts. District operations will not be affected by construction.

Action Requested

Board of directors' approval of the following items:

1. Approval to award the contract to Hero Fencing LLC, the lowest responsible bidder, for the total bid of \$398,183; and,
2. Authorization for the general manager or designee to execute the contract.

Tualatin Hills Park & Recreation District PROJECT AWARD RECOMMENDATION REPORT

Project:	New Administration Facility Fencing Contract	
Contractor:	Hero Fencing LLC d/b/a Hero Fence	
Contractor worked for THPRD previously: No		
Contractor references checked: Yes		
Contractor registered with appropriate boards: Yes		
SCOPE OF WORK		
Location:	15400 NW Greenbrier Pkwy, Beaverton, OR 97006	
Description:	Administration building maintenance yard fencing, gates, electrical power, motorized vehicle gate operators.	
FUNDING		
Funds Budgeted and Estimated Costs	Amount:	Page:
Current Total Project Budget: FY 2025-26 General Fund Budget	\$7,800,000	
Estimated Fence Project Cost: (expenditures, lowest contractor bid and contingency)	\$463,660	
Project Budget Variance: (over) under	\$7,336,340 (<i>total remaining for tenant improvements</i>)	

BID PROPOSALS RECEIVED

Low to High Bid	Contractor	Base Bid Amt.	Completed Bid forms
1	Hero Fencing LLC	Base \$398,182.93 Alt #1(\$8,401.28)	Yes
2	Dick's Evergreen Fence & Deck	Base \$487,250 Alt #1(\$8,500)	No
3	Town & Country Fence Co	Base \$657,850 Alt #1(\$33,050)	Yes

PROJECTED PROJECT SCHEDULE

Invitation to Bid in Daily Journal of Commerce	July 2, 2025
Requests for Clarification, Change, and Solicitation Protest Deadline (10 days prior to Due Date)	July 12, 2025
Last Addendum Published (7-days prior to Due Date)	July 15, 2025
Sealed Bids Due and Bid Closing Time	July 22, 2025, 2:00 pm (Virtual)

Bid Opening	July 22, 2025, 2:05 PM
Final Bid Review / Memo to Board	July 23, 2025
THPRD Board Meeting	August 13, 2025
Notice of Intent to Award	August 14, 2025
Notice to Proceed (approx.)	August 29, 2025
Preconstruction Conference (approx.)	September 2, 2025
Site Mobilization (approx.)	September 15, 2025
Desired Project Duration- Notice to Proceed to Substantial Completion. (approx.)	30 days
Final Acceptance	November 1, 2025



