



Serving Beaverton and the west side since 1955.

# TUALATIN HILLS PARK & RECREATION DISTRICT

---

## Board of Directors Regular Meeting

April 7, 2008

6:00 p.m. Executive Session; 7:00 p.m. Regular Meeting

Elsie Stuhr Center, Manzanita Room

5550 SW Hall Blvd., Beaverton

### AGENDA

- 6:00 PM 1. Executive Session\*
- A. Legal
  - B. Land
- 7:00 PM 2. Call Regular Meeting to Order
- 7:05 PM 3. Action Resulting from Executive Session
- 7:10 PM 4. Presentations
- A. Washington County Project Homeless Connect
  - B. Trails Advisory Committee
  - C. Affiliated Groups – Lacrosse
- 7:45 PM 5. Audience Time\*\*
- 7:50 PM 6. Consent Agenda\*\*\*
- A. Approve: Minutes of March 3, 2008 Regular Meeting
  - B. Approve: Monthly Bills
  - C. Approve: Monthly Financial Statement
  - D. Appoint: Aquatics Advisory Committee Members
  - E. Approve: Resolution Authorizing Creation of Park District Audit Committee
  - F. Approve: Westside Trail Bid & Construction Funding for ODOT Bid Let
  - G. Approve: Spyglass Pond Enhancement Project Easement
  - H. Approve: Elizabeth Meadows Park Sanitary Sewer Upgrade Project Easement
  - I. Approve: PCC Rock Creek Recreation Facility Project Request for Additional Consulting Funds
  - J. Approve: Proclamation of National Aquatic Month
  - K. Approve: Proclamation of Bike Month
- 7:55 PM 7. Unfinished Business
- A. Review/Approve: Future Funding Measure Recommendation
  - B. Information: General Manager's Report
- 9:50 PM 8. Board Time
- 10:00 PM 9. 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 and Recreation District. **\*\*Audience Time:** If you wish to be heard on an item not on the agenda you may be heard under Audience Time with a 3-minute time limit. If you wish to speak on an agenda item, please wait until it is before the Board. Note: Agenda items may not be considered in the order listed. **\*\*\*Consent Agenda:** Consent Agenda items will be approved without discussion unless there is a request to discuss a particular consent agenda item. The issue separately discussed will be voted on separately. In compliance with the American 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 two business days prior to the meeting.

### ADMINISTRATION OFFICE

15707 SW Walker Road • Beaverton, Oregon 97006 • (503) 645-6433 • Fax (503) 629-6301 • [www.thprd.org](http://www.thprd.org)

# TUALATIN HILLS PARK & RECREATION DISTRICT



*Serving Beaverton and the west side since 1955.*

## MEMO

**DATE:** April 1, 2008  
**TO:** The Board of Directors  
**FROM:** Doug Menke, General Manager

**RE:** Information Regarding the April 7, 2008 Board of Directors Meeting

### **Agenda Item #4 –Presentation**

#### **A. Washington County Project Homeless Connect**

Attached please find a memo from Jim McElhinny, Director of Park & Recreational Services, reporting that Kim Krohn, of the Good Neighbor Center, will be at your meeting to recognize and thank the Park District for its role in the 2008 Project Homeless Connect event.

#### **B. Trails Advisory Committee**

Attached please find a memo from Steve Gulgren, Superintendent of Planning & Development, reporting that Wendy Kroger, Trails Advisory Committee Chair, will be in attendance at your meeting to present highlights of the Committee's activities during the past year as well as plans for the upcoming year.

#### **C. Affiliated Groups – Lacrosse**

Attached please find a memo from Jim McElhinny, Director of Park & Recreational Services, reporting that Alan Hodgson, Unified Fields Steering Committee Youth Lacrosse representative, will be at your meeting to present an overview of the local affiliated youth lacrosse association, Beaverton Youth Lacrosse.

### **Agenda Item #6 – Consent Agenda**

Attached please find Consent Agenda items #6A-K for your review and approval.

**Action Requested:** Approve Consent Agenda Items #6A-K as submitted:

- A. Approve: Minutes of March 3, 2008 Regular Meeting**
- B. Approve: Monthly Bills**
- C. Approve: Monthly Financial Statement**
- D. Appoint: Aquatics Advisory Committee Members**
- E. Approve: Resolution Authorizing Creation of Park District Audit Committee**
- F. Approve: Westside Trail Bid & Construction Funding for ODOT Bid Let**
- G. Approve: Spyglass Pond Enhancement Project Easement**
- H. Approve: Elizabeth Meadows Park Sanitary Sewer Upgrade Project Easement**
- I. Approve: PCC Rock Creek Recreation Facility Project Request for Additional Consulting Funds**
- J. Approve: Proclamation of National Aquatic Month**
- K. Approve: Proclamation of Bike Month**

## **Agenda Item #7 – Unfinished Business**

### **A. Future Funding Measure Recommendation**

Attached please find a memo from myself reporting that I, along with Spence Benfield, Bond Measure Task Force Chair, and Josh Alpert, Northwest Conservation Services Director for TPL, will be at your meeting to present an overview of the progress to date regarding a Future Funding Measure, as well as a conceptual bond package recommendation.

#### **Action Requested: Board of Directors approval of the following actions:**

- **Consensus to direct the General Manager to undertake the reasonable and necessary steps to submit a capital bond measure proposal to District voters in the November 2008 General Election, and**
- **Authorization to continue the public outreach process using the proposed bond package discussed at the April 7, 2008, Regular Board meeting, with the intent to return to the Board at a later date and time to request adoption of a final bond package and levy amount.**

### **B. General Manager's Report**

Attached please find the General Manager's Report for the April 7, 2008 Regular Board Meeting.

#### ***Other Packet Enclosures***

- Management Report to the Board
- Monthly Capital Report
- System Development Charge Report
- Advisory Committee Minutes
- Newspaper Articles



*Serving Beaverton and the west side since 1955.*

# TUALATIN HILLS PARK & RECREATION DISTRICT

---

[4A]

## MEMO

**DATE:** March 19, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Jim McElhinny, Director of Park & Recreational Services

**RE:** Washington County Project Homeless Connect

Kim Krohn, Good Neighbor Center, will be in attendance at the April 7, 2008 Regular Board of Directors Meeting to recognize and thank the Park District for its role in the 2008 Project Homeless Connect event. The Washington County Project Homeless Connect event was held in the Athletic Center on Wednesday, January 30, 2008, as part of the National Homeless Awareness Week. Washington County social service agencies and corporate sponsors provided free services and service access assistance to the area homeless.

# TUALATIN HILLS PARK & RECREATION DISTRICT

---



*Serving Beaverton and the west side since 1955.*

[4B]

## MEMO

**DATE:** March 26, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Steve Gulgren, Superintendent of Planning & Development

**RE:** Trails Advisory Committee

The Trails Advisory Committee will be in attendance at the April 7, 2008 Regular Board of Directors Meeting to make their annual presentation to the Board. Wendy Kroger, Committee Chair, will highlight the activities of the Committee during the past year as well as their goals and objectives for the coming year.

Please find attached the current Trails Advisory Committee roster.



# Tualatin Hills Park & Recreation District TRAILS ADVISORY COMMITTEE ROSTER

Last Updated: March 14, 2008

<i>Committee Member</i>	<i>Representing</i>	<i>Member Since</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Kevin Apperson	At-Large	July 2006					July 2008
Wendy Kroger Chair	Southeast Quadrant	May 2005					May 2009
Tom Hjort	Southwest Quadrant	February 2005					March 2009
Joseph Barcott	At-Large	April 2006					January 2010
Leland Ascher	Northeast Quadrant	February 2005					March 2009
Elisabeth Zeller	Northeast Quadrant	April 2006					January 2010
VACANT	At Large						
Barbara Sonniksen Vice Chair	Northwest Quadrant	February 2005					March 2009
Dave W. Brown Secretary	Beaverton Bicycle Advisory Committee	July 2004					January 2010
<i>Ex-Officio Member</i>	<i>Representing</i>		<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Steve Gulgren	THPRD		5500 SW Arctic Drive, Suite 2 Beaverton, OR 97005	503-629-6305 ex 2940	503-629-6307	sgulgren@thprd.com	n/a
Margaret Middleton	City of Beaverton		Engineering Div/ Public Works Dept P.O. Box 4755 Beaverton, OR 97076-4755	503-526-2424	503-350-4052	mmiddleton@ci.beaverton.or.us	n/a
Mel Huie	Metro		600 NE Grand Avenue Portland, OR 97232-2736	503-797-1731	503-797-1588	huiem@metro.dst.or.us	n/a
Chris Wayland	Washington County		Parks Supervisor Support Serv/ Fac. Mgmt/ Parks Div. 169 N First Avenue, MS 42 Hillsboro, OR 97124	503-359-5732	503-359-0223	w.county2@verizon.net	n/a

# TUALATIN HILLS PARK & RECREATION DISTRICT

---



*Serving Beaverton and the west side since 1955.*

[4C]

## MEMO

**DATE:** March 19, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Jim McElhinny, Director of Park & Recreational Services

**RE:** Affiliated Groups – Lacrosse

Alan Hodgson, Unified Fields Steering Committee Youth Lacrosse representative, will be in attendance at the April 7, 2008 Regular Board of Directors Meeting to present an overview of the local affiliated youth lacrosse association, Beaverton Youth Lacrosse.



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

A Regular Meeting of the Tualatin Hills Park and Recreation District Board of Directors was held at the HMT Recreation Complex, Peg Ogilbee Dryland Training Center, 15707 SW Walker Road, Beaverton, on Monday, March 3, 2008. Executive Session 6:30 p.m.; Regular Meeting 7:00 p.m.

**Present:**

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

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

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

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

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

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

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

President, Joe Blowers, called the Regular Meeting to order at 7:05 p.m.

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

*There was no action resulting from Executive Session.*

**Agenda Item #4 – Presentations**

**A. Affiliated Groups – Youth Baseball**

Scott Brucker, Superintendent of Sports, introduced Jeff Lipps, Beaverton Area Little League field representative, to provide a presentation to the Board of Directors regarding the Park District's affiliated groups for youth baseball.

Jeff Lipps provided a detailed PowerPoint presentation regarding the youth baseball affiliated groups' organizations and activities, as well as goals for the future. In addition, Jeff provided a handout titled *THPRD Youth Baseball Programs Information*. A copy of the PowerPoint presentation and handout was entered into the record.



Bob Scott referenced the decline in the participation of District 4 Little League between the ages of 11-12 and 13-14, noting that the 11-12 age group has 21 teams with 250 players, while the 13-14 age group has only 1 team with 13 players.

- ✓ Jeff replied that this decline is due to many players moving on to different programs with competitive play or that the participants have begun to explore other sports as well.

President, Joe Blowers, asked if any of the teams have female players.

- ✓ Jeff replied that approximately half of the players in the T-Ball program are female, as well as a few female players on more advanced baseball teams.

Larry Pelatt commented that the program has experienced some successful youth baseball teams that have participated in World Series tournaments.

Larry asked if reconfigured fields have most commonly been resized to accommodate a younger age bracket, thereby resulting in a loss of fields for older age groups.

- ✓ Jeff confirmed this and provided an example of Hazeldale Elementary School.

Larry asked if the concept of synthetic turf baseball fields has been explored.

- ✓ Jeff described some local fields that have synthetic turf infields, which allow practice to continue when it is raining. He has spoken with three programs that would be able to assist the Park District in fundraising for the installation of synthetic turf. He noted that having synthetic turf baseball fields would extend the playing season, reduce the amount of maintenance required for the fields, and could be used by multiple programs.

Larry asked Jeff if he is referring to synthetic turf in the infields, or the outfields as well.

- ✓ Jeff replied that if the outfields were synthetic turf, use could be expanded even more with programs such as soccer and lacrosse being able to use the field year round. Synthetic turf infields would also accommodate programs for disabled children, such as the Challenger Program.

President, Joe Blowers, thanked Jeff Lipps on behalf of the Board of Directors for the informative presentation.

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

Joyce Ashmanskas, 7575 SW 140<sup>th</sup>, Beaverton, is before the Board of Directors this evening in support of an expansion of the fitness room at the Elsie Stuhr Center. Joyce submitted a packet of letters to the Board of Directors in support of an expansion, which were entered into the record. She referenced the Bond Measure Open House held at the Stuhr Center on February 13, 2008, stating that many patrons left without their questions being answered and felt unheard.

Larry Pelatt noted that he had heard from a resident who attended the Open House that there were some significant opinions and advocacy voiced that evening concerning the Stuhr Center. He commented that at a meeting such as an Open House, at times there can be 50 people in attendance with the same opinion, and that the message can be accomplished without the entire group speaking.

- ✓ Joyce described that she believes the question and answer period of the meeting ended too quickly when many patrons still had individual questions rather than statements. She stated that she believes the letters submitted will reflect that they did not feel heard.

Bill Kanable asked for a specific example of something an attendee felt was not heard.

- ✓ Joyce replied that she believes one question was regarding the funds that have been raised by the Stuhr Center Advisory Committee toward an expansion of the fitness room and that the expansion had supposedly been planned for 2008, but nothing had been heard as of yet about the project. Another question might have been geared toward the multigenerational topic for Park District facilities and how strongly many of the Stuhr Center's patrons feel that the Center should stay as it is, as a senior center.

President, Joe Blowers, assured Joyce that the Board of Directors has no plans to change the Stuhr Center from a senior center.

- ✓ Bill agreed, noting that the Stuhr Center is well used as a senior center.

Larry noted that when the Stuhr Center Advisory Committee made a presentation to the Board of Directors in early 2007 regarding an expansion of the fitness room, he distinctly remembers that the Board of Directors did not say no to the project, but could not commit to the project at that time. While the Committee has raised a significant amount of funds for the project, the Park District does not have funds available for the balance of the project.

- ✓ Joyce replied that she had heard rumors of a project list that had listed the expansion as a top project for 2008.

Larry replied that he has not seen this list, noting that the Board would be privy to such a list.

- ✓ Keith Hobson, Director of Business & Facilities, noted that the expansion is listed on the System Development Charge (SDC) Five-Year Capital Improvement Program list, but is not at the top of that list.

Larry commented that this is a rolling SDC-funded project list and that projects can move up and down the list in accordance with changing needs, but that the expansion has never fallen off of the list.

- ✓ Joyce expressed disagreement with a statement made at the February 13, 2008, Open House regarding the area's senior population dropping. She stated that considering the Baby Boomer population aging, she cannot imagine that the population is dropping to the point where the Stuhr Center will not be used to its full ability.

Doug Menke, General Manager, replied that there has been a misunderstanding. What was stated at the Open House was that the percentage of growth of the senior population is slowing. The raw population is growing; however, the percentage of that growth is slowing, which is a demographic from the Census Bureau.

- ✓ Bill stated that although he understands Joyce's comments, it is a matter of interpretation. He noted that the need for Park District facilities continues to grow and providing defined resources only for seniors may not be the best way to meet that overall need. He explained that one concept contained within the Park District's Comprehensive Plan is identifying ways to serve multiple user groups and all generations in the centers, beyond what is provided at the Stuhr Center. This was a goal identified for the entire Park District within the Comprehensive Plan.

Joe noted that the Park District had also considered some polling information showing that seniors of the future are going to look at things a bit differently and want to be involved in different ways than seniors now do. This was also one of the reasons the Park District identified multigenerational centers for the future, as opposed to seniors-only centers.

- ✓ Joyce encouraged the Board of Directors to read the letters submitted, noting that these topics are addressed in those letters.

Norman Vaillancourt, 11650 SW Anklet Loop, Beaverton, is before the Board of Directors this evening in support of an expansion of the fitness room at the Elsie Stuhr Center. Norman stated that the usage of the Stuhr Center is increasing, as is the population of seniors, and that the users are more ethnically diverse now than in the past. The fitness room is running out of space and is too small to accommodate those with mobility issues due to the closeness of the equipment. He requested that the expansion to be included as a project for the upcoming bond measure. In addition, he stated that while 30% of the community's taxpayers are senior citizens, only 2% of the Park District's budget is dedicated to seniors, which he does not think is acceptable. He expressed disagreement with the polling information suggesting that future seniors will want multigenerational facilities, noting that seniors want their own space. He asks that the Board of Directors help the Stuhr Center prepare for the future.

Doris Regan, 11070 SW Lynnvale Drive, Portland, is before the Board of Directors this evening as Chair of the Elsie Stuhr Center Advisory Committee. Doris noted that at the February 13, 2008, Open House, the Advisory Committee submitted an official written statement and she wants to make sure the Board of Directors has received it.

- ✓ Doug Menke, General Manager, replied that the Board would receive all submissions on Wednesday, March 5, 2008.

#### **Agenda Item #6 – Consent Agenda**

**Bob Scott moved the Board of Directors approve Consent Agenda items (A) Minutes of February 4, 2008 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Jenkins Estate Advisory Committee & Tualatin Hills Nature Park Advisory Committee Members, and (E) Local Government Grant Program Application. Bill Kanable seconded the motion. Roll call proceeded as follows:**

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

**The motion was UNANIMOUSLY APPROVED.**

#### **Agenda Item #7 – Unfinished Business**

##### **A. Future Funding Measure Public Outreach Program**

As approved by the Board at the December 10, 2007 Regular Board meeting, a public outreach program was developed and put into action after the polling results were reviewed by the Board at the February 4, 2008 Regular Board meeting.

Bob Wayt, Director of Communications & Development, provided a detailed overview of the public outreach effort, which included three open houses, as well as facility and web-based surveys, noting that all of the feedback received is in the process of being organized and tabulated for distribution to the Board of Directors and Bond Measure Task Force.

Doug Menke, General Manager, provided a detailed overview of the progress to-date of the Bond Measure Task Force, which has held two meetings, with two more scheduled for the month of March. In addition, Doug provided a brief overview of a handout titled *Future Funding Measure Draft Timeline*, of which a copy was entered into the record.

## **B. General Manager's Report**

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

- Senator Ron Wyden Town Hall Meeting at Elsie Stuhr Center
  - John Griffiths provided a brief overview of the event, for which he provided the introduction.
- 2008 NRPA Legislative Forum on Parks and Recreation
- Advisory Committee Minutes
- Board of Directors Meeting Schedule
  - Doug noted that an email will be advanced to the Board members requesting schedule information in order to finalize the summer meeting dates at the April Regular Board meeting.
- Notice Skate Park Update
  - A handout titled *Novice Skate Park Update* was distributed to the Board of Directors, of which a copy was entered into the record.
- Information Services Manager Introduction

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

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

## **Agenda Item #8 – New Business**

### **A. Sustainability Program**

Jim McElhinny, Director of Park & Recreational Services, provided a brief overview of the memo included within the Board of Directors information packet, noting that staff has updated the Park District's Sustainability Program to shift from working on a few individual practices to a more holistic approach that considers ways to improve the Park District's sustainable performance at multiple levels ranging from operations to purchasing.

Jim noted that staff will return to the Board in the future to present a financial and operational analysis. This evening staff is requesting Board of Directors approval of the updated Sustainability Program, and permission to:

- a) Create a sustainable costing model and purchasing policy for the Board's consideration.
- b) Document baseline purchasing and operational levels for future target reduction areas.
- c) Conduct an internal sustainability audit.

Bruce Barbarasch, Superintendent of Natural Resources & Trails Management, provided a detailed PowerPoint presentation regarding the update to the Park District's Sustainability Program. In addition, Keith Hobson, Director of Business & Facilities, provided an overview of the balanced economic approach to the Program that will be followed, including development of a costing model based on sustainable practices. A copy of the PowerPoint presentation was entered into the record.

Larry Pelatt referenced Keith's comments regarding the implementation of new technologies resulting in the standardization of much of the equipment used in the Park District's facilities. He commented that technology will always be advancing and as the Park District constructs new facilities, those facilities will be constructed with the current technological standards, thereby resulting over time in facilities with more advanced technology than the others.

- ✓ Keith confirmed this, noting that in the past, however, it may not have been as cost effective to move to the new technology. He noted that while technology will continue to evolve, the key will be that at any point in time the Park District will have less layers of differentiating technology and be more uniform.

Bill Kanable provided an example of replacing a boiler with older technology that has lower upfront costs, versus a boiler with newer technology that has higher upfront costs, but lower long-term operational costs.

- ✓ Jim provided two examples of new technology the Park District has recently taken advantage of: the pavers used in the parking lot of the PCC Rock Creek Recreation Facility and the ultraviolet (UV) filtration systems installed at some of the Park District's aquatic facilities.

President, Joe Blowers, asked whether the UV filtration systems also save energy.

- ✓ Keith replied that indirectly they do in that the air quality of the facilities is better, which reduces the HVAC load. Heating costs are lower as well due to a reduction in the need to vent the facilities.
- ✓ Jim noted that the UV filtration systems are also better for the health of patrons and have received great patron feedback.

Joe asked who is spearheading the Sustainability Program and asked if the Sustainability Task Force is still operational.

- ✓ Bruce replied that the Sustainability Task Force is not active at the moment. He noted that there will be a lead person in charge of the Sustainability Program from the Natural Resources Department and that a committee will be reformed.

Larry commented on the discontinuation of providing bottled water at Park District meetings.

- ✓ Bruce noted that it takes almost as much oil to supply the bottled water as the bottle contains water, in addition to the cost involved in purchasing the water.

**Bill Kanable moved the Board of Directors approve the staff recommendation to create a sustainable costing model and purchasing policy for the Board's consideration, document baseline purchasing and operational levels for future target reduction areas, and conduct an internal sustainability audit. Larry Pelatt seconded the motion. Roll call proceeded as follows:**

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

**The motion was UNANIMOUSLY APPROVED.**

### **Agenda Item #9 – Board Time**

Bob Scott referenced the Management Report included within the Board of Directors information packet, specifically the Maintenance Operations Department item regarding the recent theft of wire at the PCC Rock Creek Recreation Facility. He asked whether the Park District has any other locations that may be vulnerable to such theft.

- ✓ Doug Menke, General Manager, noted that the HMT Recreation Complex has also experienced wire theft and that staff is moving forward on protective measures at these locations, as well as at Sunset Park.

- ✓ Keith Hobson, Director of Business & Facilities, noted that the PCC Rock Creek Recreation Facility is somewhat unique in that there is a large amount of wiring at a relatively unsecure location. However, staff is moving on protective measures.
- ✓ Jim McElhinny, Director of Park & Recreational Services, noted that staff has also been working with law enforcement to monitor the situation.

Bob referenced a Business Services Department item within the Management Report regarding the increase of the Park District's liability insurance as a result of the recent Oregon Supreme Court decision on Clarke vs. OHSU. He asked what the Park District's premiums will increase to and whether it is a stopgap measure or a long-term impact.

- ✓ Keith replied that the cost increase was fairly minimal, approximately \$6,000 more annually, and will be left in place until resolution through the courts or legislatively regarding what the ultimate impact will be.

President, Joe Blowers, asked about the status of the extension of the Fanno Creek Trail from the City of Beaverton maintenance yard to the west.

- ✓ Steve Gulgren, Superintendent of Planning & Development, provided an update, noting that the design for the extension has progressed well, and that staff is now working with both the Beaverton School District and City of Beaverton Operations to finalize a package.

Joe asked if the project is going to happen this summer.

- ✓ Steve replied that at the current rate of progression, most likely not.

Joe expressed disappointment and asked if it would happen by next summer.

- ✓ Steve confirmed this, noting that staff had gotten close to a signed agreement, but other issues came to light that changed the agreement.

Joe invited the Board members to participate in a work party being held Saturday, March 8, 2008, at Bauman Park.

### **Agenda Item #10 – Adjourn**

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

---

Joe Blowers, President

---

Larry Pelatt, Secretary

Recording Secretary,  
Jessica Collins

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
226647	02/15/08	Gear Athletics LLC <b>Capital Outlay-Athletic Facility Improvement</b>	22,536.00 <hr/> 22,536.00
226381	02/05/08	Willamette Fence Co.	2,140.00
226693	02/15/08	Pacific Fence & Wire Co. <b>Capital Outlay-Athletic Facility Replacement</b>	1,036.51 <hr/> 3,176.51
226316	02/05/08	Lincoln Equipment, Inc.	4,112.00
226339	02/05/08	Platt Electric Supply, Inc.	1,035.04
226613	02/15/08	Beaverton Plumbing, Inc. <b>Capital Outlay-Building Improvements</b>	3,881.25 <hr/> 9,028.29
226603	02/15/08	Alliant Systems	3,897.10
226264	02/05/08	Boiler & Combustion Service	33,570.75
226260	02/05/08	Beaverton Plumbing, Inc. <b>Capital Outlay-Building Replacements</b>	1,000.00 <hr/> 38,467.85
226707	02/15/08	Recreation Resource, Inc. <b>Capital Outlay-Challenge Grants</b>	1,195.00 <hr/> 1,195.00
226337	02/05/08	Peter Meijer Architect LLC	3,200.00
226802	02/25/08	Peter Meijer Architect LLC <b>Capital Outlay-JQAY House Renovation</b>	2,850.00 <hr/> 6,050.00
226346	02/05/08	Recreation Resource, Inc. <b>Capital Outlay-Park &amp; Trail Improvements</b>	1,206.00 <hr/> 1,206.00
226247	02/05/08	Alta Planning & Design, Inc.	14,634.75
226404	02/07/08	W & H Pacific, Inc.	2,152.71
226509	02/14/08	TCR Seattle 1993 LP	394,325.00
226610	02/15/08	City of Beaverton	1,000.00
226700	02/15/08	PBS Engineering & Environmental	2,900.00
226773	02/25/08	Alta Planning & Design, Inc.	5,687.24
226813	02/26/08	Sir Charles Court - 396 LTD <b>Capital Outlay-SDC-Park Development/Improvements</b>	47,908.00 <hr/> 468,607.70
226681	02/15/08	NRPA <b>Conferences</b>	2,245.00 <hr/> 2,245.00
226243	02/05/08	PGE	10,487.90
226581	02/15/08	PGE	1,399.11
226769	02/25/08	PGE <b>Electricity</b>	30,831.42 <hr/> 42,718.43
226593	02/15/08	Standard Insurance Company	116,146.38
226832	02/29/08	Blue Cross/Blue Shield	144,919.25
226835	02/29/08	MetLife	17,328.88
226839	02/29/08	Standard Insurance Company	2,042.43
226844	02/29/08	UNUM Life Insurance-LTC	1,334.83
226845	02/29/08	Unum Life Insurance-LTD <b>Employee Benefits</b>	8,926.16 <hr/> 290,697.93
226586	02/15/08	Aetna / ING Life Insurance	5,879.16
226589	02/15/08	Manley Services	5,657.25
226594	02/15/08	Standard Insurance Company	21,307.28
226595	02/15/08	Standard Insurance Company	2,815.66
226830	02/29/08	Aetna / ING Life Insurance	5,879.16
226834	02/29/08	Manley Services	6,675.05
226840	02/29/08	Standard Insurance Company	22,110.19
226841	02/29/08	Standard Insurance Company	2,215.66
226843	02/29/08	THPRD - Employee Assn. <b>Employee Deductions</b>	6,294.26 <hr/> 78,833.67

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
226797	02/25/08	Northside Truck Body & Equip. <b>Fleet Capital Replacement</b>	15,853.00 <u>15,853.00</u>
226373	02/05/08	Tualatin Valley Water District <b>Gas &amp; Oil (Vehicles)</b>	6,835.51 <u>6,835.51</u>
226242	02/05/08	NW Natural	13,986.78
226768	02/25/08	NW Natural <b>Heat</b>	38,045.03 <u>52,031.81</u>
226635	02/15/08	Dell Marketing L.P. <b>Information Services - Capital</b>	4,516.50 <u>4,516.50</u>
226473	02/08/08	Rhythm Of My Heart	3,360.50
226498	02/12/08	THBOA	9,907.50
226619	02/15/08	James Canterbury	1,230.00
226765	02/22/08	THBOA <b>Instructional Services</b>	8,525.00 <u>23,023.00</u>
226258	02/05/08	Beaverton Auto Parts	1,081.01
226266	02/05/08	Brown & Wiser, Inc.	1,015.68
226327	02/05/08	Northwest Engineering	2,750.00
226356	02/05/08	SimplexGrinnell LP	2,796.00
226679	02/15/08	Northwest Control Co.	1,100.50
226703	02/15/08	Proctor Sales, Inc.	3,816.57
226720	02/15/08	Superior Striping	7,820.00
226353	02/05/08	Schulz-Clearwater Sanitation <b>Maintenance Services</b>	2,289.20 <u>22,668.96</u>
226246	02/05/08	Airgas Nor Pac, Inc.	6,012.35
226263	02/05/08	BMC West Corporation	4,815.81
226273	02/05/08	Coastwide Laboratories	4,894.33
226299	02/05/08	Grainger	2,606.15
226322	02/05/08	McKenzie Athletic	1,118.80
226344	02/05/08	Quality Metal Fabrication, Inc.	1,500.00
226600	02/15/08	Airgas Nor Pac, Inc.	1,003.02
226618	02/15/08	BSN Sports	2,968.80
226625	02/15/08	Cinder Butte Rock Products	2,176.16
226627	02/15/08	Coastwide Laboratories	3,393.79
226630	02/15/08	Concannon Paper	1,079.40
226655	02/15/08	Home Depot Credit Services	2,827.22
226702	02/15/08	Platt Electric Supply, Inc.	1,952.80
226731	02/15/08	Univar USA, Inc. <b>Maintenance Supplies</b>	4,359.80 <u>40,708.43</u>
226395	02/07/08	Oregon Screen Impressions, Inc. <b>Miscellaneous Expenses</b>	1,616.20 <u>1,616.20</u>
226331	02/05/08	OfficeMax - A Boise Company	1,765.14
226686	02/15/08	OfficeMax - A Boise Company	3,424.65
226800	02/25/08	OfficeMax - A Boise Company <b>Office Supplies</b>	1,045.54 <u>6,235.33</u>
226477	02/11/08	United States Postal Service	1,200.00
226730	02/15/08	United States Postal Service <b>Postage</b>	2,400.00 <u>3,600.00</u>
226268	02/05/08	Caswell/Hertel Surveyors, Inc.	4,140.00
226614	02/15/08	Beery, Elsnor & Hammond, LLP	3,864.88
226717	02/15/08	Shared Services Division <b>Professional Services</b>	1,602.00 <u>9,606.88</u>

