



## 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 Tuesday, August 16, 2016, at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton, Oregon. Executive Session 5:30 pm; Regular Meeting 7 pm.

Present:

Jerry Jones Jr.	President/Director
Ali Kavianian	Secretary/Director
Bob Scott	Secretary Pro-Tempore/Director
Doug Menke	General Manager

Absent:

John Griffiths	Director
Larry Pelatt	Director

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

President Jerry Jones Jr. called executive session to order for the following purposes:

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

Executive session is held pursuant to ORS 192.660(2)(e)and(h), which allows the board to meet in executive session to discuss the aforementioned issues.

President Jones noted that representatives of the news media and designated staff may attend executive session. Representatives of the news media were specifically directed not to disclose information discussed during executive session. No final action or final decision may be made in executive session. At the end of executive session, the board returned to open session and welcomed the audience into the room.

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

The Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Jerry Jones Jr. on Tuesday, August 16, 2016, at 7 pm.

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

**Bob Scott moved that the board of directors authorize staff to acquire a property in the northwest quadrant of the district using system development charge funds for the land purchase and for improvements in accordance with the terms of the Purchase and Sale Agreement for the subject property, subject to the standard due diligence review and approval by the general manager. Ali Kavianian seconded the motion. Roll call proceeded as follows:**

<b>Bob Scott</b>	<b>Yes</b>
<b>Ali Kavianian</b>	<b>Yes</b>
<b>Jerry Jones Jr.</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

#### **Agenda Item #4 – City of Beaverton Neighborhood Association Committees**

Bob Wayt, director of Communications & Outreach, introduced Lani Parr, neighborhood program manager for the City of Beaverton, and Rhonda Coakley, chair of the Sexton Mountain Neighborhood Association Committee (NAC), to give a presentation acknowledging THPRD's active role in the NACs. The district's involvement in the NACs is a part of its efforts to expand outreach to key stakeholders in the Beaverton-area community.

Lani commented that the district's participation in the NACs has been positively received by its membership and that the city looks forward to continued collaboration. She noted that it is not just the NAC meeting attendees that the district reaches by participating, but the thousands of residents that receive the NACs' informational newsletters.

- ✓ Rhonda expressed agreement with Lani's comments and provided an example of her experience in working with district staff on a collaborative project involving construction of a trail near Sexton Mountain Elementary School, which led to additional project partnerships between THPRD and the Sexton Mountain NAC.

General Manager Doug Menke acknowledged Secretary Kavianian's involvement in the NAC program and his suggestion for more district involvement in the program.

President Jones thanked the City of Beaverton and NAC program for allowing the district to participate in their outreach efforts, noting that as the city's parks and recreation provider, THPRD appreciates the opportunity to vet programs and ideas with the community as a whole.

#### **Agenda Item #5 – Audience Time**

Barbara Wilson, 12820 SW 20<sup>th</sup> Court, Beaverton, is before the board of directors this evening regarding the 2008 Bond Measure. She expressed frustration regarding the pace at which natural area land acquisition has been taking place under the district's bond program and reminded the board that the 2008 Bond Measure was promoted to the public as primarily for the purchase of natural areas. In addition, the public surveys conducted by the district prior to the bond measure stressed the importance of natural area preservation. She referenced the 2008 voter's pamphlet for the election, noting that the first objective listed for the district's bond measure was natural area preservation through land acquisition and restoration. She acknowledged that either the district is unable to find natural area land to purchase or such acquisitions are not being made a priority. Regardless, she reminded the board that a promise was made to the voters of the district and that the board must meet this obligation.

President Jones assured Ms. Wilson that the district is still committed to purchasing natural area land as promised to the voters. He noted that although land acquisition negotiations cannot be discussed during open session, the board is currently engaged in active discussions regarding the acquisition of natural areas during executive session. He agreed that there is a limited amount of natural area land available for the district to pursue, noting that the district has a willing seller program and that properties are researched as they become available against a priority list developed by district staff. Unfortunately, this is the only information he can offer her at this time due to the confidential nature of property negotiations.

Bob Scott, who serves as the board liaison on the Parks Bond Citizen Oversight Committee, noted that the committee is dedicated to the oversight of bond measure funds and offered assurance that no funds would be moving from the natural area land acquisition category to other categories within the bond program. He agreed with Jerry's comments that the board is actively pursuing natural area land acquisitions, noting that the district does not want to settle for property that is not of high value just in order to spend the bond funds. The district desires quality natural areas, therefore there are some standards that have been set that may make it

more challenging to find properties. However, he assured her that no bond funds would be moved from the natural area land acquisition category to any other categories.