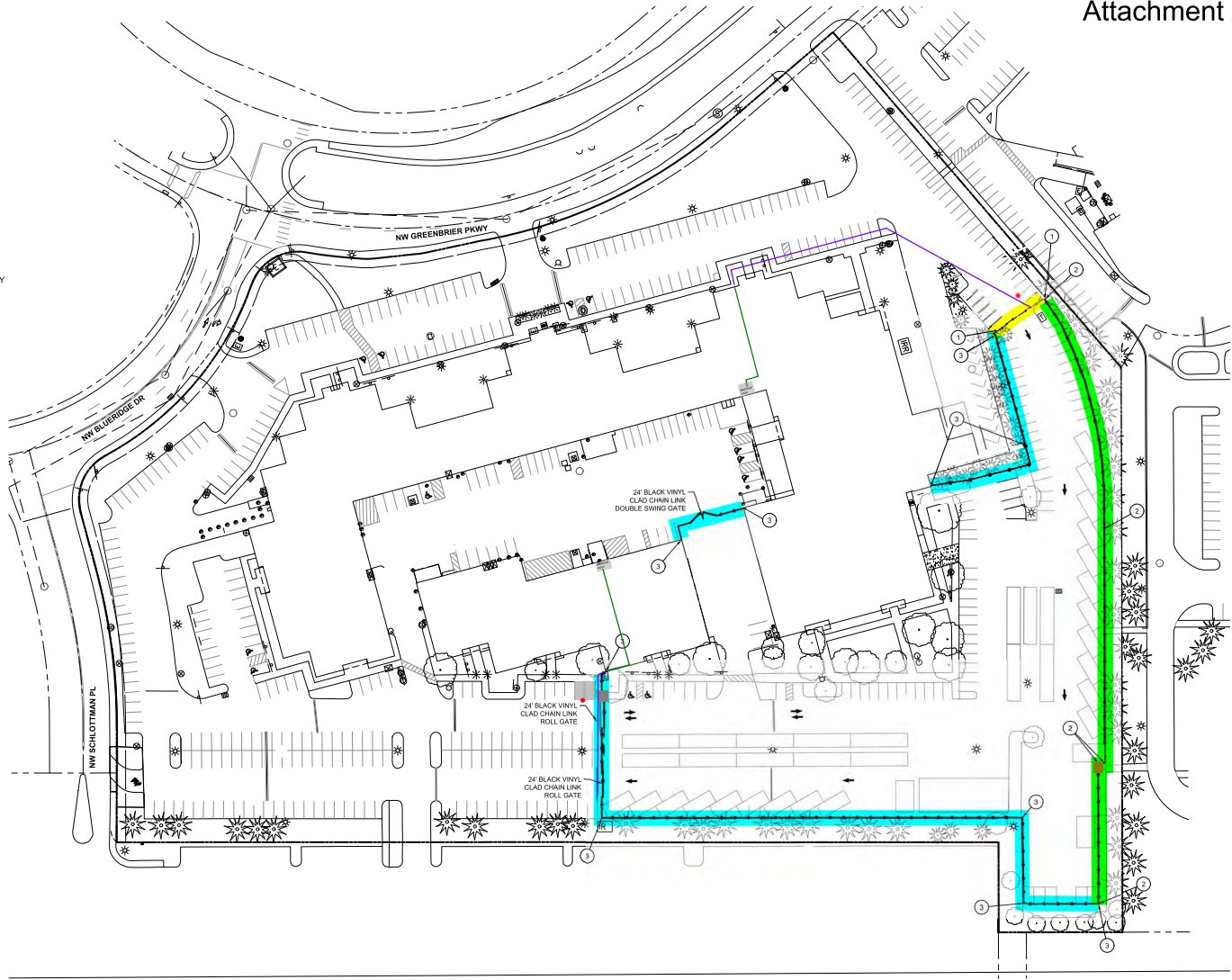
- ① **FENCE TYPE 1:**
8FT STEEL FENCE WITH METAL PRIVACY SLATS: AMERISTAR IMPASSE II WITH PANELS OR SIMILAR.
ADD ALT #1: 8FT STEEL ORNAMENTAL FENCE WITH VINYL PRIVACY SLATS: AMERISTAR MONTAGE II GENESIS WITH HURRICANE MFG VINYL HURRICANE SLATS OR SIMILAR.



- ② **FENCE TYPE 2:** 8FT BLACK VINYL CLAD CHAINLINK FENCE WITH BLACK PRIVACY SLATS.
INCLUDE TOP, MIDDLE, AND BOTTOM RAILS.