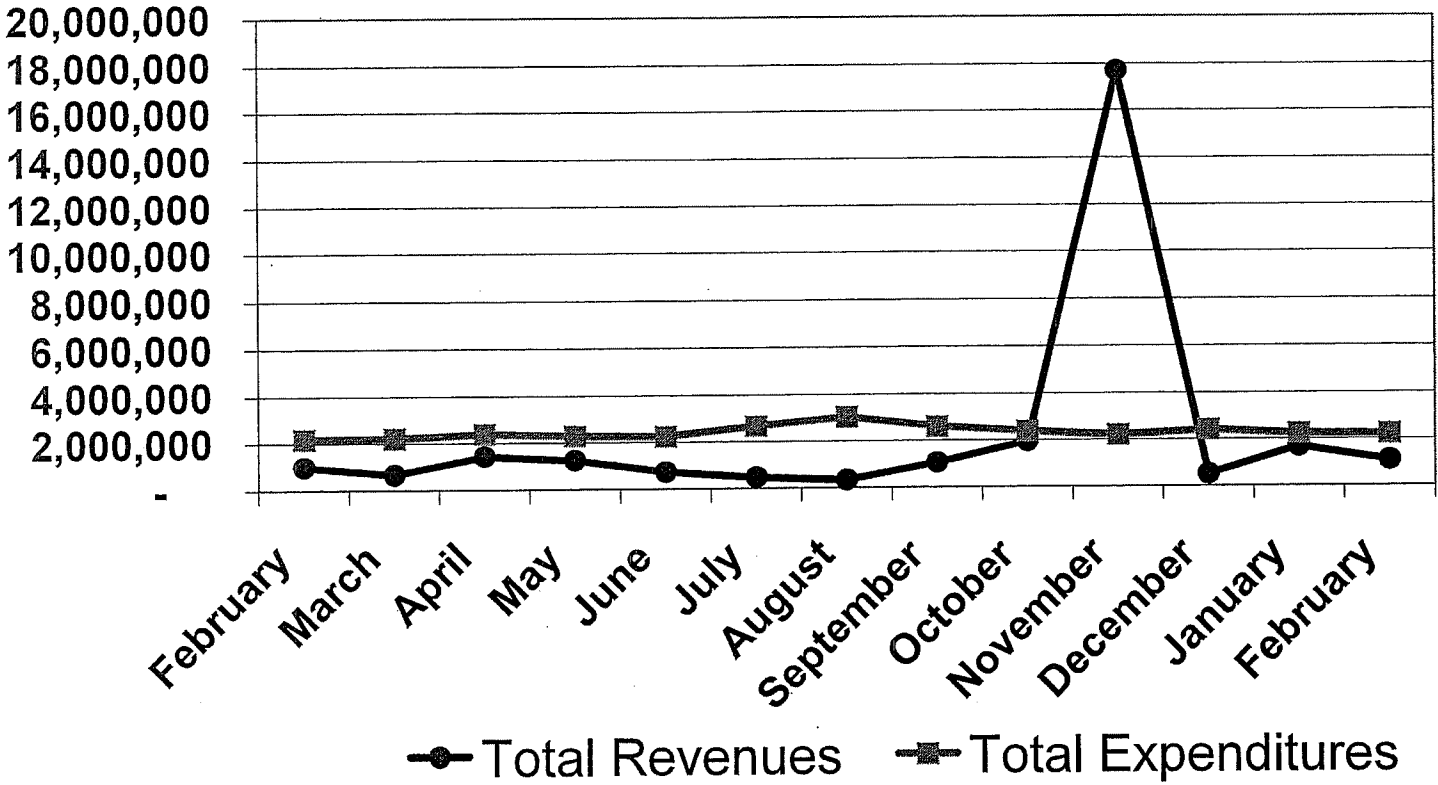


<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
226290	02/05/08	Exercise Equipment NW, Inc.	1,171.68
226304	02/05/08	HSBC Business Solutions	1,665.34
226308	02/05/08	Insight Public Sector	1,585.10
226324	02/05/08	National Alliance For Youth Sports	5,135.00
226651	02/15/08	Grainger	1,852.96
226697	02/15/08	Paper Power, Inc.	17,809.69
		<b>Program Supplies</b>	<b>29,219.77</b>
226379	02/05/08	Waste Management of Oregon	2,080.98
226732	02/15/08	Waste Management of Oregon	2,793.21
		<b>Refuse Services</b>	<b>4,874.19</b>
226332	02/05/08	OR Dept of Administrative Services	1,529.06
		<b>Rental Equipment</b>	<b>1,529.06</b>
226261	02/05/08	Beaverton School District #48	3,104.13
226782	02/25/08	Fred Shearer & Sons	5,350.00
		<b>Rental Facility</b>	<b>8,454.13</b>
226354	02/05/08	Lewis E. Seagraves, P.E.	1,192.75
226634	02/15/08	DataComm, LLC	1,735.42
226783	02/25/08	The Gail Tycer Company	1,900.00
		<b>Technical Training</b>	<b>4,828.17</b>
226241	02/05/08	Nextel Communications	2,074.32
226585	02/15/08	Verizon Northwest, Inc.	7,775.26
		<b>Telecommunications</b>	<b>9,849.58</b>
226240	02/05/08	City of Beaverton	8,145.85
226583	02/15/08	Tualatin Valley Water District	5,570.79
226767	02/25/08	Clean Water Services	1,664.89
226771	02/25/08	Tualatin Valley Water District	2,008.51
		<b>Water &amp; Sewer</b>	<b>17,390.04</b>
		<b>Report Total:</b>	<b>1,227,602.94</b>

**TUALATIN HILLS PARK & RECREATION DISTRICT**  
**General Fund Financial Summary**  
**February, 2008**

	CURRENT MONTH	YEAR TO DATE	PRORATED BUDGET 2/29/2008	FULL FISCAL YEAR BUDGET
<b>BEGINNING CASH ON HAND</b>		\$ 4,337,121	\$ 3,689,400	\$ 3,689,400
<b>REVENUES</b>				
Property Taxes	683,270	19,894,435	19,704,938	20,633,443
Program Income	315,556	4,206,766	3,891,434	6,686,313
Other Income	87,918	651,570	587,760	930,000
Grants and Loan Proceeds	-	9,780	27,530	239,750
<b>TOTAL REVENUES</b>	<b>\$ 1,086,744</b>	<b>\$24,762,551</b>	<b>\$24,211,662</b>	<b>\$ 28,489,506</b>
<b>EXPENDITURES</b>				
Contingency	-	-	-	1,402,500
Salaries, Benefits & Payroll Taxes	1,623,542	13,649,542	13,723,586	20,361,404
Material & Services	421,758	4,299,432	4,488,104	6,831,209
Debt Service	15,549	531,129	583,441	889,392
<b>TOTAL OPERATING EXPENDITURES</b>	<b>\$ 2,060,849</b>	<b>\$18,480,103</b>	<b>\$ 18,795,132</b>	<b>\$ 29,484,505</b>
Capital Expenditures	158,543	1,205,896	1,657,057	2,694,401
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,219,392</b>	<b>\$19,685,999</b>	<b>\$ 20,452,188</b>	<b>\$ 32,178,906</b>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$ (1,132,648)</b>	<b>\$ 5,076,552</b>	<b>\$ 3,759,474</b>	<b>\$ (3,689,400)</b>
<b>ENDING CASH (CASH DEFICIT)</b>		<b>\$ 9,413,673</b>	<b>\$ 7,448,874</b>	<b>\$ -</b>

# Tualatin Hills Park and Rec. District February 2007 - February 2008





# TUALATIN HILLS PARK & RECREATION DISTRICT

[6D]

*Serving Beaverton and the west side since 1955.*

## MEMO

**DATE:** March 14, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Jim McElhinny, Director of Park & Recreational Services

**RE:** **Aquatics Advisory Committee Members**

### Summary

Staff requests Board of Directors approval of two Committee member appointments to the Aquatics Advisory Committee.

### Background

The Aquatics Advisory Committee recommends Board of Directors approval to appoint Paula Inglett, representing the Tualatin Hills Water Polo Club, replacing Kathy Johnson as the Club's representative to the Committee. The Committee would like to retain Kathy Johnson's appointment, continuing on as the representative for Sunset Swim Center. Also, the Committee recommends Board approval to appoint Andrew Braun, representing the Tualatin Hills Dive Club, replacing Dan Anderson.

Please note that the Advisory Committee member applications are attached along with the Aquatics Advisory Committee's current roster.

### Action Requested

Board of Directors approval to appoint the requested individuals to the Aquatics Advisory Committee.



# Tualatin Hills Park & Recreation District AQUATICS ADVISORY COMMITTEE ROSTER

Last Updated: March 21, 2008

<i>Committee Member</i>	<i>Representing</i>	<i>Member Since</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>				
*Jon Schieltz Vice Chair	THBMSC (Barracudas)	November 1995					June 2007				
Steven Sparks Chairperson	Conestoga	October 2004					September 2008				
Julia Kegg	Harman	January 2006					January 2008				
*Sheila McCarroll	THSC (Swim Club)	November 2006					November 2008				
Ginny Baynes	Aquatic Center	December 2007					December 2009				
vacant position	THWPC (Water Polo)										
vacant position	THDC (Dive Club)										
vacant position	THSSC (Synchro Club)										
Keith Vitko	Beaverton	December 2007					December 2009				
*Kathy Johnson	Sunset	October 2006					October 2008				
vacant position	Aloha										
<i>Ex-Officio Member</i>	<i>Representing</i>						<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Sharon Hoffmeister Superintendent of Aquatic Program Services	Staff THPRD						15707 SW Walker Road Beaverton, OR 97006	503-645-6433	503-629-6301	shoffmeister@thprd.com	N/A

\* Club Reps are selected by the Aquatic Clubs' Boards.



## ADVISORY COMMITTEE APPLICATION

<b>Name:</b> Paula Inglett	<b>Date:</b> 3-15-08

Advisory Committee you are applying for (you must reside within the Park District boundaries):

Cedar Hills Recreation Center  Garden Home Recreation Center  Stuhr Center  Jenkins Estate  Aquatics   
Conestoga Recreation & Aquatic Center  Tualatin Hills Nature Park  Athletic Center  Trails

1. Please explain your interest in serving on the Advisory Committee: I have served on the THills Water Polo committee for two years and now have been asked to be the representative on the Aquatics Advisory Committee for the Tualatin Hills Water Polo Club.
2. How long have you lived in the community? ten years
3. Have you served on other volunteer committees? YES  NO  If yes, please explain where, when, and what your responsibilities were: THills Water Polo Board - hospitality, secretary. HOA of Haydon Highlands - treasurer. I am a teacher for Beaverton School District, so I have held numerous committee positions.
4. Have you or your family participated in any Center or other Recreation District activities?  
What: Water Polo primarily  
When: 2000-present  
Where: 50 Meter
5. Please describe any work experience or areas of expertise that you feel would benefit the Advisory Committee: School District employee. Many years of working with students and families.



## ADVISORY COMMITTEE APPLICATION

<b>Name:</b> Andrew J. Braun	<b>Date:</b> 3/12/2008

Advisory Committee you are applying for (you must reside within the Park District boundaries):

Cedar Hills Recreation Center  Garden Home Recreation Center  Stuhr Center  Jenkins Estate  Aquatics   
Conestoga Recreation & Aquatic Center  Tualatin Hills Nature Park  Athletic Center  Trails

1. Please explain your interest in serving on the Advisory Committee: As a member of the Tualatin Hills Dive Club Board of Directors, I will represent the Dive Club. My daughter has been a diver with the club since December 2003, and we have held a THPRD family membership since that time.
2. How long have you lived in the community? Approximately 4 1/2 years. (August 2003)
3. Have you served on other volunteer committees? YES  NO  If yes, please explain where, when, and what your responsibilities were: City, Church and HS Alumni Board and Development Committees in Middletown, Ohio, prior residence. Also serve as a volunteer coach in Murray Hill Little League, THPRD 5th Grade Basketball League, Southridge Youth Football, and Tualatin Hills Dive Club Executive Board.
4. Have you or your family participated in any Center or other Recreation District activities?  
What: Summer/Winter/Spring Splash, THPRD 5th Grade Basketball, Adult Rec basketball.  
When: Summer 2004-2007, Winter 2007-08, Various drop-in times.  
Where: Raleigh Hills/Harman/Conestoga, Youth Basketball Locations, Cedar Hills and Conestoga Rec Centers
5. Please describe any work experience or areas of expertise that you feel would benefit the Advisory Committee: As a native of Middletown, Ohio and a 12-year City Employee, I became involved in many community organizations and volunteer committees. Further, I

was active in my Church, High School Alumni and Development Campaigns. Since moving to Beaverton in 2003, I have been involved in many youth sports activities, having served as a coach for basketball, football, and baseball. My children have also participated in soccer, swimming, and diving through associations with THPRD. My job as Capital Program Manager requires attention to planning and financial accountability.



# TUALATIN HILLS PARK & RECREATION DISTRICT



Serving Beaverton and the west side since 1955.

[6E]

## MEMO

**DATE:** March 18, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Keith Hobson, Director of Business and Facilities

**RE:** Resolution Authorizing Creation of Park District Audit Committee

### Summary

Staff is requesting Board of Directors approval of a resolution authorizing the creation of an Audit Committee, which will assist the Board of Directors in fulfilling its responsibility as the ultimate monitor of the District's financial reporting process. The Committee would be comprised of three members drawn from the Board of Directors (1), the District Budget Committee (1) and the general public (1), for an appointment lasting two years, with staggered terms (general public member appointed initially for one year).

### Background

The District's Auditor, Merina and Company, shared information at the Board of Directors meeting on December 10, 2007 regarding their recommendation for the formation of an audit committee, and has since sent the attached memo clarifying their recommendation. Staff has researched best practices through the American Institute of Certified Public Accountants (AICPA) and the Government Finance Officers Association (GFOA) regarding the benefits of forming the audit committee. In summary, an audit committee is a practical and effective means in assisting the Board of Directors to meet its fiduciary oversight responsibilities. The audit committee is then charged to ensure that the three main areas of responsibility, 1) management adherence to a sound internal control system, 2) objective assessment of management's practices, and 3) ensure the independent auditors objectively assess the District's financial reporting practices, are met.

Following is a list of similar size special districts, and their position on audit committee formation:

Agency	Audit Committee (Yes/No)	Comments
Clean Water Services	Yes	Reviewed by Washington County's Audit Committee
Tualatin Valley Water District	No	Currently investigating formation of committee
Tualatin Valley Fire & Rescue	No	Staff reports directly to Board of Directors

Furthermore, Special Districts Association of Oregon supports the implementation of an audit committee, as a further layer of fiscal expertise.

Regular Meeting of the Board of Directors April 7, 2008

Page 1 of 2

**Proposal Request**

In order to create the Audit Committee, the Board must formally establish, through resolution, the formation of the three-member committee, to carry out the responsibilities detailed above. Once established, the duties and responsibilities will be formalized, and candidate recommendations brought to the Board for appointment. The intention is for the Audit Committee to be in place for the audit of the FY 07/08 Comprehensive Annual Financial Statements.

In order to provide staggered term expirations, staff is recommending that the initial term of the public member be for one year.

**Benefits of Proposal**

The benefits of forming an Audit Committee are numerous, as detailed in the attached memo from the District Auditor. With an Audit Committee in place, the Board has an added assurance that the fiduciary responsibilities of the District will have a valuable layer of oversight and control.

**Potential Downside of Proposal**

There are no foreseeable downsides to this proposal.

**Action Requested**

Board of Directors approval of the attached resolution authorizing the creation of an Audit Committee.

**RESOLUTION No. 2008-04**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
TUALATIN HILLS PARK AND RECREATION DISTRICT  
APPROVING CREATION OF AN AUDIT COMMITTEE**

**WHEREAS**, the Tualatin Hills Park and Recreation District Board of Directors (the "Board") desires to meet its fiduciary oversight responsibilities in the most practical and effective way possible; and

**WHEREAS**, an Audit Committee (the "Committee") could ensure 1) management adherence to a sound internal control system; (2) objective assessment of management's practices, and (3) objective assessment of the Tualatin Hills Park and Recreation District's (THPRD) financial reporting practices; and

**WHEREAS**, the creation of a three member Committee is necessary to carry out the responsibilities detailed above;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TUALATIN HILLS PARK AND RECREATION DISTRICT that:**

**Section 1.** An Audit Committee is hereby created to assist the Board in fulfilling its responsibility as the monitor of the District's financial reporting process.

**Section 2.** The Committee is comprised of three members drawn from the Board of Directors (1), the District Budget Committee (1), and the general public (1).

**Section 3.** Members of the Committee shall have appointed terms lasting two years with staggered terms.

**Section 4.** The general public member shall be appointed initially for one (1) year in order to provide for staggered term expirations.

**Section 5.** This resolution shall take effect immediately upon its adoption by the Board.

Approved by the Tualatin Hills Park and Recreation District Board of Directors on the  
7<sup>th</sup> day of April 2008.

---

**Joseph Blowers, President**

---

**Larry Pelatt, Secretary**

ATTEST:

---

**Doug Menke, General Manager**

January 2, 2008

To the Board of Directors  
Tualatin Hills Parks and Recreation District  
Beaverton, Oregon

We are recommending that our audit clients strongly consider forming and internal audit committee.

### **WHY HAVE A MUNICIPAL AUDIT COMMITTEE?**

The elected officials on a municipality's governing body are ultimately responsible for insuring the entity's managers meet objectives for:

- The design, implementation, and monitoring of the system of internal controls
- Accurate and timely financial reporting

The governing body is also responsible for determining to its satisfaction that the financial statements, which are management's assertions, are properly audited. After all, the Independent Auditor's Report is addressed exclusively to the governing body.

The governing body can effectively and efficiently discharge its fiduciary responsibilities for this oversight function with an audit committee. The creation of an effective audit committee function can help a government establish this responsibility because the committee can bring expertise and focus specifically on issues related to the discharge of their responsibilities, resulting in greater benefits.

Accordingly, the audit committee should be responsible for:

- Approval of the selection of the independent auditor.
- Approval of the arrangements and scope of the audit.

**Tualatin Hills Park and Recreation District  
Municipal Audit Committee Recommendation  
January 2, 2008**

- Consideration of the comments from the independent auditor with respect to weaknesses in internal accounting control and the consideration given or corrective action taken by management.
- Monitoring compliance with laws and regulations
- Determining management is exercising their responsibilities for fraud prevention and detection
- Approval of the Management's Discussion and Analysis, if time permits

It may also be appropriate for the audit committee to perform additional duties if assigned by the governing body. Such duties might include review of:

- Financial statements and other financial information distributed to the public,
- Significant changes from prior year balances
- Legal matters that may have a significant effect on the financial statements,
- Changes in accounting principles or methods or applying them,
- Estimates and changes in reserves,
- Review of non-audit services performed for the entity by the audit firm,
- Establishment and monitoring of policies to prohibit unethical, questionable, or illegal activities by employees, or review of executive perquisites.

Whether the audit committee should be assigned any of these additional duties will depend on the governing board. The board may prefer to assign

**Tualatin Hills Park and Recreation District  
Municipal Audit Committee Recommendation  
January 2, 2008**

the duties to other committees, such as a compensation committee or an ethics committee.

Finally, the governing body is responsible for budgetary and other legal compliance. This is particularly true in Oregon where elected officials can be held personally responsible for spending in excess of approved budgets.

**COMPOSITION OF AN INTERNAL AUDIT COMMITTEE**

There are a number of practices that are common to highly effective audit committees. At a minimum, the audit committee should:

- Be formally established
- Adopt a strong charter detailing its mission, responsibilities, and authority
- Have the freedom to act (i.e. interview at will)
- Meet regularly
- Document the meetings

Ideally, the committee should be comprised of at least three members of the governing board. At least one member should have a firm grounding in financial matters. This is, however, rarely possible in an environment where the governing body is not chosen for a particular skill set but rather by alignment with voters' values. A further problem with this in Oregon is that most governing bodies have five members and when three meet a quorum is established.

A good alternative is to get one or two members from the governing body and solicit the services of citizen volunteers for the remaining seat(s). This is very similar to the citizen involvement on budget committees. The particular skill set desirable is generally available in the financial sector of the community.

**Tualatin Hills Park and Recreation District  
Municipal Audit Committee Recommendation  
January 2, 2008**

**DOES THE GOVERNMENT'S SIZE MATTER?**

Audit committees are important for governments of all sizes. Large and medium size governments can use audit committees to provide oversight of internal and external auditors, evaluating and selecting alternative accounting treatments, and monitoring management's accomplishment of its responsibilities to maintain internal controls and objective financial reporting.

Audit committees are particularly important for smaller governments. Small entities have a practical limitation in establishing a system of internal controls since a bedrock for a sound system of internal controls lies in division of duties. Smaller governments simply don't have enough personnel to achieve even a minimum level of division of duties. The audit committee can fill this breach by providing some supervision. Examples of the oversight could include review of financial results compared to budget, journal entry review and approval, review of bank account reconciliations, and watching over cash disbursements.

Larger governments should have an internal audit function. Internal auditors, in contrast to external auditors who report only to the governing body, can report to either:

- Management or,
- The governing body

It is preferable that the internal audit group report directly to governing body in order to maintain their independence and have a clear channel of communication to the governing body. An audit committee would be the logical point of contact for the internal auditors. The audit committee would then be responsible for approving risk assessments and annual audit plans.

We hope that you will seriously consider forming an audit committee at the District. We have sample documents and templates which you may find



**Tualatin Hills Park and Recreation District  
Municipal Audit Committee Recommendation  
January 2, 2008**

useful. If you should have any questions on this or related matters please call me direct.

Sincerely,

*John Merina*

John Merina, CPA  
Managing Partner  
Merina & Company, LLP  
Certified Public Accountants and Consultants

# TUALATIN HILLS PARK & RECREATION DISTRICT



*Serving Beaverton and the west side since 1955.*

[6F]

## MEMO

**DATE:** March 26, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Steve Gulgren, Superintendent of Planning and Development

**RE:** Westside Trail Bid & Construction Funding for ODOT Bid Let

### Summary

Staff is requesting Board of Directors approval for the use of additional SDC Undesignated Project funding appropriations to fully fund the bid and construction of the Westside Trail project.

### Background

This project was in the Statewide Transportation Improvement Program (STIP) that was approved by the Oregon Transportation Commission. It was then converted from a STIP grant to a Congestion Mitigation and Air Quality Improvement Program (CMAQ) grant by the Oregon Department of Transportation (ODOT). The Park District was awarded federal funding to construct 1.64 miles of a multi-use trail from the Tualatin Hills Nature Park south to Schuepbach Park. The federal grant award for the project was \$430,500, which is designated for project construction. The Board of Directors approved System Development Charge (SDC) fund appropriations on February 2, 2004 for the project in the amount of \$500,000 to fund design, right-of-way acquisition as well as the local grant match.

In addition to the approved SDC fund allocation, the Park District was awarded a \$600,000 Metropolitan Transportation Improvement Program (MTIP) grant for the acquisition of the Mt. Williams project. It was discovered after the grant award that the Mt. Williams project would not be eligible for the grant because the acquisition activities that occurred previously on the project would not meet the federal guidelines. Therefore, the \$600,000 Mt. Williams MTIP grant was transferred to the Westside Trail (Beaverton Powerline Trail) project resulting in a total grant funding for the project of \$1,030,500.

At the Board of Directors January 3, 2005 Regular Board Meeting, the draft scope of work proposed by David Evans & Associates (DEA) was approved with additional contingency items required by ODOT. Based on additional ODOT requirements, a final scope of work was approved by the Board on May 2, 2005 for the amount of \$278,000. On May 8, 2006, the Board approved amendment #2 for \$125,242, which covered additional items required by ODOT, Clean Water Services, Oregon Department of State Lands, US Army Corps of Engineers, and the City of Beaverton. Per the grant program, all A&E contracts and services were administered by ODOT and deducted from the grant funds.

When the Board of Directors updated the SDC five-year Capital Improvement Plan in November of 2005, the original \$500,000 SDC commitment for this project was increased by \$302,500 to  
Regular Meeting of the Board of Directors April 7, 2008

Page 1 of 4

cover current project cost estimates. At the January 8, 2007 Regular Board Meeting, the Board approved an additional \$156,096 to cover A&E services through the construction period. At that time, the estimated project cost was between \$1,674,338 and \$1,864,338.

At the November 5, 2007 Regular Board Meeting, the Board approved the final design, authorized staff to bid the project and approved an additional \$317,622 in funding. The additional funding was required to meet permit conditions set by Washington County, ODOT and Bonneville Power Administration (BPA). At that time, the estimated project cost was \$2,230,622.

Since the last update to the Board of Directors, the project has been reviewed and approved by several permitting jurisdictions. Through these reviews, additional requirements have been conditioned by the jurisdictions and agencies, which have contributed to an increase in the project budget. These additional requirements need to be met in order to obtain final permits and approval to bid. One of the requirements has been conditioned by the Division of State Lands (DSL) and the Army Corp of Engineers (Corps). These two agencies have conditioned more stringent requirements for the mitigation site at 155<sup>th</sup> Avenue Park. Also, as previously stated in the November 5, 2007 Board memo, the Park District will be required to pay ODOT 110% of the estimated construction cost prior to bidding and they will administer the construction contract per the grant process. The above conditions have increased the project budget by \$121,702. The chart below shows the current funding position for the project.

<b>Project Funding</b>	<b>Total Project Funding/Cost as of Jan 07 Update</b>	<b>Total Funding/Cost as of Nov 07 Update</b>	<b>Remaining Funding/Cost as of April 08 Update</b>
Separate SDC Right-of-Way Funding	\$80,000	\$80,000	\$0
Grant Awards - Combined	\$1,030,500	\$1,030,500	\$501,162
Park District Grant Match (2/04 SDC Funding)	\$184,500	\$184,500	\$139,500
Approved SDC Funding (2/04 SDC Funding Balance)	\$315,500	\$315,500	\$275,500
Additional SDC Funding Approved (November 2005)	\$302,500	\$302,500	\$302,500
Additional SDC Funding Approved (November 2007)		\$317,622	\$317,622
<b>Total Funding Available</b>	<b>\$1,913,000</b>	<b>\$2,230,622</b>	<b>\$1,536,284</b>

<b>Estimated Project Cost</b>			
Design / Construction Administration	\$559,338	\$559,338	\$559,338
ODOT Management Fee	\$15,000	\$15,000	\$25,000

ODOT Construction Admin Fee	\$25,000	\$25,000	\$25,000
Right-of-Way	\$120,000	\$120,000	\$120,000
Permit Fees	\$15,000	\$20,000	\$25,000
Construction	\$1,130,000	\$1,146,622	\$1,240,584
Additional A&E Services for permitting		\$30,000	\$30,000
10% Construction Contingency Dep		\$114,662	\$124,058
Add'l 3.5% Cost Esc Contingency		\$40,000	\$43,344
Utility Coordination		\$40,000	\$40,000
Farmington Road Fence		\$90,000	\$90,000
THPRD Staff Costs		\$30,000	\$30,000
<b>Estimated Project Cost</b>	<b>\$1,864,338</b>	<b>\$2,230,622</b>	<b>\$2,352,324</b>
Additional Project Funding Needed			\$121,702

DEA has submitted the final design to ODOT as well as one private utility company for final approval. The right-of-way portion of this project has been approved by ODOT and Washington County. On March 26, 2008, ODOT began the public bidding process. ODOT will open bids for this project on April 17, 2008. Staff anticipates the construction to be completed by the end of October 2008.