Ali Kavianian confirmed that the board is aware of this obligation and that it is a particular area of interest for him.

**Agenda Item #6 – Board Time**

President Jones complimented district staff on their efforts in putting on Party in the Park, noting that it is a well-organized event that the community truly enjoys and appreciates.

**Agenda Item #7 – Consent Agenda**

**Bob Scott moved that the board of directors approve consent agenda items (A) Minutes of June 20, 2016 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Resolution Acknowledging Recent Property Acquisitions and Describing Funding Source(s) and Purpose, (E) Resolution Authorizing Metro Regional Flexible Funds Grant Application for Beaverton Creek Trail Crescent Connection, (F) Resolution Authorizing the Issuance and Sale of General Obligation Refunding Bonds, (G) Estates at Abbey Creek Park Master Plan, and (H) Intergovernmental Agreement with Oregon Department of Transportation for Beaverton Creek Trail. Ali Kavianian seconded the motion. Roll call proceeded as follows:**

**Ali Kavianian            Yes**  
**Bob Scott                Yes**  
**Jerry Jones Jr.         Yes**

**The motion was UNANMOUSLY APPROVED.**

**Agenda Item #8 – Unfinished Business**

**A. Strategic Plan and Service and Financial Sustainability Plan**

Seth Reeser, operations analysis manager, provided an overview of the memo included within the board of directors' information packet regarding a status update on the Strategic Plan and Service and Financial Sustainability Plan adopted by the board of directors in December 2013, via a PowerPoint presentation, a copy of which was entered into the record. Seth noted that, since adoption, staff have worked with the board of directors on updating district policies based on the recommendations within these plans, as well as the adoption of related functional plans. Additional accomplishments include: an update to the district's System Development Charge Methodology; completion of the Americans with Disabilities Act Transition Plan; development of an inclusion policy and procedures; and implementation of a summer irrigation plan. Staff are beginning the planning and budgeting process for the 2017/18 fiscal year and the Strategic Plan and Service and Financial Sustainability Plan will be the foundation for this process. As such, staff have prepared a status update on the two plans, which is also included within the board of directors' information packet. Exhibit C shows which items are currently not started or holding pending further prioritization. Board input on the list should be directed to the general manager within the next month in order to be incorporated in the goal outcomes presented at the October meeting. Seth offered to answer any questions the board may have.

President Jones commented that he looks forward to discussing the recommended goal outcomes for Fiscal Year 2017/18 at the board's October meeting.

- ✓ General Manager Doug Menke requested that the board forward to him any comments or feedback in preparation for the October meeting.

**B. General Manager's Report**

General Manager Doug Menke provided an overview of his General Manager's Report included within the board of directors' information packet, including the following:

- Recreational Immunity Oregon Supreme Court Ruling Update
  - Keith Hobson, director of Business & Facilities, provided an update regarding a recent Oregon Supreme Court ruling on the subject of Recreational Immunity that may affect local governments' ability to keep various lands open to the public.
- Summer Camp Updates
  - Aisha Panas, director of Park & Recreation Services, provided a PowerPoint presentation, a copy of which was entered into the record, highlighting this year's summer camp program.
- Davis Cup Event - A Great Success
  - Debbie Schoen, interim superintendent of Sports, provided a PowerPoint presentation, a copy of which was entered into the record, highlighting the United States vs Croatia Davis Cup Quarterfinals that took place at the HMT Recreation Complex on July 15-17, 2016.
- Board of Directors Meeting Schedule

Doug offered to answer any questions the board may have.

President Jones commented on the size and magnitude of the Davis Cup, and complimented district staff on how well the event was executed. He noted that the district may see an increase in youth tennis participation as a result of the event.

## **Agenda Item #9 – New Business**

### **A. Cedar Hills Park Master Plan**

Steve Gulgren, superintendent of Design & Development, provided a brief overview of the memo included within the board of directors' information packet, noting that Cedar Hills Park is a community park redevelopment project funded via the district's 2008 Bond Measure. He provided a brief overview of the efforts between THPRD and the Beaverton School District (BSD) on developing a joint transportation plan for the site, noting that redevelopment of Cedar Hills Park will coincide with BSD's redevelopment of William Walker Elementary School. Staff are requesting board review and comment on the preferred master plan this evening, which will be brought back before the board at the October meeting for consideration of approval. Steve introduced Matt Kilmartin, park planner, and Jim Sandlin with MacKay+Sposito, the project consultant, to present an overview of the preferred Cedar Hills Park master plan.