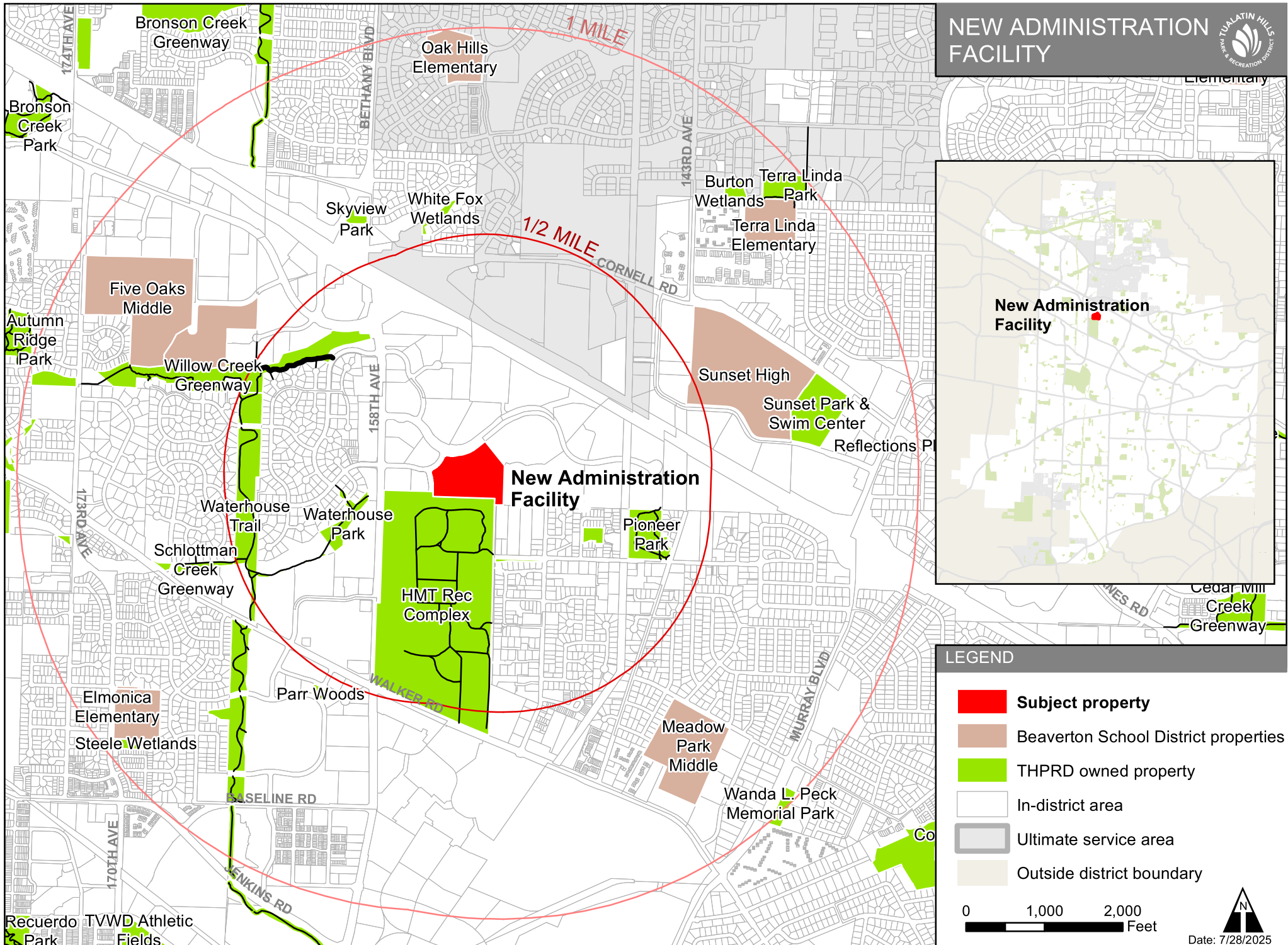


- ③ **FENCE TYPE 3:** 8FT BLACK VINYL CLAD CHAINLINK WITH 1" MESH.
INCLUDE TOP, MIDDLE, AND BOTTOM RAILS.



PROPOSED FENCE PLAN

P:\2015\11\10\GREENBRIER BLDG\CAD\DWG\15\10\15 SITE FENCE 2015.DWG



NEW ADMINISTRATION FACILITY



LEGEND

- ▮ Subject property
- ▮ THPRD owned property
- ▮ New fencing and gates

0 100 200
Feet



Date: 7/31/2025



MEMORANDUM

DATE: July 31, 2025
TO: Board of Directors
FROM: Doug Menke, General Manager
RE: **General Manager's Report**

2026 Bond Measure Preparation

At the August 13, 2025 board meeting, staff will present an update on the development of the potential replacement bond, including work to refine bond projects, work done to date with a communications consultant, and provide a description of the work to be undertaken with the bond task force over the next several months. Deputy General Manager Aisha Panas, Communications Director Holly Thompson, and Sustainability Manager Bruce Barbarasch will be available to answer questions at the meeting.

Upcoming Events

August

Date	Event Name	Time	Location
8/9	Skates in the Park	5 – 7:30 pm	Center Street Park
8/13	Hot Dog Wednesday – Line Dance Party	6 – 7 pm	Cedar Hills Recreation Center
8/14	Summer Concert	6:30 – 8 pm	Camille Park
8/15	End of Summer Pool Party	6 – 8:30 pm	Conestoga Recreation and Aquatic Center
8/16	Tri Together Pedal Run Dip	9 am – 1 pm	HMT Recreation Complex
8/20	Summer Splash Day	4 – 7 pm	Schiffler Park
8/24	Canine Community Carnival	9 am – 12 pm	Garden Home Recreation Center
8/28	Enchanted Family Day	10 am – 12 pm	Pío Pío Park

September

Date	Event Name	Time	Location
9/17	Zumba From Around the World	6 – 7:30 pm	Garden Home Recreation Center
9/18	Special Tumble Tots Event	9 am – 12 pm	Garden Home Recreation Center
9/19	Inclusion Fall Festival	3:30 – 8 pm	Elsie Stuhr Center
9/20	Threads of Culture	10 am – 6 pm	Conestoga Recreation and Aquatic Center
9/21	Cedar Mill Cider Festival	12 – 4 pm	John Quincy Adams Young House
9/27	Health & Wellness Resource Fair	9 am – 1:30 pm	Elsie Stuhr Center