### **Proposal Request**

Park District staff is requesting Board of Directors approval of an additional \$121,702 in SDC funding that is required to begin the construction bidding process and, ultimately, the construction phase. Note that the two contingency line items equal \$167,402 of the total project funding that is required for construction per the grant program. These funds will be reimbursed if they are not used by the end of the project's construction period.

### **Benefits of Proposal**

The approval of the additional funding will maintain the Park District's eligibility for the federal grant funding and will allow ODOT to proceed with the projects bid let. With the completed construction of this section, a major gap in the Westside Trail (Beaverton Powerline Trail) from the Park District's Nature Park to Schuepbach Park will be completed or closed.

### **Potential Downside of Proposal**

Since the grant funding for this project will not cover the total project cost, the proposed cost increases will utilize additional SDC Undesignated Project funding appropriations.

**Action Requested**

Board of Directors approval of an additional \$121,702 in SDC funds to cover the remaining current estimated project costs which will allow ODOT to proceed with the bid let of this project for construction.



Tualatin Hills Nature Park

Beaverton Creek Wetlands Park

Barsotti Park

Twin Cedars Park


Lilly K. Johnson Park

Schuepbach Park

**KEY**

- Proposed Trail
- On Street Section
- Light Rail Line

Westside Trail  
THPRD Nature Park to  
Schuepbach Park





*Serving Beaverton and the west side since 1955.*

[6G]

## MEMO

**DATE:** March 21, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Jim McElhinny, Director of Park & Recreational Services

**RE:** Spyglass Pond Enhancement Project Easement

### Summary

Clean Water Services has approached Park District staff to request a permanent easement of approximately two acres as well as a temporary construction easement in order to enhance a pond that receives raw stormwater from the street. Staff has worked through the details with Clean Water Services and neighbors. Staff will be recommending Board of Directors approval of the proposed easement.

### Background

Stormwater from the neighborhood surrounding Spyglass Park currently drains off of several acres of streets and dumps into the park's man-made pond, then into Bronson Creek. The water is not cleaned or filtered prior to entering our property, which creates a variety of water quality problems. The berm surrounding the pond is in poor condition and is covered with a variety of plants, many of them non-native. Clean Water Services and THPRD staff held several public meetings to discuss and refine the proposal with affected patrons.

### Proposal Request

To protect the pond and the creek, Clean Water Services proposes to lower the water level in the pond, regrade some of the edges, and revegetate the pond and surrounding banks with native aquatic and terrestrial plants. The plants will serve as natural filters to clean the water. To do so, Clean Water Services is requesting a permanent easement of approximately two acres. Clean Water Services will install the project, conduct outreach to neighbors, and will maintain the pond in perpetuity. This project will begin in July and be planted in the fall of 2008.

As this project is a benefit to the Park District, it is recommended that the easement fee for this proposal be waived.

### Benefits of Proposal

The enhancement to the pond will improve water quality, shore up degraded berm, and provide improved wildlife habitat at no cost to the Park District. The removal of invasive plants and replacement with native plants would also be a benefit.

### Potential Downside of Proposal

A water quality easement limits certain types of activities in the area, but we would be unlikely to do anything in the area anyway.

**Maintenance Impact**

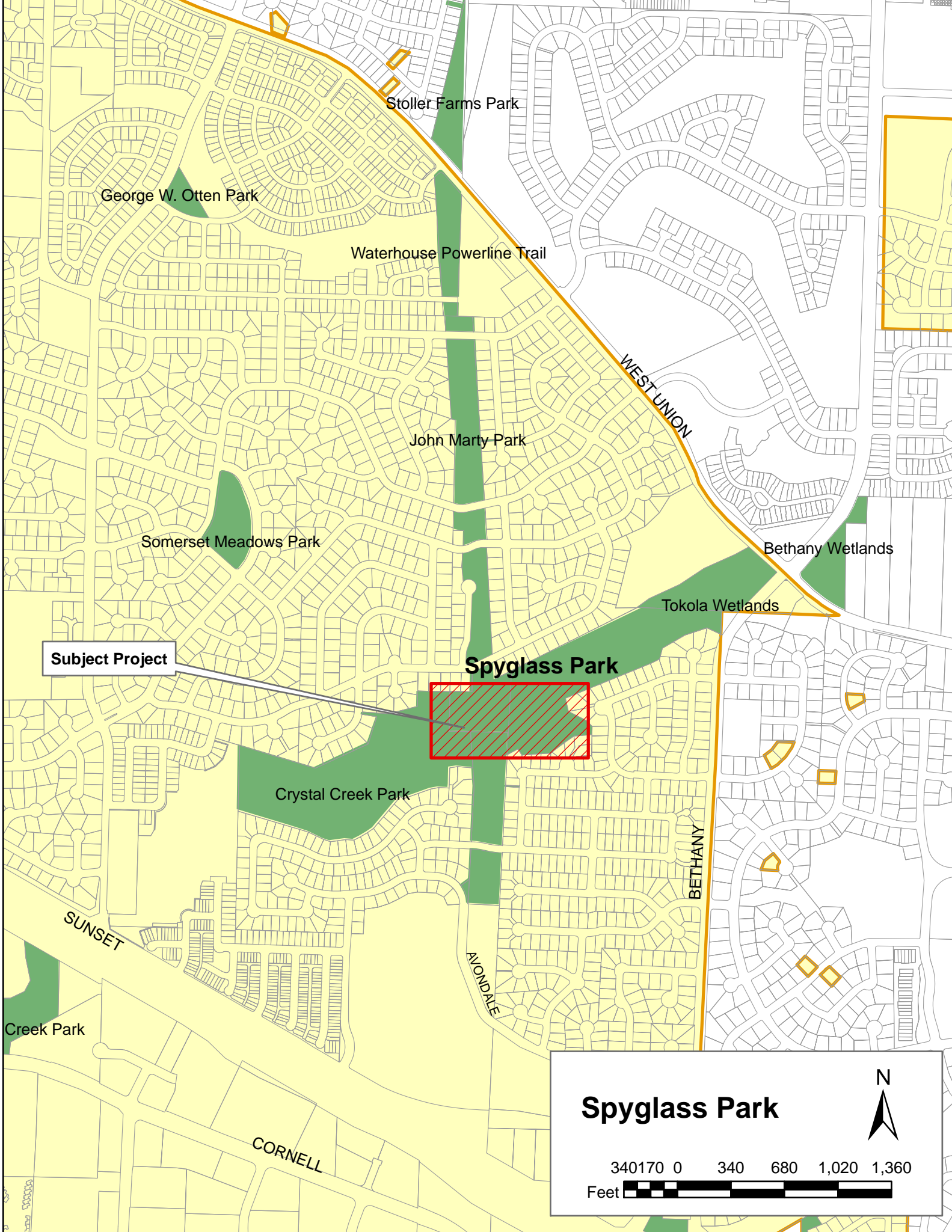
None. Clean Water Services will install and maintain all aspects of this project.

**Action Requested**

Board of Directors approval of the following items:

- 1) Approval of the Clean Water Services permanent and temporary construction easement in accordance with the Park District's easement policy and waiver of the easement fee due to the benefit the Park District will receive from the project; and
- 2) Authorization for the General Manager or his designee to execute the documentation for this project.





Subject Project

Stoller Farms Park

George W. Otten Park

Waterhouse Powerline Trail

John Marty Park

Somerset Meadows Park

Bethany Wetlands

Tokola Wetlands

Spyglass Park

Crystal Creek Park

BETHANY

SUNSET

AVONDALE

Creek Park

CORNELL

**Spyglass Park**

N

340 170 0 340 680 1,020 1,360

Feet

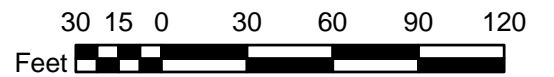
A scale bar showing distances in feet: 340, 170, 0, 340, 680, 1,020, and 1,360. A north arrow points upwards.

**Spyglass Park**

**Subject Project**



**Spyglass Park**





**CleanWater Services**  
Our commitment is clear.

February 20, 2008

Bruce Barbarasch  
**Tualatin Hills Parks and Recreation District**  
5500 SW Arctic Drive, Suite 2  
Beaverton, OR 97005

**Subject: Easement for Spyglass Outfall Retrofit Project No. 6309**

Dear Mr. Barbarasch:

Clean Water Services (District) is interested in providing retrofit water quality treatment to stormwater that currently discharges to a pond (Spyglass Pond), and subsequently to Bronson Creek. Stormwater is currently discharged without treatment to the pond, which is subject to water quality problems associated with unvegetated impoundments including increased summer temperatures, reduced dissolved oxygen, and nuisance algae blooms. The existing pond is impounded by a man-made berm and concrete stop-log outlet structure.

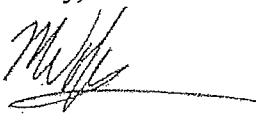
The berm has been destabilized over time by burrowing rodents, and would require long-term maintenance to keep the pond in its existing state. To provide water quality treatment and reduce the threat of rodent burrowing on berm stability, District proposes to reconfigure the existing pond into a shallow wetland system with significant vegetative cover. The proposal includes lowering the design water surface elevation, regrading, providing a degree of compaction to the existing berm, and revegetating the site with native plants. In addition, a stabilized emergency overflow spillway will be constructed in the berm to allow overflow in the case that the outflow structure is obstructed.

Construction is anticipated to occur between July and October, 2008. Impacts of construction will include temporary land disturbance and dewatering of the existing pond. Invasive vegetation will be removed from the project site, and native vegetation will be established. District intends to construct the proposed project with no removal of existing significant native trees (6" or greater).

The District is requesting temporary construction and permanent maintenance easements for the pond, berm, outlet structure, and pond banks. Maintenance activities will include inspecting and addressing needs in the pond and on adjacent banks/berm two to three times per year for stability, cleaning, and plant survivability. Both of the proposed easements (temporary and permanent) cover the same 2.07 acre area (see attached figure).

District staff have been working closely with Park District staff to ensure that THPRD goals and objectives for the park are being met. We welcome input and assistance. If you have any questions, please do not hesitate to contact me at 503.681-4429.

Sincerely,



Marjorie Wolfe, PE  
Senior Engineer

Enclosure: Figure 1 (Location Map), Figure 2 (Project Area Map), Exhibit A

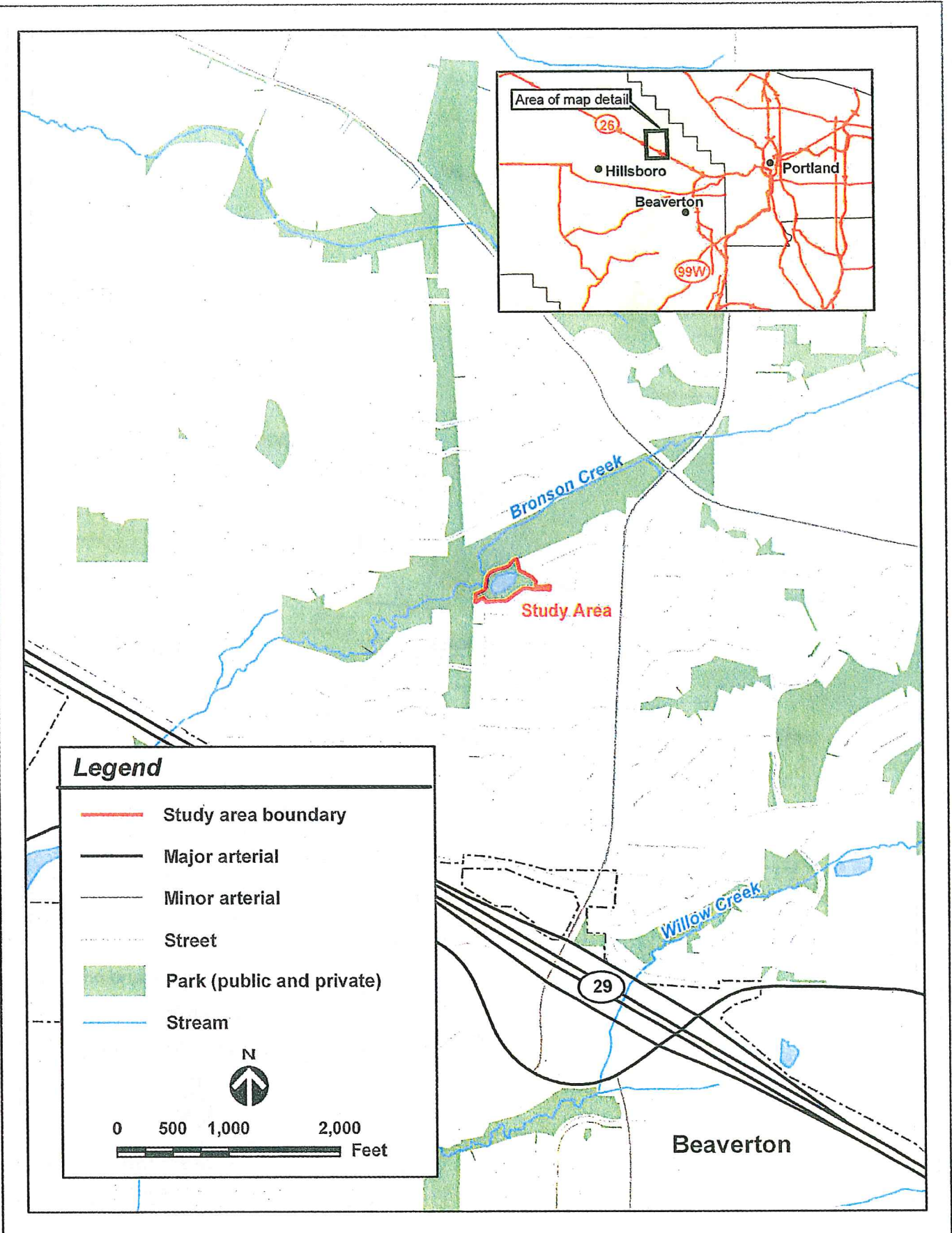


Figure 1. Project location map for the Spyglass Outfall project in Washington County, Oregon.

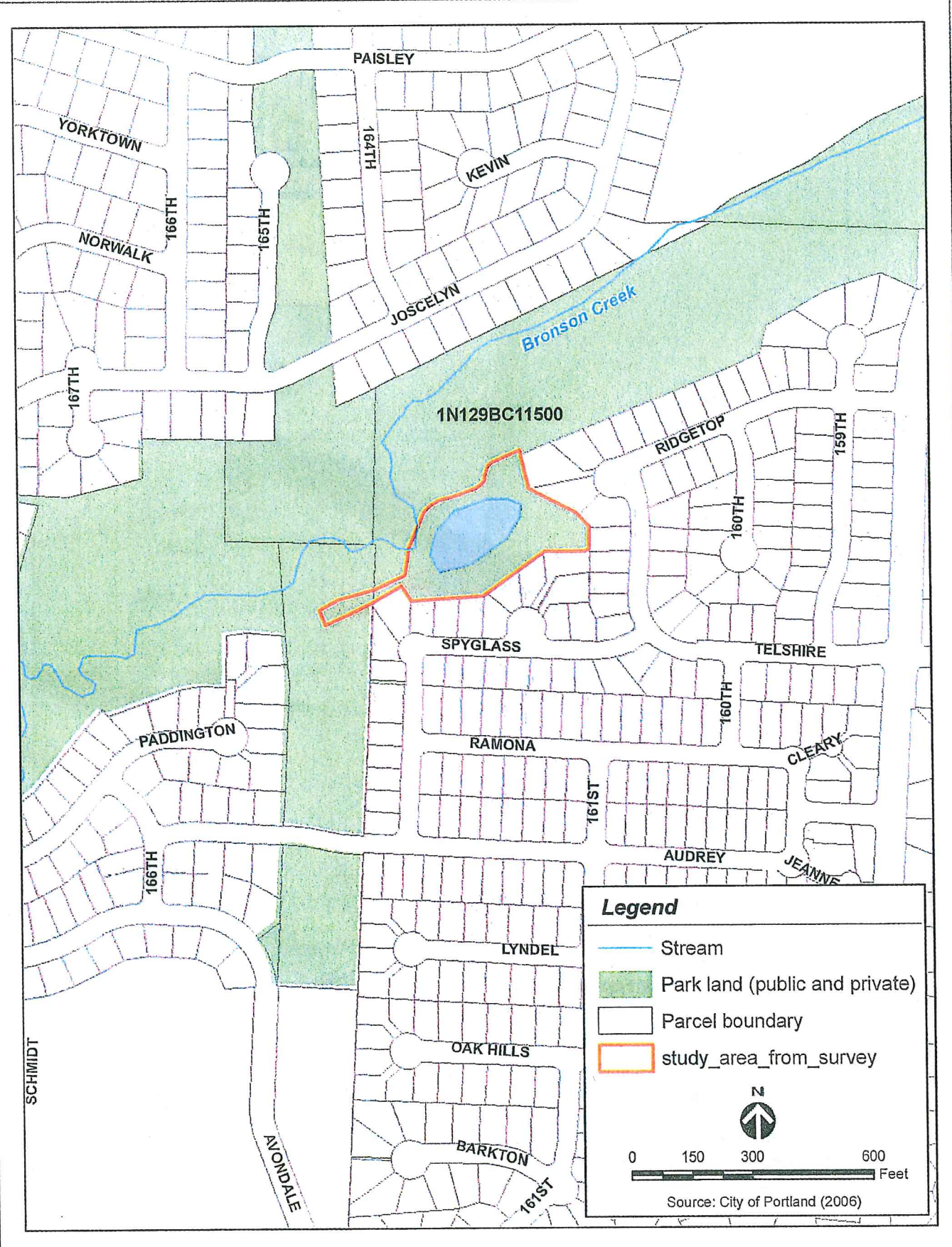
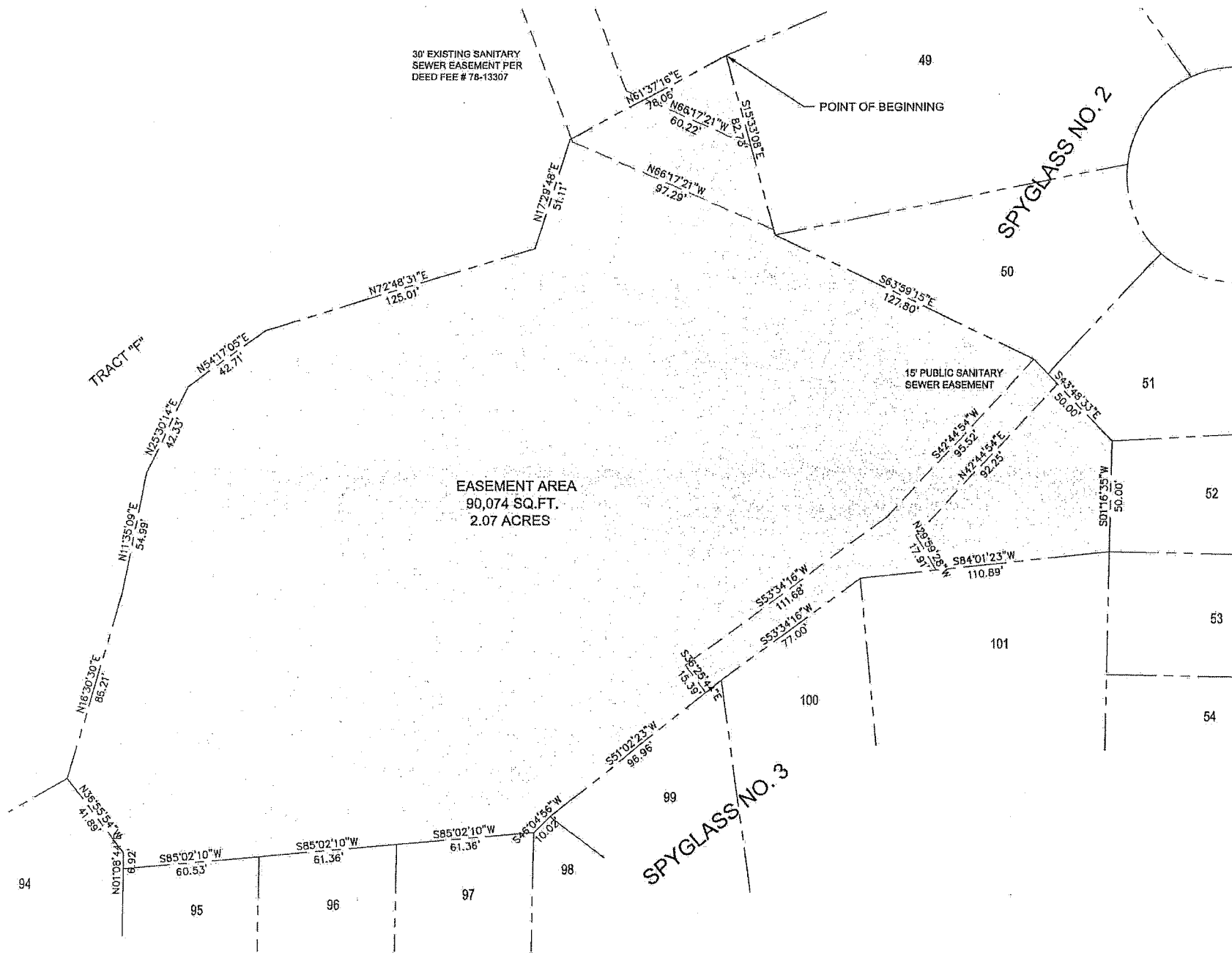


Figure 2. Project area map for the Spyglass Outfall project in Washington County, Oregon.



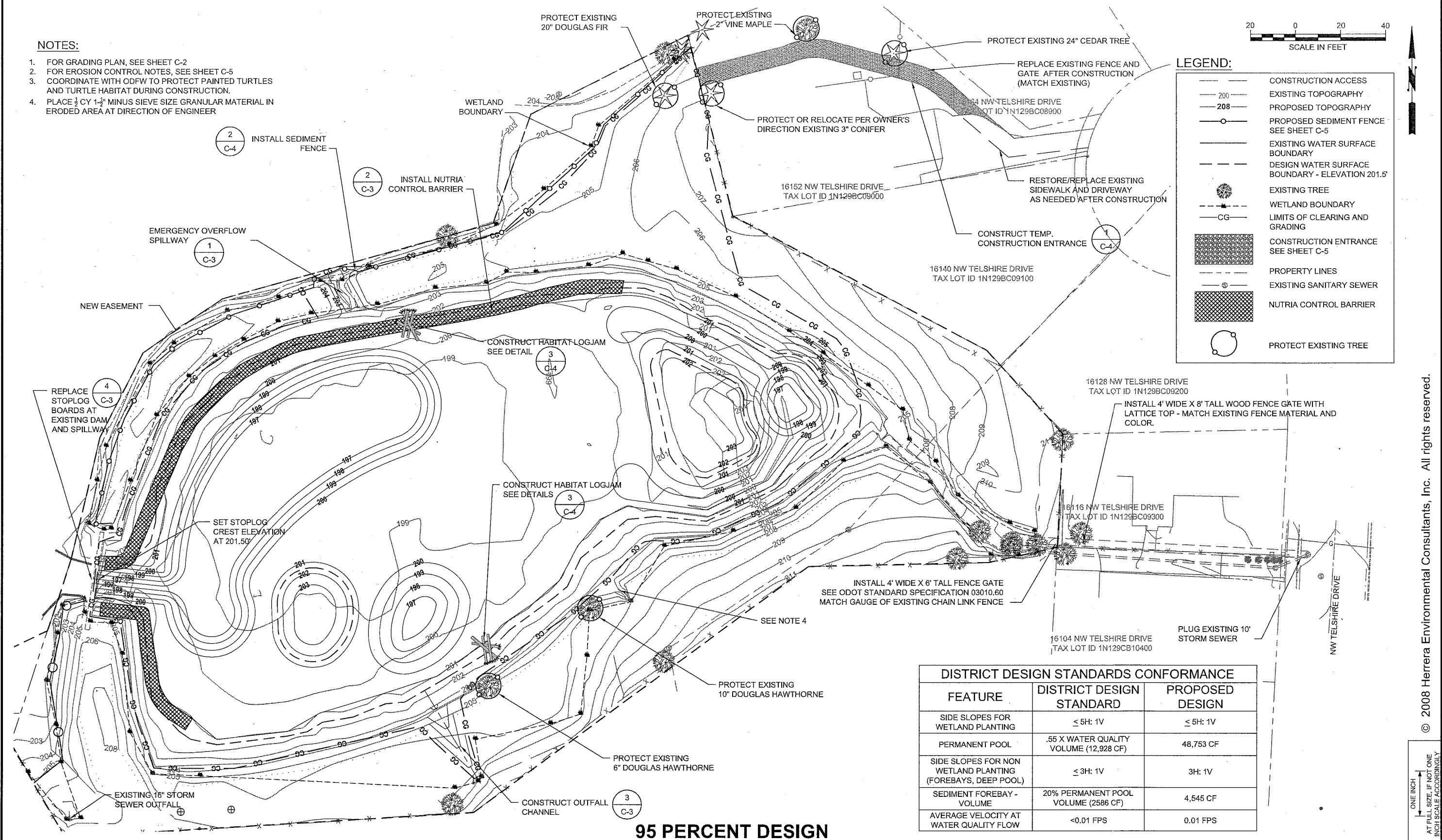
**NOTES:**

- FOR GRADING PLAN, SEE SHEET C-2
- FOR EROSION CONTROL NOTES, SEE SHEET C-5
- COORDINATE WITH ODFW TO PROTECT PAINTED TURTLES AND TURTLE HABITAT DURING CONSTRUCTION.
- PLACE 1/2 CY 1-1/2" MINUS SIEVE SIZE GRANULAR MATERIAL IN ERODED AREA AT DIRECTION OF ENGINEER



**LEGEND:**

	CONSTRUCTION ACCESS
	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY
	PROPOSED SEDIMENT FENCE - SEE SHEET C-5
	EXISTING WATER SURFACE BOUNDARY
	DESIGN WATER SURFACE BOUNDARY - ELEVATION 201.5'
	EXISTING TREE
	WETLAND BOUNDARY
	LIMITS OF CLEARING AND GRADING
	CONSTRUCTION ENTRANCE - SEE SHEET C-5
	PROPERTY LINES
	EXISTING SANITARY SEWER
	NUTRIA CONTROL BARRIER
	PROTECT EXISTING TREE



**95 PERCENT DESIGN**

DISTRICT DESIGN STANDARDS CONFORMANCE		
FEATURE	DISTRICT DESIGN STANDARD	PROPOSED DESIGN
SIDE SLOPES FOR WETLAND PLANTING	≤ 5H: 1V	≤ 5H: 1V
PERMANENT POOL	.55 X WATER QUALITY VOLUME (12,928 CF)	48,753 CF
SIDE SLOPES FOR NON WETLAND PLANTING (FOREBAYS, DEEP POOL)	≤ 3H: 1V	3H: 1V
SEDIMENT FOREBAY - VOLUME	20% PERMANENT POOL VOLUME (2586 CF)	4,545 CF
AVERAGE VELOCITY AT WATER QUALITY FLOW	<0.01 FPS	0.01 FPS

Path: P:\Proj\05-03\_Spyglass Outfall\CADD\dwg\C1.dwg  
 Plot Date: 3/21/2008  
 Plot Style Table: herra.ctb  
 User: Matt Brennan  
 Plotter: Adobe PDF

No.	REVISION	BY	APP'D	DATE

24 NW SECOND AVE  
SUITE 204  
PORTLAND, OREGON 97209  
503-228-4301  
503-228-3373 FAX  
<http://www.herrerainc.com>

Clean Water Services  
Our commitment is clear.

DESIGNED: MB	DRAWN: ML
DESIGNED: -	DRAWN: -
DESIGNED: -	CHECKED: MB
SCALE: AS NOTED	APPROVED: ME

**SPYGLASS OUTFALL**  
**WATER QUALITY TREATMENT RETROFIT**  
 PROJECT # 6309  
 SITE AND EROSION AND SEDIMENT CONTROL PLAN

DATE: MARCH 2008
PROJECT NO: 05-03116-002
DRAWING NO: C-1
SHEET NO: 2 OF 8

© 2008 Herrera Environmental Consultants, Inc. All rights reserved.