Matt described the public outreach process used in the development of the master plan, which included a multi-departmental staff review team, a project-specific public task force, meetings with involved governmental agencies, meetings with THPRD advisory committees, as well as three neighborhood meetings. Matt elaborated on the shared transportation plan developed by THPRD and BSD, noting that it reflects the collaborative partnership between the two agencies to best serve the transportation needs of both the park and school, as well as to share the cost of those improvements. The key elements of the transportation plan include the new signalized intersection at Cedar Hills Boulevard and Huntington Avenue, the widening of Cedar Hills Boulevard along the park frontage in order to provide left turn lanes, and the shared access drive through the park connecting to William Walker Elementary School.

Matt noted that, overall, the proposed master plan was well-received at the second neighborhood meeting; however, there were some concerns expressed. Two public petitions were received: one petition voiced concern for the alignment of the shared access drive and suggested an alternative alignment; the other petition voiced strong support for the proposed joint transportation plan and urged THPRD and BSD to move forward with the project based on that proposed plan. Upon further analysis, both THPRD and BSD staff determined that the suggested alternative alignment was not preferred due to a greater number of tree impacts, the creation of potential vehicle and pedestrian conflicts, and reduced site accessibility. At the third

neighborhood meeting, the master plan was once again well-received overall, but some concerns were raised, including: potential traffic impacts to surrounding neighborhoods; a lack of safe pedestrian access from the neighborhood to the south; the safety of the intersection at Walker Road and Lynnfield Lane; the proposed size of the multipurpose athletic field being too large; too many tree impacts; and, the proximity of the community gardens to SW Walker Road. Based on the input received, a preferred master plan alternative was developed that moved the community garden farther away from Walker Road and incorporated a vegetated stormwater swale to buffer the garden from the road.

Jim Sandlin provided a detailed overview of the proposed Cedar Hills Park master plan and preferred master plan alternative via a PowerPoint presentation of the materials included within the board of directors' information packet and offered to answer any questions the board may have.

General Manager Doug Menke inquired whether Washington County has released a timeline for when Walker Road would be expanded near Cedar Hills Park.

- ✓ Steve replied that an official timeline has not yet been released and rumors have noted anywhere from 5 to 20 years out.

Doug asked for confirmation that the transportation component of the master plan as presented is approvable by both the City of Beaverton and Washington County.

- ✓ Jim confirmed this, adding that the design team thoroughly explored the various transportation options with permitting jurisdictions, including the possibility of constructing an access drive to the site via Walker Road, but the consensus from all groups involved was to use Cedar Hills Boulevard for the primary park and school access point.

Bob Scott asked when school traffic would be using the access drive through the park.

- ✓ Steve replied that buses and parent traffic would come and go via the access drive through the park to the school on school days during regular morning and afternoon drop-off and pick-up times, while the teachers and special education buses would use the existing Lynnfield Lane access.
- ✓ Keith Hobson, director of Business & Facilities, clarified that traffic would not be able to cut through the site from Lynnfield Lane to Cedar Hills Boulevard. However, park users would have shared access to school parking lots during non-school hours based on a shared parking agreement between THPRD and BSD.
- ✓ Doug added that this is similar to the many other school sites that THPRD and BSD share together.

Bob asked how large the proposed multipurpose athletic field would be.

- ✓ Matt replied that the field would be 360 feet by 360 feet which could accommodate a full-size soccer field without the optimum runout distance, but would also accommodate a U14 field with optimum field runouts. The field would also accommodate a full-size baseball field with 90-foot baselines and a 400-foot outfield, in addition to other various sports overlays.

Jim Sandlin noted that THPRD is continuing to work closely with BSD regarding the alignment of the shared vehicular access drive through the site and the pedestrian circulation routes in order to establish safe access for school children to the park's athletic field during school hours.

President Jones commented that he is happy to see new amenities mixed with some of the prior amenities that will remain, such as the sand volleyball court.

President Jones opened the floor for public testimony.

Nicholas Nelson, 2645 SW 121<sup>st</sup> Place, Beaverton, is before the board of directors this evening to request consideration of a modification to the proposed Cedar Hills Park master plan. He noted that the current master plan and alternative master plan place a busy road in the middle of the park site that would impact a significant tree grove. In addition, the plan too closely mixes the use of the site by cars and people. He commented that over 200 people signed his petition to move the road away from the middle of the site to a location without as much impact to the tree grove. He noted that the trees are one of the best aspects of the park and that people come from afar to use the picnic area. The new, proposed location for the picnic area and playground near Cedar Hills Boulevard will detract from the enjoyment of those amenities due to the road noise. Although he compliments district staff on their willingness to work with the public in order to meet as many needs as possible, he is disappointed that the voices of the park users who signed the petition have not been heard in relation to having a road through the middle of the site. He offered to share an alternative route that he has developed which routes the access drive to the north part of the park that would have less impact on the tree grove by reducing the size of the multipurpose athletic field, which would better-serve the community as a whole.