ONE INCH  
 AT FULL SIZE IF NOT ONE  
 INCH SCALE ACCORDINGLY

## Exhibit "A"

NAME OF OWNER: Tualatin Hills Park and Recreation District  
Tax Lot: 1N-1W-29B-11500

### PERMANENT EASEMENT

A parcel of land situated in Tract "F", SPYGLASS NO. 3, a plat of record in Washington County, Oregon, and located in the West 1/2 of Section 29, Township 1 North, Range 1 West, W.M., Washington County, Oregon; and being a portion of that property described in that Bargain and Sale Deed to Tualatin Hills Park and Recreation District recorded February 6, 1991 as Microfilm Document No. 91-006079 of Washington County Book of Records; said parcel being that portion of said property described as follows:

Commencing at the northwest corner of Lot 49, SPYGLASS NO. 2, a plat of record in said Washington County; thence South 15°33'08" East along the westerly line of said Lot 49, 82.73 feet to the northwest corner of Lot 50 of said SPYGLASS NO. 2; thence South 63°59'15" East along the westerly line of said Lot 50, 127.80 feet to an angle point; thence South 43°48'33" East along said westerly line of Lot 50 and the westerly line of Lot 51 of said SPYGLASS NO. 2, 50.00 feet to the northwest corner of Lot 52 of said SPYGLASS NO. 2; thence South 01°16'35" West along the westerly line of said Lot 52, 50.00 feet to the southwest of said Lot 52, which point is also the northeast corner of Lot 101 of previously mentioned SPYGLASS NO. 3; thence South 84°01'23" West along the northerly line of said Lot 101, 110.89 feet to the northeast corner of Lot 100 of said SPYGLASS NO. 3; thence South 53°34'16" West along the northerly line of said Lot 100, 77.00 feet to the northeast corner of Lot 99 of said SPYGLASS NO. 3; thence South 51°02'23" West along the northerly line of said Lot 99, 96.96 feet to the most northerly corner of Lot 98 of said SPYGLASS NO. 3; thence South 46°04'56" West along the northwesterly line of said Lot 98, 10.02 feet to the northeast corner of Lot 97 of said SPYGLASS NO. 3; thence South 85°02'10" West along the northerly lines of Lots 97, 96, and 95 of said SPYGLASS NO. 3, 183.26 feet to the northwest corner of said Lot 95; thence North 01°08'44" East along the easterly line of Lot 94 of said SPYGLASS NO. 3, 6.92 feet to an angle point; thence North 36°55'54" West along the northeasterly line of said Lot 94, 41.89 feet to the most northerly corner of said Lot 94; thence North 16°30'30" East, 86.21 feet; thence North 11°35'09" East, 54.99 feet; thence North 25°30'14" East, 42.33 feet; thence North 54°17'05" East, 42.71 feet; thence North 72°48'31" East, 125.01 feet; thence North 17°29'48" East, 51.11 feet; thence North 61°37'16" East, 78.06 feet to the point of beginning.

This parcel of land contains 90,074 square feet, more or less (2.07 acres).

#### Note:

Bearings are based on the Lot lines of SPYGLASS NO. 3 subdivision.



RETURN TO: Clean Water Services  
Mail Stop 10  
2550 SW Hillsboro Highway  
Hillsboro, OR 97123

Project: 6309 Spyglass Outfall  
Tax Lot No.: 1N-1W-29B-11500  
Square Feet: 90,074

**EASEMENT FOR WATER QUALITY PRESERVATION AND  
STORM AND SURFACE WATER DRAINAGE**

GRANTOR'S NAME: Tualatin Hills Park and Recreation District

PROPERTY ADDRESS: 15707 SW Walker Road, Beaverton, OR 97005

GRANTOR(s), owner of the property referred to above, has the authority and does hereby grant, convey and warrant unto Clean Water Services, GRANTEE, a non-exclusive perpetual easement in gross to use the real property described in Exhibit A attached hereto and by this reference incorporated herein (Easement Area) for water quality preservation and storm and surface water drainage. This easement includes the right to construct and perpetually maintain storm and surface water drainage and water quality facilities (including vegetation) through, under, and along the property described on Exhibit A attached hereto and by this reference incorporated herein. This easement includes the right to access the above described easement over and across the land of the GRANTOR(s) for the purpose of maintenance of the easement and facilities therein. This easement shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, successors, and assigns. No structure shall be erected upon the easement without the written consent of GRANTEE. GRANTEE shall not have any responsibility for pre-existing environmental contamination or for environmental contamination caused by GRANTOR or any third party of the Easement Area.

Any temporary easement granted hereby is automatically extinguished upon acceptance of the completed public facilities in the adjacent permanent easement.

The consideration for this grant is nonmonetary.

Additional terms and conditions set forth below are hereby agreed to and binding upon the parties to this easement:

1. No structure shall be erected on this easement without the written consent of the GRANTEE.
2. A purpose of this easement shall be to preserve water quality by maintaining native vegetation and habitat conditions within the easement. GRANTOR(S) agree(s) that any vegetation planted by GRANTEE within the easement area shall not be removed, destroyed, mowed, altered or sprayed with biocides. GRANTOR(s) may make additional plantings of Oregon native species within the easement and may prune planted vegetation with approval of GRANTEE.
3. GRANTOR(s) agree(s) that there shall be no filling, excavating or dredging; no removal of topsoil, sand, gravel, rock, minerals or other materials, nor any dumping of ashes, trash, garbage, or of any other material, and no changing of the grade or topography of the easement area in any manner unless authorized by GRANTEE.
4. GRANTOR(s) agree(s) that there shall be no damming, dredging or other activities that may be detrimental to water quality within the easement. The scope of this easement includes GRANTEE'S right to remove any barrier to natural creek flow within the easement that may cause flooding of structures subject to the terms of necessary federal, state and local permits; GRANTOR(s) agree(s) that any activities within the easement which are, in the opinion of the GRANTEE, inconsistent with preserving the natural condition of the easement area are prohibited and may be subject to enforcement action.

- 5. GRANTEE shall take action to enforce the terms of this easement. Such enforcement shall include abatement of any prohibited condition or activity within the easement by all means provided under Clean Water Services' Ordinances and Resolution and Orders, and federal and state laws.
- 6. GRANTEE and its Contractors shall confine construction operations to within the easement limits or make special arrangements with the property owners if additional area or access is required.
- 7. During the time that work is in progress, GRANTEE and GRANTEE'S contractor shall make every effort to maintain the site in a neat and orderly condition. All refuse, excess fill material, etc., shall be removed as soon as practicable. Should the site not be maintained in satisfactory condition, GRANTEE may cause the work to stop until the cleanup portion of the work has been done to the satisfaction of the GRANTOR and GRANTEE.
- 8. Any temporary construction easement granted hereby is automatically extinguished upon acceptance by the GRANTEE of the completed public facilities in the adjoining permanent easement.

GRANTEE

GRANTOR

CLEAN WATER SERVICES

TUALATIN HILLS PARK AND RECREATION DISTRICT

By: \_\_\_\_\_  
General Manager or Designee

By: \_\_\_\_\_

APPROVED AS TO FORM

Name: \_\_\_\_\_

\_\_\_\_\_  
District Counsel

Title: \_\_\_\_\_

NOTARIZE DOCUMENT BELOW:

STATE OF \_\_\_\_\_ )  
  )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2008 by  
\_\_\_\_\_ as \_\_\_\_\_ of Tualatin Hills Park and Recreation District.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

# TUALATIN HILLS PARK & RECREATION DISTRICT



*Serving Beaverton and the west side since 1955.*

[6H]

## MEMO

**DATE:** March 21, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Jim McElhinny, Director of Park & Recreational Services

**RE:** Elizabeth Meadows Park Sanitary Sewer Upgrade Project Easement

### Summary

Clean Water Services has approached Park District staff to request a permanent sewer easement of approximately 4,600 square feet as well as a temporary construction easement in order to upgrade an existing sanitary sewer line that runs through Elizabeth Meadows Park. Staff will be recommending Board of Directors approval of the proposed easement.

### Background

An existing sewer line runs through both of the tax lots that make up Elizabeth Meadows Park. Last year, Clean Water Services, who manages the sewer lines, approached Park District staff to inform us that the line was under capacity and would be scheduled for expansion as part of their capital investment program in the near future. Clean Water Services already has an easement over the southern section of the park.

### Proposal Request

Clean Water Services is requesting a permanent sewer easement over the property, which will allow them to access and maintain the sewer line in the future. As a result of the project, Clean Water Services will disturb the soil in the park. They have agreed to remove invasive weeds and replant the entire area with native plants, which is a benefit to patrons and the Park District.

It is recommended that Clean Water Services be charged the minimum compensation amount of \$750 per our Policy: Easements/Right-of-Way/Permits on District Owned Property 0.00.18.

### Benefits of Proposal

Granting this easement will allow Clean Water Services to adequately serve their patrons and will ultimately improve wildlife habitat due to revegetation in the park.

### Potential Downside of Proposal

There appears to be no downside to this proposal.

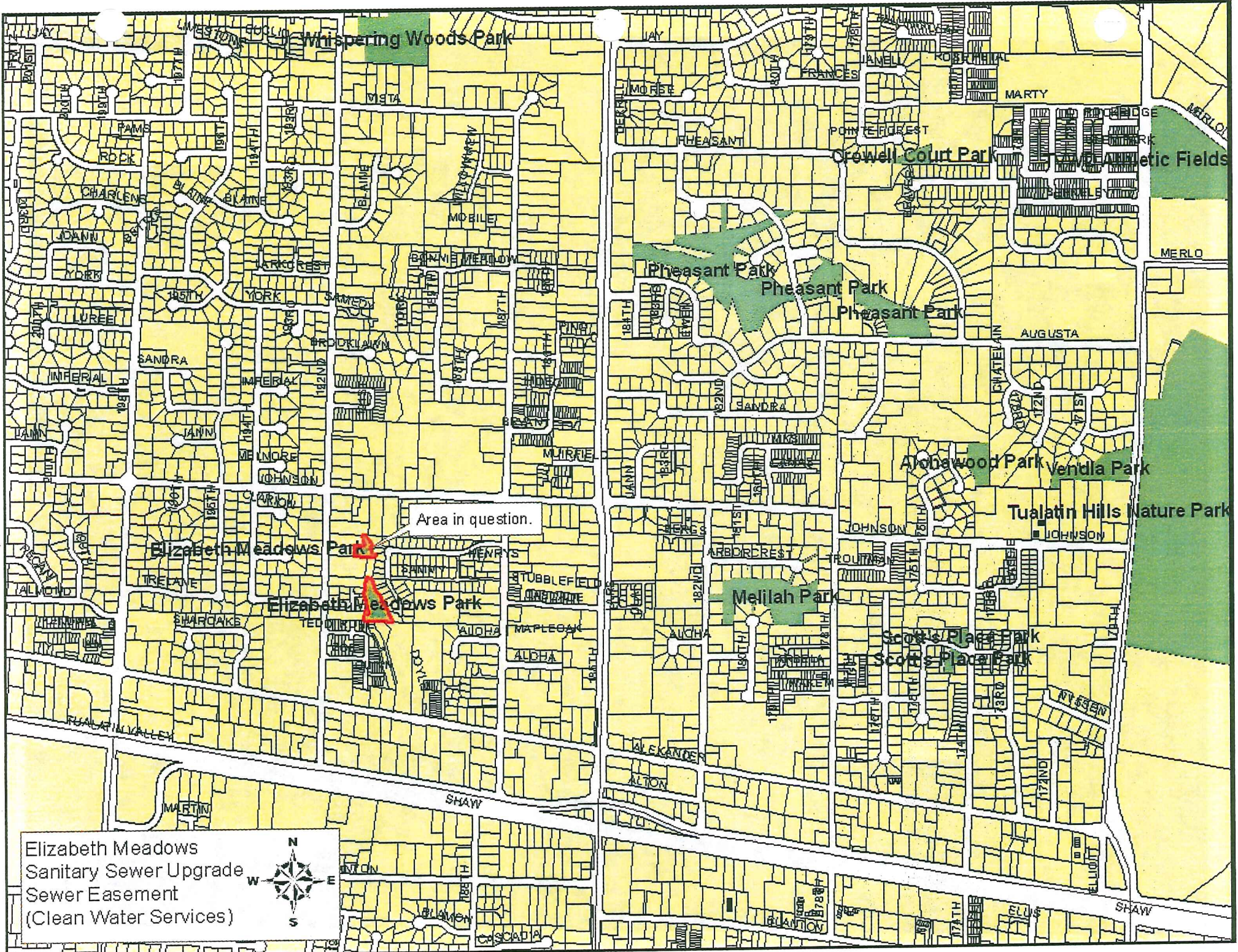
### Maintenance Impact

None. Clean Water Services will install and maintain all aspects of this project.

**Action Requested**

Board of Directors approval of the following items:

- 1) Approval of the Clean Water Services permanent and temporary construction easement in accordance with the Park District's easement policy. The approved proposal will include stream protection measures, planting, and a \$750 easement fee from Clean Water Services.
- 2) Authorization for the General Manager or his designee to execute the documentation for this project.



Whispering Woods Park

Crowell Court Park

Pheasant Path  
Pheasant Park  
Pheasant Park

Abraham Park  
Vendla Park

Tualatin Hills Nature Park

Elizabeth Meadows Park

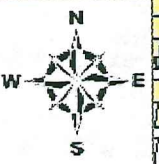
Elizabeth Meadows Park

Melilah Park

St. John's Place Park

Area in question.

Elizabeth Meadows  
Sanitary Sewer Upgrade  
Sewer Easement  
(Clean Water Services)





Area in question.

Elizabeth Meadows Park

Elizabeth Meadows Park

Elizabeth Meadows Park  
Sanitary Sewer Upgrade  
Sewer Easement  
(Clean Water Services)



# CleanWater Services

Our commitment is clear.

March 18, 2008

Bruce Barbarash, Natural Resources Supervisor  
Tualatin Hills Park & Recreation District (THPRD)  
5500 SW Arctic Drive, Suite #2  
Beaverton, OR 97005

**RE: 185<sup>th</sup> Trunk Sewer; Project # 6206**

Dear Bruce:

Clean Water Services (District) is in the process of upgrading an existing sanitary sewer line that is currently under capacity (185<sup>th</sup> Trunk Sewer), and was identified as high priority in the Sanitary Sewer Model Upgrade in 2001. This project will upgrade approximately 6200 LF of existing 10 & 12 inch sanitary sewer line from SW Blanton to SW Johnson Street, east of 192<sup>nd</sup> Ave., and will be combined with the Blanton Lateral Sanitary Sewer project #6257. These projects are necessary to comply with Sanitary Sewer Overflow regulations and will be constructed through a combination of open cut and pipe bursting.

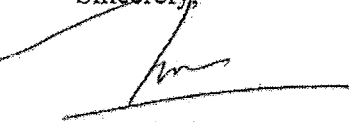
A portion of this project traverses through THPRD's property more particularly described as 1S212A0800 and the District is asking for a permanent sanitary sewer easement as well as temporary construction easement.

The existing condition of the site mainly consists of blackberry and reed canary grass. As part of the restoration, site topography will be returned to original contours and all non-native invasive vegetation will be removed and replaced with native plants.

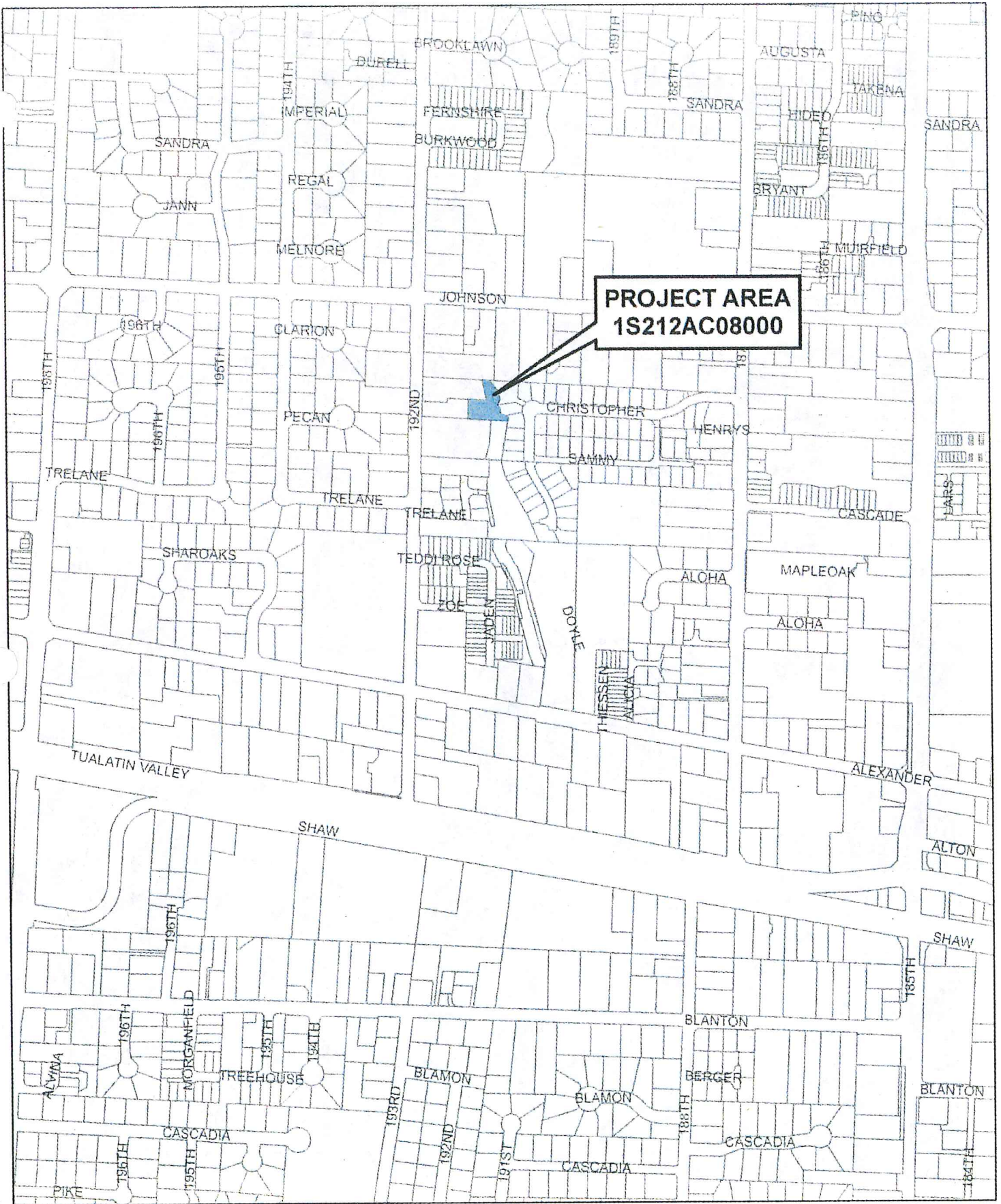
CWS is committed to working closely with Park District staff to ensure that all THPRD specifications are met and appreciate any input and assistance you may have.

If you have any questions, please do not hesitate to call me 503-681-3636 or you can email me at [trand@cleanwaterservices.org](mailto:trand@cleanwaterservices.org).

Sincerely,



Duke M. Tran  
Engineering Project Manager



**VICINITY MAP**  
**185TH TRUNK SEWER**

1 inch equals 500 feet





**PROJECT AREA  
1S212AC08000**



**AERIAL MAP  
185TH TRUNK SEWER**

1 inch equals 100 feet

RETURN TO: Clean Water Services  
 Mail Stop 10  
 2550 SW Hillsboro Highway  
 Hillsboro, OR 97123

Project: 6206 185<sup>th</sup> Sewer Trunk Line  
 Tax Lot No.: 1S212AC08000  
 Square Feet: 1,193

**EASEMENT FOR SANITARY SEWER**

Name of GRANTOR(s): Tualatin Hills Park and Recreation District

Mailing Address: 15707 SW Walker Rd, Beaverton, OR 97006

GRANTOR(s), owner(s) of the property described herein, does hereby grant, convey and warrant unto Clean Water Services, GRANTEE, the right to lay down, construct and perpetually maintain, including inspecting, repairing, replacing and removing a sewer (or sewers) through, under and along the property and associated facilities and planting and maintaining vegetation and controlling invasive vegetation through, under, over and along the easement area described on Exhibit A (Easement Area), attached hereto and by this reference incorporated herein, together with the right of use, ingress and egress over, across and on the Easement Area. This easement shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto, their successors and assigns. No structure shall be erected upon the easement without the written consent of the GRANTEE. This grant is made subject to the conditions attached hereto, marked Exhibit B and by this reference incorporated herein. This grant is made subject to no other conditions.

GRANTEE shall continue to have access along the Easement Area described on Sheets 1 through 3 of Exhibit A and depicted on the map included as Sheet 4 of Exhibit A to plant and maintain vegetation and to remove invasive vegetation, including but not limited to blackberry, for a minimum period of five years after the sanitary sewer is completed in the adjoining permanent easement or such longer period of time that may be required for the Oregon Department of State Lands (DSL) to approve GRANTEE'S Final Monitoring Report and release GRANTEE from further obligations from the Removal-Fill Permit for the adjoining permanent easement (DSL Release). GRANTEE is solely responsible for compliance with Oregon DSL requirements and for obtaining the DSL Release, and is further solely responsible for compliance with any other applicable laws or regulations governing installation and maintenance of the proposed sewer or sewers within the Easement Area. The temporary construction easement granted herein shall be automatically extinguished upon GRANTEE'S receipt of the DSL Release.

The consideration for this grant is \$750 and other good and valuable consideration as set forth herein.

APPROVED AND ACCEPTED (ORS 93.808)

IN WITNESS WHEREOF, \_\_\_\_\_  
 having proper authority and acting as the GRANTOR(s)  
 named above, has signed this document this \_\_\_ day of  
 \_\_\_\_\_, 2008.

By: \_\_\_\_\_  
 General Manager or Designee  
 Clean Water Services

TUALATIN HILLS PARK AND RECREATION  
 DISTRICT

APPROVED AS TO FORM

\_\_\_\_\_  
 Clean Water Services Counsel

By: \_\_\_\_\_  
 Title: \_\_\_\_\_

NOTARIZE DOCUMENT BELOW:

STATE OF \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 County of \_\_\_\_\_ )

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008,  
 by \_\_\_\_\_ as \_\_\_\_\_ of Tualatin Hills Park and  
 Recreation District.

\_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

EXHIBIT "A"  
Sheet 1 of 4

Project: 185<sup>TH</sup> TRUNK LINE

Location: Tax Lot 1S212AC-08000

PROPERTY OWNER:  
Tualatin Hills Park and Recreation District  
15707 SW Walker Road  
Beaverton, OR 97006

PREPARED BY:  
Otak, Inc  
17355 SW Boones Ferry Road  
Lake Oswego, OR 97035  
(503) 699-2407

**Temporary Construction Easement No. 1:**

A tract of land located in Tract "D", "Elizabeth Meadows", a duly recorded plat in Washington County, Oregon, in the southwest one-quarter of the northeast one-quarter of Section 12, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, and over, across and upon that tract of land as described in Document Number 96029091, Washington County Records, described as follows:

Beginning at the southeast corner of Tract "D", "Elizabeth Meadows"; thence N.86°46'17"W., along the southerly line of said Tract "D", 38.46 feet; thence leaving said line N.02°28'41"W., 35.20 feet; thence N.59°23'17"W., 58.73 feet to the easterly line of that sanitary sewer easement as described in Book 566, Page 639, Washington County Records; thence N.05°41'49"W., along said easterly line 16.84 feet to a point on the northerly line of said Tract "D", thence along the northerly line of said tract S.86°52'40"E., 9.63 feet to the most southerly northeast corner of said Tract "D"; thence N.12°43'12"W., along the northwesterly line of Tract "D" 64.63 feet; thence leaving said line S.48°13'06"E., 89.42 feet to a point on the easterly line of said Tract "D"; thence along the easterly line of Tract "D" on the following courses; S.26°10'39"W., 23.81 feet; thence S.33°04'39"E., 18.47 feet; thence S.08°21'36"E., 22.97 feet; thence S.69°00'03"E., 32.03 feet; thence S.09°48'12"W., 16.12 feet to the Point of Beginning.

Contains 4,647 square feet, more or less.

Basis of bearings: Oregon Coordinate System of 1983, North Zone.

**EXHIBIT "A"**  
**Sheet 2 of 4**

**Temporary Construction Easement No. 2**

A tract of land located in Tract "D", "Elizabeth Meadows", a duly recorded plat in Washington County, Oregon, in the southwest one-quarter of the northeast one-quarter of Section 12, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, and over, across and upon that tract of land as described in Document Number 96029091, Washington County Records, described as follows:

Beginning at the southeasterly corner of Tract "D", "Elizabeth Meadows"; thence N.86°46'17"W., along the southerly line of said Tract "D", 53.53 feet to the True Point of Beginning of the herein described temporary construction easement; thence continuing along said southerly line N.86°46'17"W., 7.40 feet; thence leaving said line N.02°28'41"W., 11.73 feet; thence N.59°23'17"W., 29.55 feet to the easterly line of that sanitary sewer easement as described in Book 566, Page 639, Washington County Records; thence N.05°41'49"W., along said easterly line 18.61 feet; thence leaving said line S.59°23'17"E., 39.58 feet; thence S.02°28'41"E., 25.57 feet to a point on the southerly line of Tract "D" and the True Point of Beginning.

Contains 656 square feet, more or less.

Basis of bearings: Oregon Coordinate System of 1983, North Zone.

**Temporary Construction Easement No. 3**

A tract of land located in Tract "D", "Elizabeth Meadows", a duly recorded plat in Washington County, Oregon, in the southwest one-quarter of the northeast one-quarter of Section 12, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, and over, across and upon that tract of land as described in Document Number 96029091, Washington County Records, described as follows:

Beginning at the most westerly northwest corner of Tract "D", "Elizabeth Meadows"; thence S.86°52'40"E., along the northerly line of said Tract "D", 31.20 feet to the True Point of Beginning of the herein described temporary construction easement; thence continuing S.86°52'40"E., along said northerly line 17.76 feet to the westerly line of that sanitary sewer easement as described in Book 566, Page 639, Washington County Records; thence S.05°41'49"E., along said westerly line 45.37 feet; thence leaving said easement line N.59°23'17"W., 21.82 feet; thence N.05°38'42"W., 35.18 feet to a point on the northerly line of Tract "D" and the True Point of Beginning.

Contains 708 square feet, more or less.

Basis of bearings: Oregon Coordinate System of 1983, North Zone.

**EXHIBIT "A"**  
**Sheet 3 of 4**

**Permanent Easement:**

A tract of land located in Tract "D", "Elizabeth Meadows", a duly recorded plat in Washington County, Oregon, in the southwest one-quarter of the northeast one-quarter of Section 12, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, and over, across and upon that tract of land as described in Document Number 96029091, Washington County Records, described as follows:

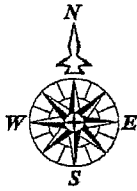
Beginning at the southeasterly corner of Tract "D", "Elizabeth Meadows"; thence N.86°46'17"W., along the southerly line of said Tract "D", 38.46 feet to the True Point of Beginning of the herein described permanent easement; thence continuing along the southerly line of said Tract "D", N.86°46'17"W., 15.07 feet; thence leaving said line N.02°28'41"W., 25.57 feet; thence N.59°23'17"W., 39.58 feet to the easterly line of that sanitary sewer easement as described in Book 566, Page 639, Washington County Records; thence N.05°41'49"W., along the easterly line of said sanitary sewer easement, 18.61 feet; thence leaving said easterly line S.59°23'17"E., 58.73 feet; thence S.02°28'41"E., 35.20 feet to the True Point of Beginning.

Contains 1,193 square feet, more or less.

Basis of bearings: Oregon Coordinate System of 1983, North Zone.

TAX LOT 0902  
MAP 1S-2-12AC  
DOCUMENT NO. 93004605

**EXHIBIT 'A'**  
**SHEET 4 OF 4**



SCALE: 1" = 30'

TAX LOT 01302  
MAP 1S-2-12AC  
DOCUMENT NO.  
2003-099530

TAX LOT 07900  
MAP 1S-2-12AC  
DOCUMENT NO.  
96011207

EXISTING 20' SANITARY  
SEWER EASEMENT  
BOOK PAGE 639

TEMPORARY  
CONSTRUCTION  
EASEMENT NO. 1

POINT OF  
BEGINNING  
TEMPORARY  
CONSTRUCTION  
EASEMENT NO. 3

TEMPORARY  
CONSTRUCTION  
EASEMENT  
NO. 3

TAX LOT 01400  
MAP 1S-2-12AC  
DOCUMENT NO.  
2005-101646

**TUALATIN HILLS PARK  
AND RECREATION DISTRICT**  
15707 SW WALKER ROAD  
BEAVERTON, OREGON 97006  
TAX LOT 08000 MAP 1S-2-12AC  
DOCUMENT NO. 96029091

TAX LOT 07800  
MAP 1S-2-12AC  
DOCUMENT NO.  
96072841

TEMPORARY  
CONSTRUCTION  
EASEMENT  
NO. 2

POINT OF  
BEGINNING  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
NO'S. 1 AND  
2 AND  
PERMANENT  
EASEMENT

TAX LOT 08400  
MAP 1S-2-12AC  
DOCUMENT NO.

TAX LOT 01500  
MAP 1S-2-12AC  
BOOK 327, PAGE  
434

TAX LOT 09300  
MAP 1S-2-12AC  
DOCUMENT NO.  
96011207

 PERMANENT  
SANITARY SEWER  
EASEMENT  
1,193 SQ. FT. ±

 TEMPORARY  
CONSTRUCTION  
EASEMENT NO. 1  
4,647 SQ. FT. ±

 TEMPORARY  
CONSTRUCTION  
EASEMENT NO. 2  
656 SQ. FT. ±

 TEMPORARY  
CONSTRUCTION  
EASEMENT NO. 3  
708 SQ. FT. ±

**185TH TRUNK UPGRADE 6206**  
**TAX LOT 08000**  
**SW 1/4 OF THE NE 1/4 SEC. 12, T1S, R2W, W.M.**  
**WASHINGTON COUNTY, OREGON**



## EXHIBIT B

### EASEMENT CONDITIONS

1. During the time that the work is in progress, GRANTEE'S Contractor shall make every effort to maintain the site in a neat and orderly condition. All refuse, broken pipe, excess fill material, cribbing, etc., shall be removed as soon as practicable. Should the work not be maintained in satisfactory condition, GRANTEE may cause the work to stop until the cleanup portion of the work has been done to the satisfaction of GRANTOR and/or GRANTEE. Unusual conditions and special situations may cause final cleanup and restoration to be delayed until the final stages of construction.
2. Prior to GRANTEE'S receipt of the DSL Release, GRANTOR agrees that any vegetation planted by GRANTEE within the Easement Area shall not be removed, destroyed, mowed, altered or sprayed with biocides.
3. Prior to GRANTEE'S receipt of the DSL Release, GRANTOR agrees that there shall be no filling, excavating or dredging; no removal of topsoil, sand, gravel, rock, minerals or other materials, nor any dumping of ashes, trash, garbage, or of any other material, and no changing of the grade or topography of the Easement Area in any manner unless authorized by GRANTEE.
4. Prior to GRANTEE'S receipt of the DSL Release, GRANTOR agrees that there shall be no damming, dredging or other activities that may be detrimental to water quality within the easement. The scope of this easement includes GRANTEE'S right to remove any barrier to natural creek flow within the easement that may cause flooding of structures subject to the terms of necessary federal, state and local permits; GRANTOR agrees that any activities within the easement which are, in the opinion of the GRANTEE, inconsistent with preserving the natural condition of the Easement Area are prohibited and may be subject to enforcement action.

# TUALATIN HILLS PARK & RECREATION DISTRICT



*Serving Beaverton and the west side since 1955.*

[6I]

## MEMO

**DATE:** March 26, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Steve Gulgren, Superintendent of Planning and Development

**RE:** **PCC Rock Creek Recreation Facility Project Request for Additional Consulting Funds**

### Summary

Staff is seeking Board of Directors approval of additional funding to extend KJM's (Hill International) Construction Administration contract for the Portland Community College (PCC) Rock Creek Recreation Facility project to assist in completing the project close out.

### Background

In May 2006, the Park District Board of Directors approved staff to enter into a contract with KJM to provide professional consulting services for the construction administration of the PCC Rock Creek Recreation Facility project.

KJM's original scope and fee for Construction Administration was based on an estimated eleven-month construction period ending mid May 2007 for the amount of \$129,830. During contract negotiations with KJM staff was able to reduce the original contract by \$13,502 to \$116,328.

Since the beginning of the construction phase, there have been numerous unforeseen site issues, which caused the construction schedule to extend through mid July 2007. To keep the construction phase moving forward (at the end of KJM's original contract), staff amended KJM's contract to \$139,593, an increase of \$23,265 (per administrative guidelines), to cover construction administration through mid August 2007. At the October 1, 2007 Regular Board Meeting, the Board approved the extension of KJM's (Hill International) contract for the amount of \$16,000, through the anticipated end of construction. At the December 10, 2007 Regular Board Meeting, the Board approved an additional extension of KJM's (Hill International) contract for the amount of \$27,000 for anticipated construction close out through mid February of 2008. District staff has managed KJM's (Hill International) time closely to provide the most efficient use of their time. In so doing, staff has been able to extend KJM's (Hill International) coverage an additional eight weeks through mid April.

Staff has met with project attorney Art Tarlow and based on Art's recommendation, KJM (Hill International) will need to expend additional time, effort and documentation to close out the project.



**Proposal Request**

Staff is seeking Board of Directors approval to amend KJM's (Hill International) consulting contract for the amount of \$40,000 thereby funding the remaining anticipated Construction Administration as recommended by Art Tarlow.

**Benefits of Proposal**

Extending the consultant contract through the end of the anticipated close out process will provide the Park District with the necessary services to close out the construction contract.

**Potential Downside of Proposal**

The additional amount authorized by this contract amendment will reduce the project contingency by \$40,000.

**Action Requested**

Board of Directors approval of \$40,000 for Additional Consulting Funds for Construction Administration services for KJM (Hill International) to extend their contract for professional services relating to the anticipated end of project construction close out.

# TUALATIN HILLS PARK & RECREATION DISTRICT

---



*Serving Beaverton and the west side since 1955.*

[6J]

## MEMO

**DATE:** March 14, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Jim McElhinny, Director of Park & Recreational Services

**RE:** Proclamation of National Aquatic Month

The National Recreation and Park Association Aquatic Branch has identified May 2008 as National Aquatic Month. Submitted for consideration for the April 7, 2008 Board of Directors meeting is a proclamation in observance of National Aquatic Month.

### Action Requested

Board of Directors recognition and endorsement of the attached proclamation declaring May 2008 as National Aquatic Month in the Tualatin Hills Park and Recreation District.

# TUALATIN HILLS PARK AND RECREATION DISTRICT

## PROCLAMATION

**By the Board of Directors**

**WHEREAS**, individuals and organized forms of recreation and the creative use of free time are vital to the happy lives of all of our citizens and education, athletic and recreation programs throughout the Tualatin Hills Park and Recreation District encompass a multitude of activities that can result in personal accomplishment, self-satisfaction and family unity for all citizens, regardless of their background, ability level or age; and

**WHEREAS**, citizens of the Tualatin Hills Park and Recreation District should recognize the vital role that swimming and aquatic-related activities relate to good physical and mental health and enhance the quality of life for all people; and

**WHEREAS**, the Tualatin Hills Park and Recreation District is extremely proud of the swimming facilities, aquatic programs and other related activities of their Park District and their contribution to providing to all ages a healthy place to recreate, a place to learn and grow, to swim, build self-esteem, confidence and a sense of self-worth which contributes to the quality of life in our community;

**NOW, THEREFORE**, the Board of Directors of the Tualatin Hills Park and Recreation District do hereby declare the month of May 2008 as

### NATIONAL AQUATIC MONTH

And do urge all those in the Tualatin Hills Park and Recreation District to support and promote this observance.

Signed this 7<sup>th</sup> day of April 2008.

---

Joseph Blowers, President

---

Larry Pelatt, Secretary

# TUALATIN HILLS PARK & RECREATION DISTRICT

---



*Serving Beaverton and the west side since 1955.*

[6K]

## MEMO

**DATE:** March 26, 2008  
**TO:** Doug Menke, General Manager  
**FROM:** Steve Gulgren, Superintendent of Planning & Development

**RE:** Proclamation of Bike Month

The League of American Bicyclists has identified May 2008 as Bike Month. Submitted for consideration for the April 7, 2008 Board of Directors meeting is a proclamation in observance of Bike Month.

### Action Requested

Board of Directors recognition and endorsement of the attached proclamation declaring May 2008 as Bike Month in the Tualatin Hills Park and Recreation District.

**TUALATIN HILLS PARK AND RECREATION DISTRICT**

**PROCLAMATION**

**By the Board of Directors**

**WHEREAS**, for more than a century, the bicycle has been an important part of the lives of most Americans; and

**WHEREAS**, today, millions of Americans engage in bicycling because it is a viable and environmentally-sound form of transportation, an excellent form of fitness and provides quality family recreation; and

**WHEREAS**, the education of cyclists and motorists as to the proper and safe operation of bicycles is important to ensure the safety and comfort of all users; and

**WHEREAS**, the League of American Bicyclists and independent cyclists throughout our state are promoting greater public awareness of bicycle operation and safety education in an effort to reduce accidents, injuries and fatalities for all.

**NOW, THEREFORE, the Board of Directors of the Tualatin Hills Park and Recreation District do hereby declare the month of May 2008 as,**

**BIKE MONTH**

And do urge all those in the Tualatin Hills Park and Recreation District to support and promote this observance.

Signed this 7<sup>th</sup> day of April 2008.

---

Joseph Blowers, President

---

Larry Pelatt, Secretary

# TUALATIN HILLS PARK & RECREATION DISTRICT



Serving Beaverton and the west side since 1955.

[7A]

## MEMO

**DATE:** March 26, 2008  
**TO:** The Board of Directors  
**FROM:** Doug Menke, General Manager

**RE:** Future Funding Measure Recommendation

### Summary

To date, a number of important steps have been taken in researching the feasibility of, and seeking public input regarding, a future funding measure for the Park District. Following the completion of an initial public outreach process approved by the Board of Directors, staff is returning to the Board to request 1) consensus to undertake the reasonable and necessary steps to submit a capital bond measure proposal to Park District voters in the November 2008 General Election, and 2) authorization to continue the public outreach process using the proposed bond package discussed with you at your April 7, 2008, Regular Board meeting. Staff will return to the Board of Directors at a later date with a recommendation and a request to adopt a final bond project package and levy amount.

Bond Measure Task Force Chair, Spence Benfield, will be at the April 7, 2008 Regular Board Meeting to comment regarding the Task Force's efforts. In addition, Josh Alpert, Northwest Conservation Services Director for TPL, will also be in attendance to comment on the survey results presented to the Board of Directors at the February 4, 2008 Regular Board meeting, as well as TPL's continuing efforts regarding a Park District funding measure.

### Background

In July 2007, the Park District engaged The Trust for Public Land's (TPL) Conservation Finance Program, which provides technical assistance in researching the feasibility of a funding measure, as well as campaign assistance once a determination has been made to move forward with such a measure. As part of this program, a statistically valid survey of Park District residents was conducted in January 2008 to assess the level of support for a future funding measure. The survey results were reviewed with the Board of Directors at the February 4, 2008, Regular Board meeting with a conclusion that there is strong voter support for a potential bond measure to fund land conservation, parks, and recreational improvements for the Park District.

After reviewing the favorable survey results, it was the consensus of the Board to move forward with a public outreach program, which included the formation of a Bond Measure Task Force, as well as holding three public open houses, and on-line and facility-based surveys. A compilation and tabulation of the survey information received through this effort was forwarded (via email) to the Board of Directors, as well as the Bond Measure Task Force, on March 5, 2008, for your review.

Regular Meeting of the Board of Directors April 7, 2008

Page 1 of 4

### Bond Measure Task Force

The Bond Measure Task Force's charge was as follows:

1. Review survey results;
2. Attend public open houses in order to further gather information;
3. Review any supplemental survey information collected, such as Park District facility and on-line based surveys; and
4. Advise the Park District as to recommendations on funding amenities for consideration to be included within a November 2008 bond measure package, based on the information collected and reviewed as noted above.

Please find attached the minutes from each of the four meetings held by the Task Force.

At the March 6, 2008 Task Force meeting, the Task Force was divided into four groups. Two groups were asked to create bond packages under a bad economy scenario and two groups were asked to create packages under a good economy scenario. The two good economy packages totaled \$70 million and \$75 million. The major differences between these packages was that one group funded \$30 million of buildable land for natural areas and the other group funded a \$40 million recreation/aquatic center. The two bad economy scenarios totaled \$46 million and \$84 million. The major differences between these packages was that the \$84 million package included funding for the recreation/aquatic center.

Based on the items that appeared to have the support of at least three groups, staff created a base package totaling \$39 million. After assessment of the base package, staff recommended some items to be added to the base package that staff felt to be underrepresented given public response and survey results. These items included neighborhood park renovation, new community park construction, youth athletic fields, natural area restoration, and HMT Recreation Complex ADA and access improvements, which increased the total base package amount to \$49.6 million. The Task Force held their final meeting on March 20, 2008 and settled on a base package that included staff's recommended items. This package is attached for the Board's review.

### Public Outreach Process Feedback

Throughout the process including the Task Force work, as well as the outreach to the general public, there were several consistent topics voiced as potential concerns or items to be addressed. Please note the following list of such topics with background comments.

- Bond Levy: Most felt it was very important to perform the secondary survey, which is planned for late May. Economic concerns were voiced often.
- Community Center (Recreation/Aquatic Center): Generally this was perceived as a very desirable item within a larger bond measure. The potential location of such a facility was certainly of interest, as was the type of amenities that would be included.
- Bond Amenities Matching Support and Comprehensive Plan: This received many comments, most of which acknowledged the challenge of utilizing the survey results, in addition to taking into account the many general comments received from the public and the significant effort that went into our recently adopted Comprehensive Plan and its points of emphasis.

- Importance of Balance: This was important in regard to both the type of amenities and geographic areas of projects throughout the District.
- Emphasis on Sustainable Improvements: There were many comments made supporting the concept of ensuring all bond improvements were completed in a sustainable manner. This, of course, follows Board policy.
- Addressing the Condition of Current Facilities: Comments were received encouraging the Park District to maintain and care for its current facilities prior to acquiring new amenities.
- Grassroots Efforts: Two organized efforts were encountered through the outreach process. One from Stuhr Center patrons requesting an expansion of the fitness facility and the other from Aloha Youth Soccer, which advocated strongly for more playing fields in that quadrant of the Park District.

### **Recommendation**

The consensus of the Bond Measure Task Force was to present a base conceptual package, including several staff recommendations. This base package was to be considered the minimum package should the secondary survey indicate that a higher-dollar amount bond would not be received well by our residents. This base recommendation is noted as the *Base Bond Package* on the *Bond Measure Conceptual Package* (see attached chart).

Should the secondary survey confirm the original findings supporting a higher-dollar amount, staff has provided an optional conceptual package noted as the *Expanded Package* in the attached chart. This package enables several additional amenities, most notably the Community Center concept (Recreation/Aquatic Center).

A key point within the Expanded Package recommendation is that the bond not cover the entire cost of a Community Center, but \$30 million of the projected \$42-47 million cost. The difference could be funded through a variety of means, such as: System Development Charge advance funding, sponsorships, partnerships, and/or naming rights.

As accompaniments to, and in support of, the attached *Bond Measure Conceptual Package*, please find attached the following documents:

- A needs analysis regarding each individual proposed element of the Bond Measure Conceptual Package.
- Natural Area Preservation Overview Memo
- Athletic Fields Inventory Memo
- Community Centers Overview Memo



## Next Steps

### Updated Future Funding Measure Timeline

December 2007:	Selected Bond Measure Task Force Committee members.
January 2008:	TPL conducted initial survey.  Bond Measure Task Force held organizational meeting.  Park District employee education campaign began.
February 4, 2008:	Provided Board of Directors polling results. Bond Measure Task Force invited to attend.
February 2008:	Survey posted on THPRD website and comment cards offered at facilities.  Conducted three public open houses.
March 3, 2008:	Public outreach program results presented to Board of Directors.
April 7, 2008:	Board of Directors to determine whether to move forward with future ballot measure and the proposed conceptual recommendations.
April/May 2008:	Conduct three public open houses: April 29, 30, and May 1 in the same areas as the original open houses.
May/June 2008:	TPL to conduct secondary survey.
June/July 2008:	Board of Directors to adopt bond measure funding amount and final package.
April – October 2008:	Bond Measure Community Information Program planning and implementation. TPL coordinates a promotional program separate from the Park District.

### Action Requested

Board of Directors approval of the following actions:

- Consensus to direct the General Manager to undertake the reasonable and necessary steps to submit a capital bond measure proposal to District voters in the November 2008 General Election, and
- Authorization to continue the public outreach process using the proposed bond package discussed at the April 7, 2008, Regular Board meeting, with the intent to return to the Board at a later date and time to request adoption of a final bond package and levy amount.



**Tualatin Hills Park & Recreation District**  
**BOND MEASURE TASK FORCE MEETING MINUTES**

**Date: January 31, 2008**

**Time: 6:30 p.m.**

**Location: Dryland Training Center**

**In Attendance**

Task Force Members: Joe Blowers, Larry Pelatt, Spence Benfield,  
Kathy Christy, Steven Sparks, Paul Chastain,  
Judi Graeper, Jan Regnier, Rod Coles, Ken Boire,  
Wendy Kroger, Al Mowbray, Steve Pearson,  
Hal Bergsma and Steven Easterday

Ex-Officio Member Josh Alpert

Staff: Doug Menke, Jim McElhinny, Keith Hobson,  
Bob Wayt, Steve Gulgren and Anne Bookless

**I. Call to Order**

Bob called the meeting to order at 6:30 p.m.

**II. Introductions**

Bob welcomed everyone and outlined the purpose of the Task Force. He also explained how the group fits into the Park District's overall plan to capture Public opinion and ideas.

**III. Opening Comments-Doug Menke**

Doug provided the group with the calendar hand out. He reviewed the upcoming Board meeting, February 4, the three Open Houses in February and the possibility of the three members of High School Steering Committee joining the Task Force if agreeable to the group. He asked the group to attend, if possible, two out of the three Open Houses to hear the Public's reaction. These meetings will be led by staff, with the first half containing presentations, the second half Public feedback. Doug made reference to the THPRD Comprehensive Plan, a copy of which was provided to each of the Task Force members at the meeting. Doug suggested keeping the plan close at hand during this process. A Task Force recommendation should be ready to present to the Board by the April 7 Board meeting.

Doug answered a question about how far in advance materials would be available for the Open Houses. He agreed that it was advantageous to have these ready as soon as possible.

**IV. Comprehensive Plan Overview-Steve Gulgren**

Steve gave a PowerPoint presentation regarding the Plan, which was adopted in November 2006. He reviewed with the group a Park District map showing target areas for future land acquisition. Ken Boire commented on table 6 (page 18) "Current And Future District Populations Trends by Age," saying that it was confusing as the senior age quoted was 65 while the Park District recognizes 55 as a senior. Steve agreed with his comment. Doug talked about the dynamics and differences in preferences with seniors; some prefer to work out at our Recreation Centers, not the Stuhr Center.

Wendy Kroger asked for a copy of Steve's presentation and Doug noted it would be provided.

Steve then introduced Josh Alpert from The Trust for Public Land.

**V. The Trust For Public Land (T.P.L)-Josh Alpert  
Conservation Finance Program Overview**

Josh gave an overview of T.P.L. He explained that it is a non-profit organization concerned with land conservation. They are almost all grant-funded, giving technical assistance to the Park District (by means of research) in order to ascertain what would be palatable with the Public in a possible upcoming Bond measure.

Josh told the group that results of a recent survey done on THPRD were very encouraging. A 400-person sample yielded a 65% favorable response for a bond up to \$100 million. There was a question about the number of people polled and Josh confirmed the 400 is the statistically valid number needed to make recommendations.

He talked about the poll options offered during the survey, the most popular being:

1. Water quality
2. Protect natural areas
3. Wildlife habitat protection.

Close behind were repair community parks and improving ADA facilities within the Park District.

Josh said he will present the survey findings to the Board Monday, February 4, and recommend going forward for the Bond in the November ballot. If the Board approves, T.P.L. then goes on to work with the Park District attorneys as to how it will appear on the ballot.

Doug talked about the agencies the Park District could be on the ballot with. This includes a Fire District Levy (renewal), a street transportation measure (increase), perhaps a Fairground bond, P.C.C. (\$345 million) and enhanced Sheriff patrol (renewal and increase). However, it appears there will be no Beaverton School District or Library bond measures this November.

Doug said he feels very confident with T.P.L. because when agencies agree with T.P.L.'s recommendations, the success rate is approximately 87%. It will be an intense, aggressive campaign while containing a package that respects the Public interests.

*Note: During the meeting, a comment was made regarding the margin or error for the survey and staff has since researched an answer. The margin of error is determined by the sample size. Essentially, if random samples of 400 people from the population of all likely voters are surveyed, statistical theory says that 95 out of 100 times the results of the survey will be within 4.9% of the proportions in the overall population. In other words, there is a 95% certainty that the numbers in the survey are within 5% of how the overall voting population would respond to those questions.*

## **VI. Public Outreach Program-Bob Wayt**

Bob gave a brief outline of this program running on a parallel track to the bond measure. This will be the most comprehensive Public Awareness program the Park District has ever undertaken. It recognizes community changes and reaches out to new audiences, including minorities and new residents. It is supported by professional research and will be flexible to adapt to changing needs.

The proposed annual budget will be \$50,000-\$60,000.

A comment was made that this should include a training budget to improve customer skills and Doug wholeheartedly agreed.

Bob also talked about the "Vote Yes Campaign," which would be completely separate from the Public Awareness Program and the bond information campaign.

## **VII. Election of Officers**

Doug asked for nominations for Chair of the Focus Group, Larry Pelatt nominated Spence Benfield, seconded by Wendy Kroger. Doug then asked the Task Force if a Vice Chair was needed and Spence and the Task Force decided it would be advantageous. Wendy Kroger nominated Steven Sparks, seconded by Spence Benfield. Both positions were unanimously approved by the Task Force.

## **VIII. Review Meeting Schedule**

Doug asked the Task Force what time they would like to meet in the future and they agreed to 6:30 p.m.

## **IX. Other**

There was a suggestion made about information being made available at the Open Houses regarding funding mechanisms and what has been done with the last bond measure dollars.

Also it was suggested that an explanation be made available as to what the new bond can and cannot do and why the Park District deserves this. Doug agreed these were good suggestions.

## **X. Adjourned at 7:37 p.m.**

**Next meeting Thursday, February 21, 6:30 p.m. Dryland Training Center**

Respectfully submitted,

Anne Bookless  
Recording Secretary



**Tualatin Hills Park & Recreation District**  
**BOND MEASURE TASK FORCE MEETING MINUTES**

**Date: February 21, 2008**  
**Time: 6:30 p.m.**  
**Location: Dryland Training Center**

**In Attendance**

Task Force Members:

Joe Blowers, Larry Pelatt, Spence Benfield,  
Steven Sparks, Janet Allison, Judi Graeper, Rod Coles,  
Ken Boire, Elisabeth Zeller, Al Mowbray,  
Steve Pearson, Hal Bergsma, Steven Easterday,  
Jina Hyun, Preston Batarce & Michael Kim

Ex-Officio Member

Josh Alpert (Trust for Public Land)

Staff:

Doug Menke, Jim McElhinny, Keith Hobson,  
Bob Wayt, Steve Gulgren, Bruce Barbarasch and  
Anne Bookless

**I. Call to Order**

Spence called the meeting to order at 6:30 p.m. The January 31, 2008, Task Force meeting minutes were unanimously adopted as written. Spence welcomed the high school students who joined the Task Force and conducted a quick age survey by way of a show of hands. The majority of the Task Force are in the 31-55 age group.

**II. Reports**

- a. **Operational Finances**-Keith asked for questions regarding the Park District Financing presentation that was sent out to the Task Force. A couple of the questions asked at the open houses were discussed. One was regarding available operating funds to match a potential new facility. Doug added that a Recreation/Aquatic Center could be market driven as it would lead to a healthier return and operational options would be presented to the Board. Financial sustainability and the fee study were discussed and Keith said these would all be monitored through the long-term financial plan. He finished by saying there would be a balanced, planned decision with consideration for maintenance replacement.
- b. **Comprehensive Plan Survey Results Comparison**-Steve gave a short presentation showing that the Comprehensive Plan and THPRD Survey Analysis findings are similar. Josh added that land acquisition was not included in the survey, as it was inherent in the topics TPL chose.
- c. **Public Feedback Update**-Bob reported on the public feedback received. The February 12, open house, held at Southridge High School, had two attendees; one advocating for community gardens, the other for more playing fields. The

February 13 open house, held at Elsie Stuhr Center, had 45 attendees, mainly advocating for expansion of their fitness room. The February 19 open house, held at PCC Rock Creek, had 20 attendees with a broad range of interests, some relating to the partnership with PCC, Metro and regional trail connections. Bob reported that approximately 300 three-minute surveys have been received. These have been available on line and in the Centers. Comments and recommendations are diverse; many patrons want to see existing facilities maintained before any new acquisitions are undertaken. The survey will end March 3. All comments will be available for the Task Force in their packet prior to the March 6 meeting. Doug reminded the Task Force to keep an open mind when reading these. Spence asked that if, theoretically, the bond measure were to go forward today, would Doug be comfortable with the level of public input? Doug answered in the affirmative. The input from residents suggests there is a broad range of clearly defined needs and desires and the Park District is seen in a favorable way by its residents. The advertising of the open houses was discussed. Bob confirmed that notices were posted in the Oregonian, Valley Times, on the THPRD website and in all Centers. Mailing out a notice to all Park District residents was not an option at this time due to cost. If a bond measure were to move forward, direct mailing may become essential. Bob concluded by saying there may be more open houses once detailed recommendations were ready for the Board.

### **III. Breakout Exercise**

- a. Jim explained that each table would discuss a bond measure question in their small groups.
- b. The groups then reported back, at which point everyone added their comments. Please see Bond Measure Questions attachment.

### **IV. Next Meeting Overview**

Spence explained the March 6 meeting would bring the global view down to specifics. He also thanked Elisabeth Zeller for attending in Wendy Kroger's place.

### **V. Adjourn**-Spence brought the meeting to a close at 8:20 p.m.

**Next meeting Thursday, March 6, 6:30 p.m. Dryland Training Center**

Respectfully submitted,

Anne Bookless  
Recording Secretary

**TASK FORCE BREAKOUT EXERCISE**  
**THURSDAY FEBRUARY 21, 2008**  
**BOND MEASURE QUESTION 1**

1. *Should the bond include some funding of maintenance replacement capital projects?*
- a. *If so, what types of projects should be considered?*
  - b. *If so, at what maximum percentage of the total bond?*

**SCRIBE NOTES-Judi**

- Judi-why didn't three-minute survey have question about maintenance?
- TPL survey 66% in favor of "repairing & improving parks"
- Ken-no need to put on the bond due to decreasing maintenance backlog
- Doug-strategically there may be a need as the survey indicated support
- Discussion about difference between two surveys

**GENERAL DISCUSSION**

- No single answer to this question
- Maybe no need to include this in the bond
- Balance across District of projects
- Perhaps not compliant with Comp Plan
- Doug- staff may need to review recommendations for repair of existing items and may be important enough to be included in the bond
- TPL survey targeted residents, three-minute survey targeted patrons

**GROUP DISCUSSION FLIP CHART NOTES**

- Balance of projects
- Maintenance replacement scores well in survey
- Balance of interests
- Certain areas make sense
- Would be supported by voters
- How did BSD do it?
- Major & minor projects

**TASK FORCE BREAKOUT EXERCISE**  
**THURSDAY FEBRUARY 21, 2008**  
**BOND MEASURE QUESTION 2**

*2. How do we support Comp Plan needs such as recreation/aquatic center, athletic fields, and regional trails that did not score well in the survey?*

**SCRIBE NOTES-Rod**

- Quality of life
- Legacy to demographic following us –next 50 years
- Accommodate District projected growth
- Community health
- Transportation-alternative to cars-sustainability partner up w/ high scoring issues
- Demonstrate balance

**GENERAL DISCUSSION**

- Quality of life in general is important
- Partnering up a natural area with a park next door
- Growth boundary growing but no flat land left
- Transportation issues and sustainability

**GROUP DISCUSSION FLIP CHART NOTES**

- Linear trails need to be included
- Regional trails scored low, perceived as out of district
- Multi-use trails scored high
- Sensitive to language when describing projects
- Reducing pressure on facilities with new facilities
- Balance projects/balance spending
- Messaging important
- Connection to everyone/variety of interests
- Need to convince those who are not aware of THPRD services
- Impact of out-of-District patrons
- Set aside land for future facilities
- Need to be responsible to District's needs



**TASK FORCE BREAKOUT EXERCISE**  
**THURSDAY FEBRUARY 21, 2008**  
**BOND MEASURE QUESTION 3**

*3. How can the Park District address the apparent high level of support for water quality and wildlife habitat protection, and preserving natural areas?*

**SCRIBE NOTES-Hal**

- No private sector competition for providing natural areas
- Natural resource management plan has conceptual guidelines for acquisition
- Natural resources often stream corridors, which are good trail locations
- Trails in natural areas good for Public access, resource management
- Funds to buy upland forests inadequate
- Need connecting parcels
- Could look at buying easements, not land
- Could look at buying land just outside/UGB
- Develop w/ more pervious surfaces for water quality purposes
- Trails plan is a good starting point
- Look at homeowners common areas –opportunity driven

**GROUP DISCUSSION**

- No private sector
- Overlap natural/conservation easements could be purchased instead of buying land
- Buy out of District
- Water quality important
- Common areas of HOAs could be looked at
- Community driven

**GROUP DISCUSSION FLIP CHART NOTES**

- Interest in natural areas could be a response to/reaction to pending development
- Dual purpose projects need to be looked at
- Was the survey focused on cleaning up our natural areas?
- Land acquisition a priority
- Maintenance backlog should not be the result of the bond effect
- Commitment to do what we said we would do in the bond outreach is important
- Tell how \$ will be spent
- Develop trust and confidence
- Public oversight and audit needs to be included
- Target areas for funding need to be identified

**TASK FORCE BREAKOUT EXERCISE**  
**THURSDAY FEBRUARY 21, 2008**  
**BOND MEASURE QUESTION 4**

*4. Is it better to have fewer large high cost items (recreation/aquatic center) or more smaller items (neighborhood parks) that can be distributed throughout the Park District?*

**SCRIBE NOTES-Jina**

- Janet-Stuhr Center has very specific goals not interested in multi-generational uses
- Consider senior position re: need for dedicated facilities
- Josh-Consider where the votes are coming from
- More projects provide more balance
- Cater to diversity of interests/age/groups/demographics
- Broad package that meets multiple needs
- Survey was small. We need to touch broad range of District residents
- For example-Athletic fields score lower in survey but have a passionate following
- Balance in between big projects plus multiple geographically diverse projects

**GROUP DISCUSSION**

- Stuhr Center fitness room-specific
- Aloha soccer-more fields
- Broad package taking into account the smaller projects

**GROUP DISCUSSION FLIP CHART NOTES**

- Diversity of projects/uses
- Shared use of a facility by age
- Multi-use facilities
- Repair and renovation (look at)
- Mix of large and small facilities
- Look for a rational plan process
- Accountability of Park District



**Tualatin Hills Park & Recreation District**  
**BOND MEASURE TASK FORCE MEETING MINUTES**

**Date: March 6, 2008**

**Time: 6:30 p.m.**

**Location: Dryland Training Center**

**In Attendance**

Task Force Members: Joe Blowers, Larry Pelatt, Spence Benfield,  
Steven Sparks, Paul Chastain, Judi Graeper, Rod Coles,  
Ken Boire, Wendy Kroger, Al Mowbray,  
Steve Pearson, Hal Bergsma,  
Jina Hyun & Preston Batarce

Ex-Officio Member Josh Alpert & Geoff Roach (Trust for Public Land)

Staff: Jim McElhinny, Keith Hobson, Bob Wayt,  
Jessica Collins, Steve Gulgren,  
Bruce Barbarasch, Eric Owens,  
Scott Brucker Mike Janin and Anne Bookless

**I. Call to Order**

Spence called the meeting to order at 6:30 p.m.