Kemp Shuey, 3080 SW 119<sup>th</sup> Avenue, Beaverton, is before the board of directors this evening as President of the William Walker Elementary School Parent Teach Club and in support of the Cedar Hills Park master plan as presented. He strongly encouraged the board to move forward with this project without further delay, noting that it has been a long process already. He believes that district staff took into consideration all of the public input received through the outreach process and went to great lengths in attempting to accommodate all of the feedback. He provided some demographic information regarding the students at William Walker and stressed the importance of the park not only to the community, but the students as well. He acknowledged that there have been concerns raised through this process regarding traffic impacts and the intersection at Walker Road, but these are not issues within THPRD's control.

Barbara Dusicka, 13065 SW Foothill Drive, Portland, is before the board of directors this evening in support of the Cedar Hills Park master plan alternative as presented. She expressed disappointment in how long the process has taken to develop a master plan for Cedar Hills Park, noting that her children will be teenagers by the time the project is finished. She supports the proposed road placement as well as the alternative plan of moving the community garden away from Walker Road. She encouraged the board to continue moving forward with this project without further delay.

Earl & Dorothy Ellis, 396 SW Frenwood Way, Beaverton, are before the board of directors this evening to request consideration of a modification to the proposed Cedar Hills Park master plan. They expressed concern regarding the number of trees being removed for the project which is a result of putting so many amenities into the park. They questioned why a road through the park is needed in order to access William Walker Elementary School when Lynnfield Lane already accesses the school and could easily be widened in order to accommodate additional traffic. They do not agree with the assessment that some of the tree grove consists of undesirable trees. In addition, they are concerned with the amount of parking that is included in the proposed master plans. They noted that the district's past efforts to construct parking at Commonwealth Lake Park were rallied against by the community and now the site is thoroughly enjoyed without the need for parking. However, their main concern is the protection of the tree grove at Cedar Hills Park, noting that the mission of THPRD is to save trees and natural areas.

Evelyn Brzezinski, 11795 SW Lynnfield Lane, Portland, is before the board of directors this evening in support of the Cedar Hills Park master plan as presented. She complimented district

staff on hearing out neighborhood concerns regarding the potential for cut-through traffic that could arise if a roadway was developed connecting Lynnfield Lane to Cedar Hills Boulevard. She noted that a majority of the buses serving William Walker Elementary School come from the west, which means that Lynnfield Lane would be out of direction. Although she cares about the tree grove on the site, she believes staff have been responsible in designing a plan that takes into consideration saving as many trees as possible.

President Jones thanked those in attendance this evening for their comments and noted that the master plan would be back before the board for consideration of approval in October.

**B. Resolution Renaming Tualatin Hills Tennis Center to Babette Horenstein Tennis Center**

Bob Wayt, director of Communications & Outreach, provided an overview of the memo included within the board of directors' information packet regarding a proposal that the Tualatin Hills Tennis Center be renamed Babette Horenstein Tennis Center in honor of the longtime THPRD board member and community volunteer who passed away in late 2013 at the age of 81. Bob provided a detailed overview of the proposal, including the public outreach conducted and received, via a PowerPoint presentation, a copy of which was entered into the record. Bob noted that Mrs. Horenstein's family requested the tennis center due to her passionate advocacy for tennis programs and being a player herself. Bob noted that the renaming request meets the board's specifications as outlined in District Compiled Policies 8.05 and that the action requested this evening is board approval of Resolution 2016-15, Renaming the Tualatin Hills Tennis Center to Babette Horenstein Tennis Center.

President Jones commented that although board members John Griffiths and Larry Pelatt are not in attendance this evening, they had each communicated their support of the proposed naming request.

**Bob Scott moved that the board of directors approve Resolution 2016-15, Renaming the Tualatin Hills Tennis Center to the Babette Horenstein Tennis Center. Ali Kavianian seconded the motion. Roll call proceeded as follows:**

**Bob Scott**                **Yes**  
**Ali Kavianian**        **Yes**  
**Jerry Jones Jr.**        **Yes**

**The motion was UNANMOUSLY APPROVED.**

General Manager Doug Menke commented that Mrs. Horenstein was a great supporter of the district and that this naming recognition is well-deserved.

**Agenda Item #10 – Adjourn**

There being no further business, the meeting was adjourned at 8:20 pm.

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Jerry Jones Jr., President

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Ali Kavianian, Secretary

Recording Secretary,  
Jessica Collins