**II. Park District *Deal or No Deal***

- a. **Game Overview**-Keith explained the rules of the game and the good economy, bad economy scenarios. He explained that the figures used in the game came directly from TPL's survey results. In addition to the Task Force members at each table there were staff members as bankers and recorders.
- b. **Breakout Exercise**-Each team played the game and came up with a prospective bond package.
- c. **Review Results From Each Team**- An appointed spokesperson from each team explained their bond proposals to the group. Please see attached report with results from each table. Keith summed up the results. All four teams agreed, to varying degrees, on existing facility expansion, trails, developing neighborhood parks, acquiring and renovating community parks and acquisition of natural areas; buildable and non buildable. The topics where the teams had varied opinions were the building of a new recreation and aquatic center, adding sports fields and deferred maintenance. Keith conducted a straw poll on the building of a new recreation and aquatic center; result was seven for and eight against.

- III. Next Meeting**-Spence thanked the staff for their work in organizing the game and thanked Keith, in particular, for devising and implementing the game. He also thanked the teams for all the thoughtful discussions, generated by the game, at each table. Keith explained that perhaps two packages could be brought to the next meeting; one designed around a good economy model and one around a bad economy model.

IV. Adjourn-Spence brought the meeting to a close at 8:25 p.m.

Next meeting Thursday, March 20, 6:30 p.m. Dryland Training Center

Respectfully submitted,

Anne Bookless  
Recording Secretary

## THPRD Bond Measure Game Outcomes

Project Number	Project Type	Good		Bad	
		Table 1	Table 2	Table 3	Table 4
		Quantity	Quantity	Quantity	Quantity
1	New Neighborhood Park	5	1	3	3
2	New Neighborhood Park - Land Acquisition	5	2	2	
3	Renovate & Redevelop Neighborhood Park				2
4	New Community Park		2		1
5	New Community Park - Land Acquisition		1	1	1
6	Renovate & Redevelop Community Park	3	1	1	2
7	New Natural Area Acreage - Non-Buildable Land (1 acre)				1
8	New Natural Area Acreage - Non-Buildable Land (5 acres)		1		
9	New Natural Area Acreage - Non-Buildable Land (10 acres)	1			1
10	New Natural Area Acreage - Non-Buildable Land (50 acres)	1		1	2
13	New Natural Area Acreage - Buildable Land (10 acres)	1		1	
14	New Natural Area Acreage - Buildable Land (50 acres)	1			
15	New Linear Park & Trail	5	2	10	15
16	New Linear Park & Trail - Land Acquisition	5	5	10	15
17	New Recreation & Aquatic Center		1		1
18	New Recreation & Aquatic Center - Land Acquisition	1		1	
21	Regulation Athletic Field				1
22	Youth Athletic Field			2	
23	Regulation Synthetic Athletic Field	2		3	
24	Deferred Maintenance - Play Structure	2	20		2
25	Deferred Maintenance - Bridges/Boardwalks	2	25		4
26	Deferred Maintenance - Irrigation Systems	2	20		
27	Facility Expansion	2	2	2	2
31	Special Use Facility - Outdoor Splash Park	2			1
Total Bond		\$70,305,000	\$75,330,000	\$45,800,000	\$83,815,000

**Items Not Selected**

11	New Natural Area Acreage - Buildable Land (1 acre)				
12	New Natural Area Acreage - Buildable Land (5 acres)				
19	Regulation Baseball/ Softball Field				
20	Youth Baseball/ Softball Field				
28	Special Use Facility - Dog Park				
29	Special Use Facility - Skate Park/Spot				
30	Special Use Facility - Community Garden				



**Tualatin Hills Park & Recreation District**  
**BOND MEASURE TASK FORCE MEETING MINUTES**

**Date: March 20, 2008**

**Time: 6:30 p.m.**

**Location: Dryland Training Center**

**In Attendance**

**Task Force Members:**

Joe Blowers, Larry Pelatt, Spence Benfield,  
Kathy Christy, Janet Allison, Steven Sparks,  
Paul Chastain, Judi Graeper, Jan Regnier, Rod Coles,  
Ken Boire, Wendy Kroger, Al Mowbray,  
Steve Pearson, Hal Bergsma, Steven Easterday,  
Jina Hyun & Preston Batarce

**Staff:**

Doug Menke, Jim McElhinny, Bob Wayt,  
Steve Gulgren, Scott Brucker,  
Ann Mackiernan and Anne Bookless

**I. Call to Order**

Spence called the meeting to order at 6:30 p.m.

**II. Review February 21 & March 6 Minutes**

Spence asked the Task Force to accept the February 21 and March 6 minutes as written. Both sets were accepted unanimously. Spence explained the purpose of the meeting was to reach a general consensus of opinion on a package by focusing the broader view down to a more specific one. He thanked the District staff for their work with the Task Force.

**III. Review Packages**

Doug responded to Spence's thanks by saying that a lot of work had been done by the Task Force as well. He introduced Ann Mackiernan, Operations Analyst, who would be modifying a spreadsheet as discussions progress throughout the evening. A copy of the spreadsheet was at each Task Force member's place. He said there was a base package of projects plus add-ons for small and large package options. The target was to arrive at a general consensus by the end of the evening. Staff recommendations may or may not be taken on board during this process. Doug said a document would then be prepared and sent to the Task Force on April 2, one week prior to the THPRD Board meeting on April 7, after which there will be three more open house meetings to gain further public input.

Doug gave Josh Alpert's apologies for being unable to attend but explained that in late May a second TPL survey will focus more on a specific dollar amount of the proposed bond package. By late June the package would be finalized by the Board.

Doug explained that the sites on the spreadsheet were for example only. The sites will be refined where appropriate at a later date. In answer to a question, Steve confirmed that everything listed was diverse enough and in accordance with the Comprehensive Plan. Doug identified three key areas in the base package: renovating and redeveloping neighborhood or community parks, creating more youth athletic fields, and natural area conservation. He was asked where the 65% ADA upgrades figure came from in the staff recommendation add-on portion of the small package. Doug answered that it was directly from the TPL survey results.

There was some confusion about what water quality meant. Doug commented that it included the purchasing of natural areas to protect the environment. Joe added that the District was one of the largest owners of land around streams in the area and that the District was active in improving water quality.

Doug asked the Task Force if any of the staff recommendation add-ons for the small package were of interest to the group. In general the Task Force felt that the small package was not enough and it would be complete with a number of add-ons including more ball fields. There was a discussion on splash parks. Concern was voiced by those who felt that any project that surveyed with fewer than 50% support was unwise to include in the package as it was a tipping point for only a small percentage of voters. However, it was decided that the majority of the average voters would see the package in its entirety and recognize the bigger projects as more important. The facility expansion mentioned in the base package may specifically identify certain centers.

#### **IV. Final Task Force Recommendation**

A vote was taken on the \$39,060,000 base package with \$10,400,000 in add-ons, totaling \$49,460,000 and was unanimously approved. A better indication of the base amount may emerge after the second TPL survey in May.

The recreation/aquatic center project was discussed. There was a difference of opinion within the Task Force as to whether it should be site-specific at this point and whether it is wise to include this in the bond package when survey support is less than 50%. It was also decided that it was vital to rename the project. Multigenerational/community center or other innovative names were more favorable to the Task Force. Doug felt the second TPL survey may add clarity. Both high school students agreed that multigenerational or community center was preferable to recreation/aquatic center. The Task Force felt that the flow and layout of the wording should be innovative, not traditional and respond to changes in the population.

A suggestion was made about buying land just outside the District for future growth and development and that there may be a short window of time for purchasing, as the urban growth boundary may be adjusted soon. Also mentioned was the renovation of aging facilities. Doug mentioned that there should be a balance in the package that addressed equity in all four quadrants and that partnerships would be important.

The Task Force agreed to add \$1,500,000 for three acres of natural area/buildable land to the base and add-ons, bringing the total package to \$50,960,000.



V. **Adjourn**

Spence thanked the Task Force, saying he was proud of their efforts. In particular, he thanked the two Board members and high school students for their input. He adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Anne Bookless  
Recording Secretary

## Bond Measure Conceptual Package - DRAFT

Base Bond Package							
Project Type	Quantity	Extended Cost	Survey % Support	Potential Sites by Quadrant (examples only)			
				NE	SE	SW	NW
New Neighborhood Park Development (3 acres)	3	\$2,250,000	53%	Tilbury Park	AM Kennedy Park	Barsotti Park Roy Dancer Park	Kaiser Ridge Park
Renovate & Redevelop Neighborhood Park	2	\$1,500,000	66%	Bonny Slope Park Cedar Mill Park Mitchell Park Pioneer Park Ridgewood View Park	Camille Park Fir Grove Park Hideaway Park Ridgecrest Park Vista Brook Park Wonderland Park	Cooper Park Morrison Woods Park	Autumn Ridge Park Melilah Park Somerset Meadows Park Somerset West Park
New Neighborhood Park - Land Acquisition (3 acres)	2	\$3,000,000	53%	4 Needed Per Comp Plan	3 Needed Per Comp Plan	3 Needed Per Comp Plan	5 Needed Per Comp Plan
New Community Park Development (20 acres)	1	\$4,000,000	53%			SW Community Park	
New Community Park - Land Acquisition (20 acres)	1	\$10,000,000	53%	1 Needed Per Comp Plan			
Renovate & Redevelop Community Park	2	\$8,000,000	66%	Cedar Hills Park	Garden Home Park Greenway Park Raleigh Park Schiffler Park	Hazeldale Park	
Natural Area Preservation; includes land acquisition and restoration work		\$3,000,000	80%	Needed In All Quadrants Per Comp Plan			
New Linear Park & Trail Development (1 mile)	9	\$5,535,000	65%	Westside Trail #11 (Nature Park) Westside Trail #12-14 (Light Rail to Sunset Hwy) Jordan Husen Trail Westside Trail #15-17 (Sunset Hwy to West Union Road) Beaverton Creek Regional Trail	Beaverton Creek Regional Trail	Westside Trail #7 (Mt. Williams) Westside Trail #1 (Barrows Road to Scholls Ferry Road) Westside Trail #4 (Galena Way to Rigert Road)	Rock Creek Trail #5 (East End) Waterhouse Trail #5 (Spyglass) Rock Creek Trail (College Park to PCC) Old Wagon Trail (Nature Park) Beaverton Creek Regional Trail
New Linear Park & Trail - Land Acquisition (1 mile)	8	\$1,200,000	65%	Needed In All Quadrants Per Comp Plan			
Regulation Synthetic Athletic Field Development (1 Megafield*)	2	\$2,400,000	46%	Cedar Hills Park		SW Community Park/ Hazeldale Park	Somerset West Park
Youth Athletic Fields Development (3 Soccer & 3 Baseball)	6	\$2,400,000	46%	Cedar Hills Park	AM Kennedy Park Meadow Waye Park	Barsotti Park SW Community Park/ Hazeldale Park Winkelman Park	
Deferred Park Maintenance Replacements; includes play structures, bridges and boardwalks, and irrigation systems		\$725,000	66%	Needed In All Quadrants Per Comp Plan			

## Bond Measure Conceptual Package - DRAFT

Base Bond Package							
Project Type	Quantity	Extended Cost	Survey % Support	Potential Sites by Quadrant (examples only)			
				NE	SE	SW	NW
Facility Expansion Development	2	\$5,000,000	52%		Conestoga Rec & Aquatic Center Garden Home Recreation Center Raleigh Swim Center Stuhr Center		
HMT ADA & Access Improvements Development	1	\$1,500,000	65%				HMT Recreation Complex
Special Use Facility Development - Outdoor Splash Park	1	\$450,000	44%	Cedar Hills Park	Conestoga Rec & Aquatic Center	SW Community Park/ Hazeldale Park	Somerset West Park
<b>BASE PACKAGE TOTAL</b>		<b>\$50,960,000</b>					

\* Megafields are two full-size synthetic turf athletic fields (soccer, rugby, lacrosse, football) laid out side by side in a square footprint. This allows for two synthetic turf baseball fields to be placed in the corners using brown synthetic turf

Expanded Package							
Project Type	Quantity	Extended Cost	Survey % Support	Potential Sites by Quadrant (examples only)			
				NE	SE	SW	NW
New Community Center Development (Recreation & Aquatic) parial funding**	1	\$30,000,000	31%			1 Needed Per Comp Plan	1 Needed Per Comp Plan
Additional Natural Area Preservation; includes land acquisition and restoration work		\$2,000,000	77%	Needed In All Quadrants Per Comp Plan			
Active Use Land Acquisition; for Parks and Athletic Fields (\$500,000/acre)	6	\$3,000,000	66%	Needed In All Quadrants Per Comp Plan			
<b>Subtotal Adds</b>		<b>\$35,000,000</b>					
<b>EXPANDED PACKAGE TOTAL</b>		<b>\$85,960,000</b>					

\*\* Development Options: Recognizing the financial challenge of developing a center of this magnitude (full cost is estimated at \$42-47 million), there are numerous approaches that should be considered:

- Sponsorships and naming rights.
- SDC advance funding in combination with bond funding.
- Partnerships/shared funding.
- Building in phases is also an option.

## Bond Measure Conceptual Package Needs Analysis - DRAFT

Base Bond Package			
	Quantity	Extended Cost	Need Being Addressed
New Neighborhood Park Development (3 acres)	3	\$2,250,000	Comp Plan / Goal 1 - Provide Neighborhood Parks throughout the District at the adopted standard. Plan for all residents to be within 1/2 mile of a Neighborhood Park and ensure appropriate amenities & needs are being met.
Renovate & Redevelop Neighborhood Park	2	\$1,500,000	Comp Plan / Goal 1 & 2 - Develop plans to guide improvements to parks that lack amenities and improve access to parks to meet the District's ADA Transition Plan and the ADA Act.
New Neighborhood Park - Land Acquisition (3 acres)	2	\$3,000,000	Comp Plan / Goal 1 - When acquiring land for Neighborhood Parks ensure they are of adequate size and location to provide needed amenities. Acquire land in areas identified in the Comp Plan as deficient.
New Community Park Development (20 acres)	1	\$4,000,000	Comp Plan / Goal 1 - Provide Community Parks throughout the District at the adopted standard and ensure appropriate amenities & needs are being met.
New Community Park - Land Acquisition (20 acres)	1	\$10,000,000	Comp Plan / Goal 1 - Plan for all residents to be within 2 miles of a Community Park or Special Use facility and consider roads, highways and other potential barriers to locate them accordingly.
Renovate & Redevelop Community Park	2	\$8,000,000	Comp Plan / Goal 1 & 2 - Develop plans to guide improvements to parks that lack amenities and improve access to parks to meet the District's ADA Transition Plan and the ADA Act.
Natural Area Preservation; includes land acquisition and restoration work		\$3,000,000	Comp Plan / Goal 4 - Acquire, conserve and enhance high quality natural areas, wetlands, riparian areas and uplands. Strive to provide adequate funds for natural area monitoring, maintenance and restoration needs.
New Linear Park & Trail Development (1 mile)	9	\$5,535,000	Comp Plan / Goal 5 - Link trails to parks, neighborhoods and community facilities. Attempt to provide access to the trail system for people of all abilities to improve access and connectivity.
New Linear Park & Trail - Land Acquisition (1 mile)	8	\$1,200,000	Comp Plan / Goal 5 - Seamlessly connect regionally significant trails with local trails to ensure local access and connectivity. Locate trailheads in conjunction with park sites, schools or other community facilities.
Regulation Synthetic Athletic Field Development (1 Megafield*)	2	\$2,400,000	Comp Plan / Goal 2 - Provide for athletic fields based upon the Comp Plan and 2005 Athletic Fields Assessment. Continue to develop new synthetic fields or replace grass fields with synthetic turf as a method to prolong field life and up usage.
Youth Athletic Fields Development (3 Soccer & 3 Baseball)	6	\$2,400,000	Comp Plan / Goal 2 - Provide for athletic fields in the District based upon the Comp Plan and the 2005 Athletic Fields Needs Assessment. Continue multi-use approach for use of District fields and reduce conflicts with user groups.
Deferred Park Maintenance Replacements; includes play structures, bridges and boardwalks, and irrigation systems		\$725,000	Comp Plan / Goal 3 - Prioritize deferred maintenance items for funding and ultimate completion, update and reprioritize the list annually.
Facility Expansion Development	2	\$5,000,000	Comp Plan Goal / 2 - Conduct assessments of Recreation/Aquatic Centers for physical condition, life span, etc., renovate, expand or close as necessary.
HMT ADA & Access Improvements Development	1	\$1,500,000	Comp Plan / Goal 1 & 2 - Continue to improve access to facilities according to the District's ADA Transition Plan. Ensure that access to District facilities is consistent with the ADA Act.
Special Use Facility Development - Outdoor Splash Park	1	\$450,000	Comp Plan / Goal 1 & 2 - Provide other parks and special use facilities, including unique special purpose facilities, consistent with the standards of the plan. Enhance other recreational programs or non-sport related activities
<b>BASE PACKAGE TOTAL</b>		<b>\$50,960,000</b>	

## Bond Measure Conceptual Package Needs Analysis - DRAFT

Expanded Package			
	Quantity	Extended Cost	Need Being Addressed
New Community Center Development (Recreation & Aquatic) partial funding*	1	\$30,000,000	Comp Plan / Goal 2 - In developing a new Community Center plan for a multi-purpose Recreation and Aquatic Center for all generations and types of users for efficiency. Standard, 1 facility per 50,000 residents, locate in deficient areas.
Additional Natural Area Preservation; includes land acquisition and restoration work		\$2,000,000	Comp Plan / Goal 4 - Acquire, conserve and enhance high quality natural areas, wetlands, riparian areas and uplands. Strive to provide adequate funds for natural area monitoring, maintenance and restoration needs.
Active Use Land Acquisition; for Parks and Athletic Fields (\$500,000/acre)	6	\$3,000,000	Comp Plan / Goal 1 & 2 - When acquiring land for parks and athletic fields ensure they are of adequate size and location to provide needed amenities. Acquire land in areas identified in the Comp Plan as deficient.
<b>Subtotal Adds</b>		<b>\$35,000,000</b>	
<b>EXPANDED PACKAGE TOTAL</b>		<b>\$85,960,000</b>	

\* Development Options: Recognizing the financial challenge of developing a center of this magnitude (full cost is estimated at \$42-47 million), there are numerous approaches that should be considered:

- Sponsorships and naming rights.
- SDC advance funding in combination with bond funding.
- Partnerships/shared funding.
- Building in phases is also an option.



## TUALATIN HILLS PARK & RECREATION DISTRICT

---

### MEMO

**DATE:** March 24, 2008  
**TO:** Jim McElhinny, Director of Park & Recreational Services  
**FROM:** Bruce Barbarasch, Superintendent of Natural Resources & Trails Management  
**RE:** Natural Area Preservation Overview

The Park District's Natural Resources Management Plan provides a vision of a network of parks that provide for wildlife habitat and migration as well as environmental education and recreational needs such as hiking.

This network can be achieved by acquiring natural areas that fall into two broad categories:

- *Upland Habitats.* These sites are away from streams or wet areas. They are often forested with a variety of trees, shrubs, and ground covers. Conifer forests, such as Hyland Forest, as well as a meadowy areas like Matrix Hill Park are considered upland habitats. Upland habitats provide homes for a variety of wildlife and are well suited to trails and environmental education activities.
- *Wetland Habitats.* Wetland habitats include streams, stream corridors, ponds, and areas that are inundated by water for a large portion of the year. Some wetland habitats have trees as well as shrubs and herbs. The portions along the creek in Vale and Summercrest Parks fall into this category. Other wetland habitats have grasses and cattails that emerge from standing water or soggy ground, as seen at Crystal Creek and Beaverton Creek Wetlands. Wetland habitats provide excellent homes for birds, fish, and amphibians. They provide filtration, flood control, and scenic views, and can be good overlook sites for wildlife watchers, but are seldom suitable for trails.

When we acquire these areas, they are often in need of services beyond basic maintenance and monitoring. Staff may perform one of the following activities to improve their condition:

- *Restoration.* Restoration is the process of altering a degraded or damaged area in such a way as to re-establish an ecosystem's structure and function, usually bringing it back to a healthy state close to the original. The Greenway Park Habitat Restoration Project is an example of this.
- *Enhancement.* Enhancement is the improvement of a portion of a larger habitat that is generally intact. Removal of English ivy from a small section of a forest would be considered an enhancement project.

### NATURAL RESOURCES

# TUALATIN HILLS PARK & RECREATION DISTRICT

---



*Serving Beaverton and the west side since 1955.*

## MEMO

**DATE:** March 25, 2008  
**TO:** Jim McElhinny, Director of Park & Recreational Services  
**FROM:** Scott Brucker, Superintendent of Sports  
**RE:** Athletic Fields Inventory

### Summary

The information contained in this report is provided as background information pertaining to athletic field inventories, associated shortage issues and the future of athletic field inventories within Park District boundaries.

### Background

As the Park District's population grows, the demand for youth sports is growing. The increase in population is resulting in the need for additional, cost effective, athletic fields to keep up with the demand being realized today and in the near future. Not only are Park District sports programs placing increasing demands on fields, through program and sports growth, the Beaverton School District has begun increasing the number of "no cut" field sports offered at the high school level in an effort to keep up with the population growth in their school athletic programs.

The recently (2006) passed Beaverton School District's bond-related development focuses primarily on education-related facility expansions, such as additional classrooms and educational infrastructure. Sixty percent of Beaverton School District's growth-related bond funded expansion will be renovation and additions to existing schools, while 40 percent will result in the development of new schools. New schools are being built on much smaller parcels of land than in years past, resulting in either no space for athletic field development or small athletic fields.

With each new school expansion, Park District programs will lose use of one to two athletic fields. At the existing rate of two school expansions per year, over the next ten years, the Park District will lose use of 40 athletic fields by 2018. Factoring in new school development on Beaverton School District property that affects athletic fields, by 2018 the Park District will have lost use of 30 athletic fields, resulting in significantly less available hours of community use annually.

The Park District's Comprehensive Plan calls for 105 fields to be developed by 2026 (Table 18, page 42). The Comprehensive Plan athletic fields needs projections were made prior to the accelerated loss of Beaverton School District fields realized through their 2006 bond. It is important to note that the PCC Rock Creek Recreation Facility opened on October 1, 2007 with eight fields. This results in a net need of 97 fields. At the time of opening, the additional athletic field hours realized were less than the hours lost at School District athletic fields during construction.

The Athletic Fields Needs Assessment was completed in March 2005. The Comprehensive Plan supported the Athletic Fields Needs Assessment target on field development. While sizes of fields

may have varied between the two plans, the base need of athletic field hours was consistent. From the time of adoption of the Athletic Fields Needs Assessment to present, 197 hours of field time have been lost (this acknowledges our PCC hours gained).

### **Survey Findings**

Athletic fields did not receive a high level of public support in the recent phone survey conducted by The Trust for Public Land. However, staff is acutely aware of the existing need for athletic fields, the increased demand for athletic fields from growth, as well as the decreased inventory from school expansion. The public outreach comments show strong support for athletic fields development. Numerous comments were received from our residents voicing the need for more athletic fields.

Through the implementation of the new field use fee, residents were very vocal about the need for new athletic fields, resulting in additional field hours, and the need to upgrade existing facilities to increase usable field hours in light of the fees. While generally they were supportive of the new fees, the support was tied to development of more athletic fields and upgrades to existing athletic fields.

### **Conclusion**

At present, THPRD affiliated programs are utilizing 100 percent of available time on existing athletic fields. Further development of athletic fields, in combination with continuing use efficiency measures, will assist in addressing demand.

The base package being forwarded for consideration from the Bond Measure Task Force contains recommendations for new community parks, new neighborhood parks and renovations of existing community and neighborhood parks. All park development and renovation may contain athletic playing fields within the general park development; however, these fields would likely be basic in nature. Basic athletic fields that are part of a neighborhood or community park do not provide comparable hours of use and in most cases are more costly to operate. Thus, the opportunity the base package provides for additional sport field funds would enhance the proposed park development.

Basic athletic fields in parks are generally not developed with the cost-efficient design features that designated athletic fields incorporate. Designated athletic fields become efficient to operate, providing maximum hours of play at minimum cost to operate, when drainage and irrigation is installed, soils are prepared and engineered, lights are installed and synthetic turf is used. Native grass fields without these features are severely limited by use and weather and are costly to maintain on a per hour use comparison.

Designated athletic fields also provide options to utilize multiple field set-ups and sport lines, increasing use on the same site. However, basic athletic fields do not provide options such as multiple lines and field configurations.





# TUALATIN HILLS PARK & RECREATION DISTRICT

Serving Beaverton and the west side since 1955.

## MEMO

**DATE:** March 21, 2008  
**TO:** Jim McElhinny, Director of Park & Recreational Services  
**FROM:** Sharon Hoffmeister, Superintendent of Aquatics

**RE:** Community Centers Overview

A Community Center is a multi-use, multi-generational facility which combines recreational opportunities with community space for those with a variety interests.

**Amenities:** A Community Center should offer a wide range of amenities in order to draw a maximum number of users with varied interests. These amenities may include:

**Natorium:** The natatorium could have a variety of features:

- **Lap Pool:** A lap pool could be competitive capable; however, the design needs to allow for a broad range of recreational activities including swim lessons, fitness classes and open play.
- **Leisure/Therapy Pool:** A pool space which needs to be enticing for small children, with play features, but can also double as a therapy pool for guests with special needs and rehabilitation programs for those recovering from illness or injury.
- **Other Popular Features:** Additional leisure features that would draw a broader user base include a large capacity hot tub/whirlpool for adult use and an outside spray park for summer use.

**Sports Areas:**

- **Gymnasium:** A Community Center should accommodate multiple court sports in a large gymnasium that would also feature portable/fold-away spectator seating and dividing curtains. This type of space would not only have the capability for holding organized sports activities and classes, but would be ideal for drop-in play.
- **Running Track:** Provides an indoor alternative for runners and walkers.
- **Climbing Wall:** A climbing wall is a specialized amenity that can be accessed not only for organized classes, but also for supervised drop-in activity.
- **Full Service Fitness Room:** Providing a specialized space for weight and fitness training is ideal in a Community Center. Attracting adults and teens is a key component.

**Recreation:**

- **Multi-use Classrooms/Meeting Rooms:** The flexibility of being able to modify use of classrooms is essential in order to accommodate a variety of class offerings. A space that can be utilized for small or large functions is ideal. Additionally, meeting space can be offered to the community to reserve when it is not scheduled for classes.

○ Designated Use Rooms:

Senior Area: A senior area within a large Community Center would be able to accommodate the programming needs of seniors; offering a separate area of the facility, game rooms, lounge areas, community service resource center, fitness, etc. It may also have a separate entry for seniors to use.

Teen Area: One of the challenges we continue to face is attracting to the Centers the middle school age and high school age users, not involved in organized sports activities. These areas are reserved for teen use only. They offer computer labs, video game areas, movies, concessions and different activities specifically for teens.

Child Care: Providing childcare service is a necessity to encourage parents of small children to become active at the Center.

Concessions: With the multiple features and activities that are offered at a Community Center, customers tend to spend longer periods of time at the facility. Having concessions available would enable users to take breaks in activity for a snack and continue on with their activity schedule. Becoming more popular is a specialty coffee bar area for users.

Lounge Area: A comfortable lobby area that allows for sitting and relaxing while waiting for family members to complete their class or meet up with friends.

**Needs:** The 2006 Comprehensive Plan identified the need for two new multi-use, multi-generational facilities due to continuing growth and diverse recreational needs of our residents.

**Benefits:** A multi-use Community Center provides many benefits over single use centers. These benefits provide efficiencies that assist with a higher cost recovery ratio than with single use centers.

For the User: By combining multiple amenities designed for all ages, the facility meets a variety of recreational and social needs within the family.

Operations: Staffing: support staff (front office, supervisor)  
Equipment and supplies  
Maintenance expenses: staff, utilities, and equipment

**Development Options:** Recognizing the financial challenge of developing a center of this magnitude, there are numerous approaches that should be considered:

- Sponsorships and naming rights.
- SDC advance funding in combination with bond funding.
- Partnerships/shared funding.
- Building in phases is also an option.

The multi-use aspect of a Community Center allows for targeted programming for specific needs of any given group. The flexibility of a multi-use, multi-generational Community Center allows for the continual change of programming and use to enable us to grow with the changing needs of our residents. Better yet, it combines these opportunities at one location.

# TUALATIN HILLS PARK & RECREATION DISTRICT



*Serving Beaverton and the west side since 1955.*

[7B]

## MEMO

**DATE:** March 24, 2008  
**TO:** The Board of Directors  
**FROM:** Doug Menke, General Manager  
**RE:** General Manager's Report for April 7, 2008

### **Washington County Urbanization Forum**

The Urbanization Steering Committee has taken some important steps forward on the topic of the urbanization of Washington County, including scheduling a Washington County Urbanization Forum. The purpose of this forum is to tackle issues such as governance, financing of infrastructure investments, tax equity and many other issues. The goal is to establish some protocols by which to manage the current and future urban form.

Two public meetings have been scheduled to take place on Thursday, April 24 and Thursday, June 19, both at 6:30 p.m. in Room 113 at Hillsboro City Hall. A Park District Board member representative has been requested for these meetings.

The April 24 session will formally kick off the Urbanization Forum and will include group discussion, with some public comments at the conclusion. It is envisioned that the second public meeting on June 19 will allow for broader public participation. Proposed attendees for the April 24 session include the Washington County Commissioners, various area mayors and city managers, Metro Councilors and other public representatives.

I will be attending a pre-meeting planning session to be held on Monday, April 14 at Beaverton City Hall. Funding for the urbanization process will be a shared cost, similar to the Tualatin Basin process of a few years ago.

### **MACC Grant Opportunity**

The Metropolitan Area Communications Commission (MACC) created the PEG/PCN Grant Fund in 1999 as a part of the cable franchise with AT&T Broadband (now operating as Comcast). MACC receives funds from Comcast to provide grants for Public, Education, and Government (PEG) access and for users of the Public Communications Network (PCN). In the sixteen previous PEG/PCN grant cycles (Fall 1999 through Fall 2007), MACC has distributed \$8,205,987 to seventeen agencies and organizations. There is approximately \$600,000 available to be awarded for the spring grant cycle.

The Park District's Information Services Department is preparing a grant application for the MACC Spring 2008 grant cycle. This grant is intended to cover the cost of installing fiber optic cable to all Park District facilities. This project will increase our network speed by 600% to all facilities. The grants are due to be turned in by April 2.

Regular Meeting of the Board of Directors April 7, 2008

Page 1 of 2

### **Energy Trust of Oregon Audit**

The Maintenance Operations Department is partnering with the Energy Trust of Oregon (ETO) and a building performance contractor to audit all Park District buildings in order to identify opportunities for energy savings. The cost for the audits will be borne by the ETO as part of their statewide incentive program. The Park District will have an obligation to initiate at least one energy saving measure resulting from the audit. The cost of the energy savings measure (minimal) is included in the 2008-09 Budget proposal.

Upon completion of the audit, the Park District may enter into a performance contract with an approved ETO building performance contractor for the purpose of implementing all of, or a portion of, the energy saving measures identified in the audit. The cost for implementation will be covered by energy savings identified and guaranteed in the performance contract. Costs will also be leveraged against other incentives available through the ETO (i.e., Business Energy Tax Credits, grants and others) to further reduce our fiscal impact. The performance contract may also use a finance package, allowing the final obligation (after applying all incentives) to be paid back over time as the energy savings are realized.

We estimate the initial audits to be completed around mid June. At that time, we will have enough data to determine the scope of opportunities at all facilities and be positioned to determine further participation in the performance contract process.

### **NRPA Environmental Summit**

National Recreation & Park Association's (NRPA) *Summit on Environmental Stewardship for People, Parks & Public Lands* is scheduled to take place May 4-7, 2008 in Portland. The Board of Directors has been registered for this event and additional summit information will be provided as it is made available by NRPA.

### **Board of Directors Meeting Schedule**

Please note the following upcoming Board of Directors and Budget Committee meetings that will be occurring over the next six months:

- Monday, April 21 – Budget Committee Work Session
- Monday, May 12 – Regular Board Meeting
- Monday, May 19 – Budget Committee Meeting
- Monday, June 2 – Regular Board Meeting
- Monday, June 23 – Regular Board Meeting
- Monday, July 7 – Regular Board Meeting
- Monday, August 4 – Regular Board Meeting
  - *Note: In accordance with past practice, the August Regular Board meeting is tentative and may be cancelled.*
- Monday, September 8 – Regular Board Meeting



Serving Beaverton and the west side since 1955.

# TUALATIN HILLS PARK & RECREATION DISTRICT

---

## Management Report to the Board April 7, 2008

### Administration

*Jessica Collins, Executive Assistant*

*Keith Hobson, Director of Business Services*

*Jim McElhinny, Director of Park and Recreational Services*

*Bob Wayt, Director of Communications & Development*

1. THPRD's Summer Activities Guide has been printed and mailed to residents throughout the District in preparation for the start of the registration period on April 19. Inserted within the Summer Activities Guide is a listing of all District summer camps, which are also being promoted through packets distributed to local schools. The Activities Guide is also available online at [www.thprd.org](http://www.thprd.org). The General Manager's message focuses on the variety of fun activities available throughout the District during the summer. Most of these activities are free, including Party in the Park (July 26) and the Concert in the Park series that runs from late June into August, and contributes significantly to the higher quality of life that residents of our District enjoy.
2. One of THPRD's goals is to increase outreach to the Latino population, which has been growing rapidly. The District is taking a first step in that direction in April with Spanish speaking assistance at registration. When Spanish speakers call in, they will be prompted to press 2 for Spanish language, upon which they will be routed to a Spanish-speaking operator. This assistance will be provided for the first two days of registration, April 19-20. Lots of pre-event publicity will be done with the Latino audience to expand awareness.

### Aquatics

*Sharon Hoffmeister, Superintendent of Aquatic Program Services*

1. Aloha Swim Center celebrated its 30<sup>th</sup> Anniversary on Saturday, March 15. There were 114 people who attended the celebration and enjoyed refreshments, prizes and entertainment by Nathan Botsford, Part Time Head Guard, who sang and played his guitar.
2. The Aloha-Huber Elementary School swim lessons will begin in mid-April for three weeks at the Aloha Swim Center. Tualatin Valley Junior Academy will start their swim lesson program at the Aquatic Center in May.

### Maintenance

*Dave Chrisman, Superintendent of Maintenance Operations*

1. Athletic field crews are prepping baseball and softball fields for the 2008 spring baseball season. Practices are now underway and games will begin in April. Preseason preparations include mowing, edging, dragging, infield soil prep and base installations. Once the season begins, crews will line fields for games on a daily basis. In addition, crews also provide field maintenance support for lacrosse and soccer.

2. Staff recently completed an interior re-model of the Administrative offices at the HMT Recreation Complex. An additional office was added for the Superintendent of Sports.
3. Our Fleet Services Division took possession of three replacement vehicles this past month. The vehicles included a five-yard dump truck, a two-yard dump truck, and a flat bed landscape truck. The units were in service starting April 1. In addition to prepping these vehicles for service, staff completed final preseason service and maintenance on the mowing fleet.
4. In the Parks Division, staff recently completed winter pruning and landscape clean up activities. They are also in the process of de-winterizing all irrigation and drinking fountain systems, which were shut off during the winter. The major effort now shifts to mowing and landscape care. Staff are also beginning to hire and train seasonal part time staff who will provide a significant presence during the spring and summer.

### **Natural Resources & Trails Management**

*Bruce Barbarasch, Superintendent of Natural Resources & Trails Management*

1. Murrayhill Maintenance Management Plan. Staff received a high level of support from patrons at a public meeting to discuss the proposal to replace blackberry thickets with native shrubs. Staff will formalize a plan soon with the hope of beginning work this summer.
2. Cooper Mountain Regional Park. Meetings with Metro have continued about cooperative management of the site. Trail and facility designs are being reviewed. Due to permitting issues, the site is now anticipated to open in the spring of 2009.
3. Stream Enhancement/Mitigation Discussions. Staff have participated in several meetings with Clean Water Services and a variety of agencies to discuss different collective efforts to address wetland and buffer mitigation in the Tualatin Basin.
4. Volunteer Summary. Four hundred fifty-seven volunteers worked in eight different parks this month. They removed approximately 425 cubic yards of weeds, and planted 335 native plants. Together our volunteers contributed approximately 1,700 hours of time, valued at \$31,000. Eagle Scouts are currently working on removing invasive plants and replanting portions of Jenkins Estate, Foothills and Lowami Hart Woods Parks; installing steps at Foothills Park, and constructing dog bag dispensers. We also have AmeriCorps LINKS interns working on oak restoration, education, outreach, Nature Park history, event planning, and on an English ivy pull-a-thon event.

### **Planning and Development**

*Steve Gulgren, Superintendent of Planning and Development*

1. Signage Master Plan: The Request for Proposals (RFP) for the Signage Master Plan has been sent to prospective consultants. The due date for receiving the RFPs is April 10. Staff will review the proposals, complete the consultant selection process and contract negotiations, and will tentatively begin the project around May 1.

## **Programs & Special Activities**

*Lisa Novak, Superintendent of Programs & Special Activities*

1. The John Marty Park Community Organic Garden and the Cedar Hills Community Garden are both full for the 2008 growing season. The Harman Community Garden has six plots available.
2. The Tennis Center air structures are scheduled to be taken down the week of April 21, weather permitting, in order to have the outdoor courts available for the season ending High School District and State Tournaments.

## **Recreation**

*Eric Owens, Superintendent of Recreation*

1. The annual Garden Home Gymnastics' Show was held on March 15. We had an enthusiastic crowd of nearly 400 people cheer on the talented gymnasts (ranging in age from 3 to 16 years old), who performed on the balance beam, uneven parallel bars, vault, and the new Olympic sport of Rhythmic. Two young ladies have qualified for the Rhythmic Junior Olympics!
2. Conestoga Recreation and Aquatic Center enjoyed a busy spring break. In addition to drop-in swimming, fitness and sports programs, there were Spring Break Day Camps and Aquatic School. In addition, the 9<sup>th</sup> annual Underwater Egg Hunt was held on March 21. This year there were 262 registered, compared to 248 in 2007.
3. The annual Cedar Hills Recreation Center Spring Hunt was held on March 22 with over 100 children participating. The children had a great time hunting for eggs, candy and prizes.

## **Security Operations**

*Mike Janin, Superintendent of Security Operations*

1. On February 28, the Park District hosted a seminar titled *Defusing Difficult People*, sponsored by the Aquatic Section of the Oregon Recreation & Park Association (ORPA). The speaker was the THPRD Superintendent of Security Operations and there were park agencies represented from several jurisdictions around the state.
2. Security Operations conducted four one-hour seminars for communications dispatchers at the Washington County Consolidated Communications Agency (WCCCA) throughout March. The instruction covered using Park Patrol (accessible on the police radio) as a resource for citizens that call dispatch concerning issues regarding the parks. Dispatchers were very interested learning about THPRD, facilities, number of parks and our efforts working in partnership with WCCCA and local law enforcement to keep our parks safe.
3. The Superintendent of Security Operations met with the Central Beaverton and Highland Neighborhood Associations and CPO 3. All CPOs within Park District boundaries have been addressed regarding THPRD Security Operations. Four Beaverton NACs are left, which we hope to meet with in April.



## **Sports**

*Scott Brucker, Superintendent of Sports*

1. Field permits have been finalized and sent to the Affiliated User groups. Very little time was turned back by any of the groups, but the time that was returned was being re-allocated to other groups needing additional space. The first round of field use bills will be sent out for Winter use by mid-April. Winter use is considered January 1 to February 29.
2. Sports Leagues:
  - A. Summer Softball: League rosters were due March 31 through April 2. Team numbers will be available once roster confirmation is complete.
  - B. Spring Middle School Basketball: Rosters were submitted March 21. As of March 28, there are 23 teams as compared to 28 in 2007. Staff continues to confirm rosters and take late registrations.
3. The Running for the Trees Relay will be held April 26 at PCC Rock Creek Recreation Facility. The run is free of charge in honor of National Arbor Day on April 25. Athletic Center staff is working with Natural Resources staff to plant a tree honoring each participant, at a site to be determined, in the Fall of 2008.

## **Business Services**

*Cathy Brucker, Finance Manager*

*Mark Hokkanen, Risk and Contract Manager*

*Launa Harrison, Information Services Manager*

*Nancy Hartman-Noye, Human Resources Manager*

1. Human Resources implemented the new centralized part-time recruitment process on March 17. Under this system, the hiring supervisor will contact the Human Resources Department (HR) when an opening occurs to request any pre-screened applications currently on file.

All applications for part-time will be screened by HR staff for minimum qualifications. Those that meet minimums will be forwarded to the hiring supervisor for consideration. The responsibility for interviewing and hiring remains at the Center Supervisor level. Applications not selected for the position will remain on file within the HR Department to be considered for future openings.

The centralized part-time recruitment process will allow for the sharing of resources across the departments, eliminate any current recruitment redundancies, and should serve as a time and cost saver for our supervisors.

2. T-Mobile has approached the Park District to locate two potential telecommunication sites on Park District property. Staff is waiting for the carriers' formal proposals per the Board Policy. The Park District is currently receiving approximately \$190,000 annually from 22 telecommunication site lease agreements.
3. THPRD has received a Safety and Security Matching Grant of \$1,475 from Special Districts Association of Oregon (SDAO) to install closed circuit monitors inside the air structures at the Tennis Center, which will provide enhanced monitoring capabilities for safety and security.

## Calendar of Upcoming Meetings & Events

<b>April</b>						
<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>6</b>	<b>7</b> BOARD MEETING	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b> Earth Day Festival & Native Plant Sale @ Nature Park  OGA Boy State Tour, Athletic Center 500 ppl
<b>13</b> OGA Boy State Tour, Athletic Center 500 ppl	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b> Blaze Fastpitch Tour, Athletic Center 500 ppl	<b>19</b> Blaze Fastpitch Tour, Athletic Center 500 ppl  Huckeba Art Show @ Jenkins Estate
<b>20</b> Blaze Fastpitch Tour, Athletic Center 500 ppl  Huckeba Art Show @ Jenkins Estate	<b>21</b> BUDGET COMMITTEE WORK SESSION	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b> Rhododendron Show @ Jenkins Estate  Running for the Trees Relay @ PCC Rock Creek Zuma Media Bball Tour Athletic Center 1400 ppl
<b>27</b> Zuma Media Bball Tour Athletic Center 1400 ppl	<b>28</b>	<b>29</b>	<b>30</b>			

**2008**

\*Please note that only athletic events expecting 500 or more attendees are listed\*

<b>May</b>						
<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				<b>1</b>	<b>2</b> THSC Spring Classic Aquatic Center 800 ppl	<b>3</b> THSC Spring Classic Aquatic Center 800 ppl
<b>4</b> NRPA 2008 National Summit on Environmental Stewardship  THSC Spring Classic Aquatic Center 800 ppl	<b>5</b> NRPA 2008 National Summit on Environmental Stewardship	<b>6</b> NRPA 2008 National Summit on Environmental Stewardship	<b>7</b> NRPA 2008 National Summit on Environmental Stewardship	<b>8</b> Metro League HS Dist. Tour, Tennis Center 600 ppl	<b>9</b> Metro League HS Dist. Tour, Tennis Center 600 ppl	<b>10</b> Metro League HS Dist. Tour, Tennis Center 600 ppl  Barefoot Quilt Festival @ Jenkins Estate
<b>11</b> Barefoot Quilt Festival @ Jenkins Estate	<b>12</b> BOARD MEETING	<b>13</b>	<b>14</b>	<b>15</b> OSAA HS State Tennis Center 1,150 ppl	<b>16</b> OSAA HS State Tennis Center 1,150 ppl	<b>17</b> OSAA HS State Tennis Center 1,150 ppl
<b>18</b> OSAA HS State Tennis Center 1,150 ppl	<b>19</b> BUDGET COMMITTEE MEETING	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b> USSSA Adult Softball Athletic Center 500 ppl
<b>25</b> USSSA Adult Softball Athletic Center 500 ppl	<b>26</b> HOLIDAY	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b> State Games Athletic Center

**2008**

\*Please note that only athletic events expecting 500 or more attendees are listed\*

# June

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
<b>1</b> State Games Athletic Center	<b>2</b> BOARD MEETING	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b> THPF Hike 'n' Bike 8am-2pm @ HMT
<b>15</b> Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	<b>16</b> Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	<b>17</b> Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	<b>18</b> Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	<b>19</b> Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	<b>20</b> Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	<b>21</b> Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl  Valley Invtl. Girls Fastpitch @ Athletic Center 500 ppl
<b>22</b> Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl  Valley Invtl. Girls Fastpitch @ Athletic Center 500 ppl	<b>23</b> BOARD MEETING	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>
<b>29</b>	<b>30</b>					

2008

*\*Please note that only athletic events expecting 500 or more attendees are listed\**

**Tualatin Hills Park and Recreation District**  
**Monthly Capital Project Report**  
**Estimated Cost vs. Budget**  
**Through 02/29/08**

Description	Project Budget				Project Expenditures		Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>GENERAL FUND</b>													
<b>CAPITAL OUTLAY DIVISION</b>													
<b>CARRY FORWARD PROJECTS</b>													
Land Acquisition/Jenkins Est ROW	90,000	90,000	-	90,000	90,000	-	-	90,000	Budget	90,000	90,000	-	-
Restoration of John Quincy Adams Young House (JQAY)	100,000	93,000	-	100,000	93,000	34,394	47,489	18,117	Budget	100,000	65,606	-	27,394
Stuhr Center Bequest Foundation Project	75,000	63,000	-	75,000	63,000	6,443	-	63,000	Budget	69,443	63,000	5,557	-
GIS Development	37,000	25,000	-	37,000	25,000	-	-	25,000	Budget	25,000	25,000	12,000	-
HMT Complex Direct Bury Electrical Service	54,700	40,000	-	54,700	40,000	8,200	25,168	14,832	Award	48,200	40,000	6,500	-
Aloha Park Field Restoration & Lights	20,000	20,000	-	20,000	20,000	-	13,912	1,500	Award	15,412	15,412	4,588	4,588
Board/Conference Room Audio	8,000	7,000	-	8,000	7,000	1,073	-	6,927	Budget	8,000	6,927	-	73
Software Upgrades	20,000	10,000	-	20,000	10,000	6,420	-	10,000	Budget	16,420	10,000	3,580	-
Challenge Grant Competitive Fund	30,000	30,000	-	30,000	30,000	-	-	30,000	Budget	30,000	30,000	-	-
John Marty Park Community Garden	14,750	11,400	-	14,750	11,400	9,039	-	5,711	Budget	14,750	5,711	-	5,689
Athletic Center HVAC Platforms Safety Mesh	5,000	-	-	5,000	-	-	4,000	-	Completed	4,000	4,000	1,000	(4,000)
<b>TOTAL CARRYOVER PROJECTS</b>	<b>454,450</b>	<b>389,400</b>	<b>-</b>	<b>454,450</b>	<b>389,400</b>	<b>65,569</b>	<b>90,569</b>	<b>265,087</b>		<b>421,225</b>	<b>355,656</b>	<b>33,225</b>	<b>33,744</b>
<b>ATHLETIC FACILITY REPLACEMENT</b>													
Resurface Tennis Courts (3 sites)			53,044	53,044	53,044	-	49,950	-	Complete	49,950	49,950	3,094	3,094
Bball Pad Asphalt Lift (2 sites)			8,893	8,893	8,893	-	18,522	-	Complete	18,522	18,522	(9,629)	(9,629)
Long Jump Runway (2 sites)			2,800	2,800	2,800	-	1,373	-	Complete	1,373	1,373	1,427	1,427
Basketball Court Resurfacing			7,500	7,500	7,500	-	-	7,500	Budget	7,500	7,500	-	-
Backstop Replacements (2 sites)			12,362	12,362	12,362	-	11,351	-	Complete	11,351	11,351	1,011	1,011
Tennis Court Drainage			2,500	2,500	2,500	-	1,847	-	Complete	1,847	1,847	653	653
Sunset Park Asphalt Replacement			4,000	4,000	4,000	-	6,592	-	Complete	6,592	6,592	(2,592)	(2,592)
Install Bleacher Backs & Rails			6,600	6,600	6,600	-	6,604	1,167	Award	7,771	7,771	(1,171)	(1,171)
Barnes School Field Restoration & Replacement			10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
Aloha Park Lights			200,000	200,000	200,000	-	-	200,000	Budget	200,000	200,000	-	-
Scoreboards			8,000	8,000	8,000	-	7,973	-	Complete	7,973	7,973	27	27
<b>TOTAL ATHLETIC FACILITY REPLACEMENT</b>			<b>315,699</b>	<b>315,699</b>	<b>315,699</b>	<b>-</b>	<b>104,212</b>	<b>218,667</b>		<b>322,879</b>	<b>322,879</b>	<b>(7,180)</b>	<b>(7,180)</b>
<b>ATHLETIC FACILITY IMPROVEMENT</b>													
Progressive Release Safety Bases			30,000	30,000	30,000	-	24,992	-	Complete	24,992	24,992	5,008	5,008
Tennis Court Asphalt Entrances			12,000	12,000	12,000	-	8,716	-	Complete	8,716	8,716	3,284	3,284
Chainlink Fence behind Goal Install			1,300	1,300	1,300	-	706	-	Complete	706	706	594	594
Bocce Courts Installation			8,500	8,500	8,500	-	8,228	-	Complete	8,228	8,228	272	272
<b>TOTAL ATHLETIC FACILITY IMPROVEMENT</b>			<b>51,800</b>	<b>51,800</b>	<b>51,800</b>	<b>-</b>	<b>42,642</b>	<b>-</b>		<b>42,642</b>	<b>42,642</b>	<b>9,158</b>	<b>9,158</b>
<b>PARK AND TRAIL REPLACEMENTS</b>													
Autumn Ridge Park Play Equipment			35,000	35,000	35,000	-	-	35,000	Budget	35,000	35,000	-	-
HMT Parking (Lot C)			50,000	50,000	50,000	-	63	49,937	Budget	50,000	50,000	-	-
Asphalt Path Replacements (12 sites)			131,222	131,222	131,222	-	1,500	129,722	Budget	131,222	131,222	-	-
Foothills Park Concrete Sidewalk Repair			30,000	30,000	30,000	-	48	29,952	Budget	30,000	30,000	-	-
Brookhaven Park Bridge/Boardwalk Repair			35,000	35,000	35,000	-	-	27,675	Award	27,675	27,675	7,325	7,325
Rock Creek Landing Fence Replacement			15,000	15,000	15,000	-	8,632	3,539	Award	12,171	12,171	2,829	2,829
HMT Southside Irrigation Repair/Replacement			10,000	10,000	10,000	-	3,030	6,970	Budget	10,000	10,000	-	-
Raleigh Park Irrigation System Repair/Replacement			12,000	12,000	12,000	-	-	12,000	Budget	12,000	12,000	-	-
Maxi-com Irrigation Connection			8,000	8,000	8,000	-	-	8,000	Budget	8,000	8,000	-	-
<b>TOTAL PARK AND TRAIL REPLACEMENTS</b>			<b>326,222</b>	<b>326,222</b>	<b>326,222</b>	<b>-</b>	<b>13,273</b>	<b>302,795</b>		<b>316,068</b>	<b>316,068</b>	<b>10,154</b>	<b>10,154</b>
<b>PARK AND TRAIL IMPROVEMENTS</b>													
Memorial Benches			8,000	8,000	8,000	-	3,746	4,254	Budget	8,000	8,000	-	-
Local Government Grant Program			175,000	175,000	175,000	-	-	175,000	Budget	175,000	175,000	-	-
Jenkins Estate Sign lighting/Farmington Road			4,000	4,000	4,000	-	3,790	-	Complete	3,790	3,790	210	210
New Off Leash Dog Park Const.			15,000	15,000	15,000	-	522	14,478	Budget	15,000	15,000	-	-
Fanno Creek Trail Realignment			7,000	7,000	7,000	-	6,950	-	Complete	6,950	6,950	50	50
Center St. Park Playground			-	-	-	-	6,621	-	Complete	6,621	6,621	(6,621)	(6,621)
Valley West Park Paving			-	-	-	-	1,912	-	Complete	1,912	1,912	(1,912)	(1,912)
Community Garden Fencing (2 sites)			-	-	-	-	-	12,960	Award	12,960	12,960	(12,960)	(12,960)
Tilbury Fence Installation			-	-	-	-	1,550	-	Complete	1,550	1,550	(1,550)	(1,550)
<b>TOTAL PARK AND TRAIL IMPROVEMENTS</b>			<b>209,000</b>	<b>209,000</b>	<b>209,000</b>	<b>-</b>	<b>25,091</b>	<b>206,692</b>		<b>231,783</b>	<b>231,783</b>	<b>(22,783)</b>	<b>(22,783)</b>

**Tualatin Hills Park and Recreation District**  
**Monthly Capital Project Report**  
**Estimated Cost vs. Budget**  
**Through 02/29/08**

Description	Project Budget				Project Expenditures		Estimated Total Costs				Est. Cost (Over) Under Budget		
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>CHALLENGE GRANTS</b>													
Challenge Grants			75,000	75,000	75,000	-	16,975	58,025	Budget	75,000	75,000	-	-
TOTAL CHALLENGE GRANTS			75,000	75,000	75,000	-	16,975	58,025		75,000	75,000	-	-
<b>BUILDING REPLACEMENTS</b>													
Doors & Windows Replacements			22,500	22,500	22,500	-	-	22,500	Budget	22,500	22,500	-	-
Raleigh Pool Tank Water Pipe			22,000	22,000	22,000	-	-	22,000	Budget	22,000	22,000	-	-
Dive Stands			7,000	7,000	7,000	-	6,995	-	Complete	6,995	6,995	5	5
Aquatic Center Chlorine Scale			2,000	2,000	2,000	-	1,455	-	Complete	1,455	1,455	545	545
Aquatic Center Flow Meter			3,000	3,000	3,000	-	1,513	-	Complete	1,513	1,513	1,487	1,487
50 meter Pool Heat Exchanger			83,400	83,400	83,400	-	119,539	-	Complete	119,539	119,539	(36,139)	(36,139)
Raleigh Chemtrol Unit			5,100	5,100	5,100	-	4,258	-	Complete	4,258	4,258	842	842
50 Mtr Pool Circ. Pump Impellor			4,200	4,200	4,200	-	-	4,200	Award	4,200	4,200	-	-
CRA Resurface of Leisure Pool Tank			25,000	25,000	25,000	-	22,500	-	Complete	22,500	22,500	2,500	2,500
Sunset Pool Furnace			35,000	35,000	35,000	-	34,200	-	Complete	34,200	34,200	800	800
Raleigh Pool Solar Heating			35,000	35,000	35,000	-	4,554	30,446	Budget	35,000	35,000	-	-
Dryland Roof Seal Coat ( Section C)			6,000	6,000	6,000	-	-	5,960	Award	5,960	5,960	40	40
AC Roof Flashing Ridge & Seal			23,000	23,000	23,000	-	22,737	-	Complete	22,737	22,737	263	263
Tennis Center Partial Metal Roof			18,000	18,000	18,000	-	18,538	-	Complete	18,538	18,538	(538)	(538)
Aquatic Center Security Lights/Breezeway			6,000	6,000	6,000	-	-	6,000	Budget	6,000	6,000	-	-
CRA Aquatic Stucco Repair			25,000	25,000	25,000	-	-	25,000	Budget	25,000	25,000	-	-
CRA Ext Painting/Anti Graffiti Coating			11,000	11,000	11,000	-	-	11,000	Budget	11,000	11,000	-	-
Bvtn Pool Spectator Blinds			7,500	7,500	7,500	-	6,000	-	Complete	6,000	6,000	1,500	1,500
Garden Home Stove/Oven			2,250	2,250	2,250	-	1,664	-	Complete	1,664	1,664	586	586
Roof Exhaust Fans (3 sites)			9,500	9,500	9,500	-	-	9,500	Budget	9,500	9,500	-	-
GHRC Window AC Units (4 rms)			7,000	7,000	7,000	-	6,300	1,981	Award	8,281	8,281	(1,281)	(1,281)
GHRC Heat Coils (4 locations)			14,000	14,000	14,000	-	2,300	11,700	Budget	14,000	14,000	-	-
GHRC Air Compressor			3,000	3,000	3,000	-	2,598	-	Complete	2,598	2,598	402	402
GHRC Supply Fan Motor(2 sites)			4,000	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
HVAC Control System (2 sites)			26,000	26,000	26,000	-	-	26,000	Budget	26,000	26,000	-	-
Stuhr Ctr HVAC Air Cooler			3,000	3,000	3,000	-	2,072	-	Complete	2,072	2,072	928	928
GHRC Tile (Room 4)			21,500	21,500	21,500	-	13,722	-	Complete	13,722	13,722	7,778	7,778
Jenkins Main House Floor Cvrgrs			4,600	4,600	4,600	-	-	4,600	Budget	4,600	4,600	-	-
AC Daycare Room Carpet			2,800	2,800	2,800	-	1,893	-	Complete	1,893	1,893	907	907
CRA Mechanical Room Floor Seal			1,500	1,500	1,500	-	1,450	1,145	Award	2,595	2,595	(1,095)	(1,095)
Upgrade/Replace Sonitrol Alarm System			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
CHRC Basketball Backboard Safety Strap			2,000	2,000	2,000	-	1,947	-	Complete	1,947	1,947	53	53
AC Drinking Fountain Replacement			3,000	3,000	3,000	-	1,330	-	Complete	1,330	1,330	1,670	1,670
Raleigh SC Winter Pool Cover			9,000	9,000	9,000	-	4,447	-	Complete	4,447	4,447	4,553	4,553
CRA Boiler Repairs & Replacement			72,500	72,500	72,500	-	59,044	-	Complete	59,044	59,044	13,456	13,456
TOTAL BUILDING REPLACEMENTS			531,350	531,350	531,350	-	341,056	191,032		532,088	532,088	(738)	(738)
<b>BUILDING IMPROVEMENTS</b>													
UV Sanitation System (BSC&50 Mtr)			79,430	79,430	79,430	-	79,056	-	Complete	79,056	79,056	374	374
CHRC/Floor Sink in Kitchen			2,000	2,000	2,000	-	-	2,000	Budget	2,000	2,000	-	-
NP Native Plant Display Garden			3,000	3,000	3,000	-	-	3,000	Budget	3,000	3,000	-	-
Aquatic Center Family Dressing Room Design			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
ASC Family Dressing Rm Design			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
HMT Landscape Upgrades			3,000	3,000	3,000	-	-	3,000	Budget	3,000	3,000	-	-
HMT/Admin Office Remodel			30,000	30,000	30,000	-	18,949	11,051	Budget	30,000	30,000	-	-
PCC Concession Stand			-	-	-	-	4,504	63	Award	4,567	4,567	(4,567)	(4,567)
TOTAL BUILDING IMPROVEMENTS			127,430	127,430	127,430	-	102,509	29,114		131,623	131,623	(4,193)	(4,193)
<b>ADA PROJECTS</b>													
Stuhr Ctr Bathroom Remodel			50,000	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
HSC ADA Bus Turn Out/Ramp			15,000	15,000	15,000	-	-	15,000	Budget	15,000	15,000	-	-
HSC ADA Picnic Table & Pad			8,000	8,000	8,000	-	5,052	-	Complete	5,052	5,052	2,948	2,948
TOTAL ADA PROJECTS			73,000	73,000	73,000	-	5,052	65,000		70,052	70,052	2,948	2,948
<b>TOTAL CAPITAL OUTLAY DIVISION</b>	<b>454,450</b>	<b>389,400</b>	<b>1,709,501</b>	<b>2,163,951</b>	<b>2,098,901</b>	<b>65,569</b>	<b>741,379</b>	<b>1,336,412</b>		<b>2,143,360</b>	<b>2,077,791</b>	<b>20,591</b>	<b>21,110</b>

**Tualatin Hills Park and Recreation District**  
**Monthly Capital Project Report**  
**Estimated Cost vs. Budget**  
**Through 02/29/08**

Description	Project Budget				Project Expenditures		Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>INFORMATION SERVICES DEPARTMENT</b>													
System/workstn Replcmnt			70,000	70,000	70,000	-	63,393	6,607	Budget	70,000	70,000	-	-
Server Rplcmnt (4)			35,000	35,000	35,000	-	24,087	10,913	Budget	35,000	35,000	-	-
LAN/WAN Replcmnt			9,000	9,000	9,000	-	851	8,149	Budget	9,000	9,000	-	-
PDA's/Notebooks			5,000	5,000	5,000	-	289	4,711	Budget	5,000	5,000	-	-
Misc. Application Software			20,000	20,000	20,000	-	2,033	17,967	Budget	20,000	20,000	-	-
New Workstations (3 sites)			7,350	7,350	7,350	-	7,279	-	Complete	7,279	7,279	71	71
Center Kiosks			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
GIS Development			15,000	15,000	15,000	-	-	15,000	Budget	15,000	15,000	-	-
PCC Workstation/Telephone			15,250	15,250	15,250	-	3,162	12,088	Budget	15,250	15,250	-	-
IP Alarm System			9,200	9,200	9,200	-	-	9,200	Budget	9,200	9,200	-	-
Jenkins Comcast Cable Modem			18,100	18,100	18,100	-	-	18,100	Budget	18,100	18,100	-	-
<b>TOTAL INFORMATION TECHNOLOGY IMPROVEMENTS</b>			<b>208,900</b>	<b>208,900</b>	<b>208,900</b>	<b>-</b>	<b>101,094</b>	<b>107,735</b>		<b>208,829</b>	<b>208,829</b>	<b>71</b>	<b>71</b>
<b>TOTAL INFORMATION SYSTEMS DEPARTMENT</b>	<b>-</b>	<b>-</b>	<b>208,900</b>	<b>208,900</b>	<b>208,900</b>	<b>-</b>	<b>101,094</b>	<b>107,735</b>	<b>-</b>	<b>208,829</b>	<b>208,829</b>	<b>71</b>	<b>71</b>
<b>MAINTENANCE DEPARTMENT</b>													
<u>BUILDING EQUIPMENT REPLACEMENT</u>													
Stuhr Center Buffer/Burnisher			3,500	3,500	3,500	-	3,580	-	Complete	3,580	3,580	(80)	(80)
Tennis Center Court Sweeper			9,000	9,000	9,000	-	8,774	-	Complete	8,774	8,774	226	226
<b>TOTAL BUILDING EQUIPMENT REPLACEMENT</b>			<b>12,500</b>	<b>12,500</b>	<b>12,500</b>	<b>-</b>	<b>12,354</b>	<b>-</b>		<b>12,354</b>	<b>12,354</b>	<b>146</b>	<b>146</b>
<u>FLEET REPLACEMENTS</u>													
Step Van			28,000	28,000	28,000	-	20,823	-	Complete	20,823	20,823	7,177	7,177
Flatbed Truck			28,000	28,000	28,000	-	24,133	11,482	Award	35,615	35,615	(7,615)	(7,615)
Full Size Pickups (4)			75,000	75,000	75,000	-	72,041	-	Complete	72,041	72,041	2,959	2,959
Fullsize Pickup & Trailer			24,000	24,000	24,000	-	23,293	-	Complete	23,293	23,293	707	707
Dump Truck (5 Yd)			58,000	58,000	58,000	-	61,802	-	Complete	61,802	61,802	(3,802)	(3,802)
Dump Truck (2 Yd)			24,000	24,000	24,000	-	15,853	7,145	Award	22,998	22,998	1,002	1,002
Ty Crop Top Dresser			23,000	23,000	23,000	-	21,644	-	Complete	21,644	21,644	1,356	1,356
Tractor			28,500	28,500	28,500	-	28,195	-	Complete	28,195	28,195	305	305
Stump Grinder			29,000	29,000	29,000	-	29,910	-	Complete	29,910	29,910	(910)	(910)
Infield Rake			10,000	10,000	10,000	-	10,598	-	Complete	10,598	10,598	(598)	(598)
Light Weight Pickup Trucks (2)			28,000	28,000	28,000	-	26,215	-	Complete	26,215	26,215	1,785	1,785
Walk Behind Aerator			6,200	6,200	6,200	-	6,437	-	Complete	6,437	6,437	(237)	(237)
Scan Tool Fleet			6,200	6,200	6,200	-	4,000	-	Complete	4,000	4,000	2,200	2,200
Skid Mounted Sprayer for Gator			3,500	3,500	3,500	-	3,427	-	Complete	3,427	3,427	73	73
Synthetic Groomer			2,700	2,700	2,700	-	2,700	-	Complete	2,700	2,700	-	-
<b>TOTAL FLEET REPLACEMENTS</b>			<b>374,100</b>	<b>374,100</b>	<b>374,100</b>	<b>-</b>	<b>351,071</b>	<b>18,627</b>		<b>369,698</b>	<b>369,698</b>	<b>4,402</b>	<b>4,402</b>
<b>TOTAL MAINTENANCE DEPARTMENT</b>	<b>-</b>	<b>-</b>	<b>386,600</b>	<b>386,600</b>	<b>386,600</b>	<b>-</b>	<b>363,425</b>	<b>18,627</b>		<b>382,052</b>	<b>382,052</b>	<b>4,548</b>	<b>4,548</b>
<b>GRAND TOTAL GENERAL FUND</b>	<b>454,450</b>	<b>389,400</b>	<b>2,305,001</b>	<b>2,759,451</b>	<b>2,694,401</b>	<b>65,569</b>	<b>1,205,898</b>	<b>1,462,774</b>	<b>-</b>	<b>2,734,241</b>	<b>2,668,672</b>	<b>25,210</b>	<b>25,729</b>

**Tualatin Hills Park and Recreation District**  
**Monthly Capital Project Report**  
**Estimated Cost vs. Budget**  
**Through 02/29/08**

Description	Project Budget				Project Expenditures		Estimated Total Costs			Est. Cost (Over) Under Budget			
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
<b>SDC FUND</b>													
<u>LAND ACQUISITION</u>													
Land Acquisition (FY 06)	3,400,000	1,218,512	(1,218,512)	2,181,488	-	2,218,341	-	-	Budget	2,218,341	-	(36,853)	-
Land Acquisition (FY 07)	500,000	488,288	(488,288)	11,712	-	11,987	-	-	Budget	11,987	-	(275)	-
Land Acquisition (FY 08)	-	-	57,363	57,363	57,363	-	19,832	37,531	Budget	57,363	57,363	-	-
Brady Property Acquisition	-	-	857,152	857,152	857,152	-	857,152	-	Complete	857,152	857,152	-	-
Rystadt Property Acquisition	-	-	88,002	88,002	88,002	-	88,002	-	Complete	88,002	88,002	-	-
March Property Acquisition	-	-	935,370	935,370	935,370	-	935,370	-	Complete	935,370	935,370	-	-
Nopper/Turner Property Acquisitions	-	-	268,913	268,913	268,913	-	268,913	-	Complete	268,913	268,913	-	-
<b>TOTAL LAND ACQUISITION</b>	<b>3,900,000</b>	<b>1,706,800</b>	<b>500,000</b>	<b>4,400,000</b>	<b>2,206,800</b>	<b>2,230,328</b>	<b>2,169,269</b>	<b>37,531</b>	<b>-</b>	<b>4,437,128</b>	<b>2,206,800</b>	<b>(37,128)</b>	<b>-</b>
<u>IMPROVEMENT/DEVELOPMENT PROJECTS</u>													
Kaiser Woods Park Development - Phase 2 and 3	695,598	-	-	695,598	-	812,978	10,869	-	Complete	823,847	10,869	(128,249)	(10,869)
Beaverton Powerline Trail Segments 7-11	802,500	593,000	317,622	1,120,122	910,622	141,133	17,363	1,017,759	Budget	1,176,255	1,035,122	(56,133)	(124,500)
Synthetic Turf Field	800,000	600,000	-	800,000	600,000	200,000	-	600,000	Budget	800,000	600,000	-	-
PCC Rock Creek Recreation Complex Construction	10,140,372	1,169,200	-	10,140,372	1,169,200	8,486,599	278,116	891,084	Award	9,655,799	1,169,200	484,573	-
Lowami Hartwoods Development Phase I	100,000	42,000	-	100,000	42,000	43,141	4,695	34,300	Award	82,136	38,995	17,864	3,005
Novice Skate Park	150,000	135,000	-	150,000	135,000	29,998	8,835	126,165	Budget	164,998	135,000	(14,998)	-
Fanno Creek Trail	640,000	566,450	745,500	1,385,500	1,311,950	67,539	48,117	1,263,833	Budget	1,379,489	1,311,950	6,011	-
SW Community Park Planning/Design	200,000	200,000	-	200,000	200,000	-	-	200,000	Budget	200,000	200,000	-	-
Garden Home Parking Lot Improvements	225,000	188,740	12,902	237,902	201,642	40,697	178,234	12,861	Award	231,792	191,095	6,110	10,547
Old Wagon Trail Replacement Design	73,000	60,000	-	73,000	60,000	26,920	6,043	53,957	Budget	86,920	60,000	(13,920)	-
LGGP Grant Match for Novice Skate Park	-	-	40,000	40,000	40,000	-	-	40,000	Budget	40,000	40,000	-	-
MTIP Grant Match for Westside Trail	-	-	40,000	40,000	40,000	-	-	40,000	Budget	40,000	40,000	-	-
Undesignated Projects	-	-	887,063	887,063	887,063	-	-	-	Budget	-	-	887,063	887,063
<b>TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS</b>	<b>13,826,470</b>	<b>3,554,390</b>	<b>2,043,087</b>	<b>15,869,557</b>	<b>5,597,477</b>	<b>9,849,005</b>	<b>552,272</b>	<b>4,279,959</b>	<b>-</b>	<b>14,681,236</b>	<b>4,832,231</b>	<b>1,188,321</b>	<b>765,246</b>
<b>Total - SDC Fund</b>	<b>17,726,470</b>	<b>5,261,190</b>	<b>2,543,087</b>	<b>20,269,557</b>	<b>7,804,277</b>	<b>12,079,333</b>	<b>2,721,541</b>	<b>4,317,490</b>		<b>19,118,364</b>	<b>7,039,031</b>	<b>1,151,193</b>	<b>765,246</b>

**KEY**  
Budget Estimate based on original budget - not started and/or no basis for change  
Reallocated Project Scope has been reduced to provide funding for another project  
Award Estimate based on Contract Award amount or quote price estimates  
Complete Project completed - no additional estimated costs to complete.



# TUALATIN HILLS PARK & RECREATION DISTRICT

## MEMORANDUM

Date: March 28, 2008  
 To: Board of Directors  
 From: Keith Hobson, Director of Business and Facilities  
 Re: **System Development Charge Report for January 2008**

Below please find the various categories for System Development Charges, i.e., Single Family, Multiple Family, Manufactured Housing Unit, and Non-residential Development. Also listed are the collection amounts for both the City of Beaverton and Washington County, and the 1.6% handling fee for collections through January 2008.

Type of Dwelling Unit	Current SDC per Type of Dwelling Unit
Single Family	\$6,783.00 with 1.6% discount = \$6,674.47
Multi-Family	\$5,071.00 with 1.6% discount = \$4,989.86
Manufactured	\$2,521.00 with 1.6% discount = \$2,480.66
Non-residential	\$176.00 with 1.6% discount = \$173.18

<u>City of Beaverton Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
2,309	Single Family Units	\$5,454,570.59	\$168,694.41	\$5,623,265.00
15	Single Family Units at \$489.09	\$7,336.35	\$221.45	\$7,557.80
1,165	Multi-family Units	\$2,048,178.28	\$63,345.72	\$2,111,524.00
0	Less Multi-family credits	(\$7,957.55)	(\$229.36)	(\$8,186.91)
157	Non-residential	\$321,624.02	\$9,547.45	\$331,171.47
<b><u>3,646</u></b>		<b><u>\$7,823,751.69</u></b>	<b><u>\$241,579.67</u></b>	<b><u>\$8,065,331.37</u></b>

<u>Washington County Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
5,453	Single Family Units	\$12,381,281.76	\$382,840.24	\$12,764,122.00
-300	Less Credits	(\$623,548.98)	(\$19,285.02)	(\$642,834.00)
1,716	Multi-family Units	\$3,352,975.83	\$103,561.03	\$3,456,536.86
-24	Less Credits	(\$47,323.24)	(\$1,463.61)	(\$48,786.85)
0	Manufactured Housing	\$0.00	\$0.00	\$0.00
66	Non-residential	\$177,199.83	\$5,241.25	\$182,441.08
<b><u>6,911</u></b>		<b><u>\$15,240,585.20</u></b>	<b><u>\$470,893.89</u></b>	<b><u>\$15,711,479.09</u></b>

<u>Recap by Agency</u>		<u>Percent</u>	<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
3,646	City of Beaverton	33.92%	\$7,823,751.69	\$241,579.67	\$8,065,331.37
6,911	Washington County	66.08%	\$15,240,585.20	\$470,893.89	\$15,711,479.09
<b><u>10,557</u></b>		<b><u>100.00%</u></b>	<b><u>\$23,064,336.89</u></b>	<b><u>\$712,473.56</u></b>	<b><u>\$23,776,810.46</u></b>



<u>Recap by Dwelling</u>	<u>Mfg</u>	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Resident</u>	<u>Total</u>
City of Beaverton	0	2,324	1,165	157	3,646
Washington County	<u>0</u>	<u>5,153</u>	<u>1,692</u>	<u>66</u>	<u>6,911</u>
	<b>0</b>	<b>7,477</b>	<b>2,857</b>	<b>223</b>	<b>10,557</b>

**Total Receipts to Date** **\$23,064,336.89**

**Total Payments to Date**

Refunds	(\$1,100,859.10)
Administrative Costs	(\$18.65)
Project Costs -- Development	(\$14,822,665.73)
<u>Project Costs -- Land Acquisition</u>	<u>(\$5,746,520.10)</u>
	<b><u>(\$21,670,063.58)</u></b>
	<b><u>\$1,394,273.31</u></b>

<u>Recap by Month, FY 2007-08</u>	<u>Receipts</u>	<u>Expenditures</u>	<u>Interest</u>	<u>SDC Fund Total</u>
through June 2007 (1)	\$21,917,260.69	(\$17,567,681.05)	\$1,717,249.26	\$6,066,828.90
July	\$246,119.26	(\$725,507.66)	\$22,110.41	(\$457,277.99)
August	\$190,079.77	(\$1,295,424.15)	\$23,323.07	(\$1,082,021.31)
September	\$144,281.28	(\$1,231,758.29)	\$17,366.72	(\$1,070,110.29)
October	\$191,766.09	(\$436,834.18)	\$12,750.30	(\$232,317.79)
November	\$92,674.77	(\$51,430.66)	\$12,189.96	\$53,434.07
December	\$102,499.90	\$16,551.14	\$12,238.25	\$131,289.29
January	\$179,655.13	(\$377,978.73)	\$12,159.72	(\$186,163.88)
February	\$0.00	\$0.00	\$0.00	\$0.00
March	\$0.00	\$0.00	\$0.00	\$0.00
April	\$0.00	\$0.00	\$0.00	\$0.00
May	\$0.00	\$0.00	\$0.00	\$0.00
June	\$0.00	\$0.00	\$0.00	\$0.00
	<b><u>\$23,064,336.89</u></b>	<b><u>(\$21,670,063.58)</u></b>	<b><u>\$1,829,387.69</u></b>	<b><u>\$3,223,661.00</u></b>

(1) Net of \$667,828.98 of SDC Credits awarded for park development projects.

Projected SDC receipts through June 30, 2007 per the budget were \$21,239,021. Actual receipts were \$21,917,261. This fiscal year's projected total receipts per the budget are \$3,082,460.

**Tualatin Hills Park and Recreation District**  
Systems Development Charge - Monthly Accounting, Year-to-Date FY 2007-08

City of Beaverton Collection of S.D.C.'s

	Unit Rate	Revenue	Collection Fee	Total	Improvement Fee (1)	Reimbursement Fee (1)	Collection/ Admin Fee (1)	Total SDC Fee
607 Single Family Units	1,891.50	1,147,194.75	35,480.25	1,182,675.00	1,048,032.00	27,292.50	107,350.50	1,182,675.00
138 Single Family Units	2,102.96	290,208.48	8,975.52	299,184.00	265,123.05	6,904.25	27,156.70	299,184.00
327 Single Family Units	2,203.84	720,655.68	22,288.32	742,944.00	658,362.68	17,144.86	67,436.46	742,944.00
15 Single Family Units	489.09	7,336.35	221.45	7,557.80	6,697.37	174.41	686.02	7,557.80
331 Single Family Units	2,327.03	770,250.47	23,818.53	794,069.00	703,667.30	18,324.67	72,077.03	794,069.00
205 Single Family Units	2,457.01	503,687.05	15,577.95	519,265.00	460,148.68	11,983.04	47,133.28	519,265.00
281 Single Family Units	2,638.40	741,390.40	22,929.60	764,320.00	677,305.11	17,638.15	69,376.74	764,320.00
304 Single Family Units	2,891.57	879,037.28	27,186.72	906,224.00	803,053.88	20,912.90	82,257.22	906,224.00
116 Single Family Units	3,466.78	402,146.48	12,437.52	414,584.00	367,385.20	9,567.49	37,631.31	414,584.00
Single Family Units	6,674.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
464 Multi-family Units	1,454.03	674,669.92	20,866.08	695,536.00	545,663.32	86,768.81	63,103.87	695,536.00
0 Multi-family Units	1,616.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0 Less Credits		(7,957.55)	(229.36)	(8,186.91)	(6,422.81)	(1,021.33)	(742.77)	(8,186.91)
110 Multi-family Units	1,694.59	186,404.90	5,765.10	192,170.00	150,761.60	23,973.40	17,435.00	192,170.00
74 Multi-family Units	1,789.65	132,434.10	4,095.90	136,530.00	107,110.79	17,032.25	12,386.96	136,530.00
245 Multi-family Units	1,889.56	462,942.20	14,317.80	477,260.00	374,420.99	59,538.66	43,300.36	477,260.00
68 Multi-family Units	2,029.24	137,988.32	4,267.68	142,256.00	111,602.97	17,746.58	12,906.45	142,256.00
204 Multi-family Units	2,224.21	453,738.84	14,033.16	467,772.00	366,977.17	58,355.03	42,439.65	467,772.00
0 Multi-family Units	2,445.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0 Multi-family Units	2,666.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0 Multi-family Units	4,989.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00
157 Non-residential	Various	321,624.02	9,547.45	331,171.47	301,068.00	0.00	30,103.47	331,171.47
<b>3,646 Total</b>	<b>7,823,751.69</b>	<b>241,579.67</b>	<b>8,065,331.37</b>	<b>6,940,957.30</b>	<b>392,335.67</b>	<b>732,038.25</b>	<b>8,065,331.37</b>	

Washington County Collection of S.D.C.'s Revenue

	Unit Rate	Revenue	Collection Fee	Total	Improvement Fee (1)	Reimbursement Fee (1)	Collection/ Admin Fee (1)	Total SDC Fee
1,916 Single Family Units	1,891.50	3,624,114.00	112,086.00	3,736,200.00	3,310,848.00	86,220.00	339,132.00	3,736,200.00
(91) Less SFR Credits	1,891.50	(172,126.50)	(5,323.50)	(177,450.00)	(177,450.00)	0.00	0.00	(177,450.00)
351 Single Family Units	2,102.96	738,138.96	22,829.04	760,968.00	674,334.72	17,560.80	69,072.48	760,968.00
(91) Less SFR Credits	2,102.96	(191,369.36)	(5,918.64)	(197,288.00)	(174,827.52)	(4,552.80)	(17,907.68)	(197,288.00)
741 Single Family Units	2,203.84	1,633,036.71	50,515.29	1,683,552.00	1,491,886.08	38,851.20	152,814.72	1,683,552.00
(118) Less SFR Credits	2,203.84	(260,053.12)	(8,042.88)	(268,096.00)	(234,574.30)	(6,186.83)	(24,334.87)	(268,096.00)
714 Single Family Units	2,327.03	1,661,582.84	51,294.16	1,712,877.00	1,517,872.54	39,527.93	155,476.53	1,712,877.00
666 Single Family Units	2,457.01	1,636,368.66	50,609.34	1,686,978.00	1,494,922.04	38,930.26	153,125.70	1,686,978.00
523 Single Family Units	2,638.40	1,379,883.20	42,676.80	1,422,560.00	1,260,607.02	32,828.31	129,124.67	1,422,560.00
297 Single Family Units	2,891.57	858,796.29	26,560.71	885,357.00	784,562.50	20,431.32	80,363.16	885,357.00
245 Single Family Units	3,466.78	849,361.10	26,268.90	875,630.00	775,942.91	20,207.11	79,480.00	875,630.00
0 Single Family Units	6,674.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
117 Multi-family Units	1,454.03	169,830.51	5,552.49	175,383.00	137,591.83	21,879.20	15,911.97	175,383.00
41 Multi-family Units	1,616.99	66,296.59	2,050.41	68,347.00	53,619.73	8,526.36	6,200.91	68,347.00
68 Multi-family Units	1,694.59	115,232.12	3,563.88	118,796.00	93,198.08	14,819.92	10,778.00	118,796.00
194 Multi-family Units	1,789.65	347,192.10	10,737.90	357,930.00	280,803.97	44,652.13	32,473.90	357,930.00
(24) Less MFR Credits	1,789.65	(47,323.24)	(1,463.61)	(48,786.85)	(38,274.36)	(6,086.21)	(4,426.28)	(48,786.85)
508 Multi-family Units	1,889.56	959,896.48	29,687.52	989,584.00	776,350.46	123,451.60	89,781.94	989,584.00
563 Multi-family Units	2,029.24	1,142,101.28	35,322.58	1,177,423.86	923,714.97	146,884.81	106,819.67	1,177,423.86
139 Multi-family Units	2,224.21	309,165.19	9,561.81	318,727.00	250,048.34	39,761.51	28,917.11	318,727.00
80 Multi-family Units	2,666.53	213,322.40	6,597.60	219,920.00	172,531.95	27,435.24	19,952.68	219,920.00
6 Multi-family Units	4,989.86	29,939.16	486.84	30,426.00	23,869.81	3,795.67	2,760.46	30,426.00
0 Manufactured Housing	1,483.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0 Manufactured Housing	2,039.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0 Manufactured Housing	2,445.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
66 Non-residential	Various	177,199.83	5,241.25	182,441.08	165,857.18	0.00	16,583.90	182,441.08
<b>6,911 Total</b>	<b>15,240,585.20</b>	<b>470,893.89</b>	<b>15,711,479.09</b>	<b>13,560,435.95</b>	<b>708,937.53</b>	<b>1,442,100.97</b>	<b>15,711,479.09</b>	

Recap by Agency

	Revenue	Collection Fee	Total	Percent	Improvement Fee (1)	Reimbursement Fee (1)	Collection/ Admin Fee (1)	Total SDC Fee
City of Beaverton	7,823,751.69	241,579.67	8,065,331.37	33.92%	6,940,957.30	392,335.67	732,038.25	8,065,331.37
Washington County	15,240,585.20	470,893.89	15,711,479.09	66.08%	13,560,435.95	708,937.53	1,442,100.97	15,711,479.09
<b>Total</b>	<b>23,064,336.89</b>	<b>712,473.56</b>	<b>23,776,810.46</b>		<b>20,501,393.25</b>	<b>1,101,273.20</b>	<b>2,174,139.22</b>	<b>23,776,810.46</b>

<b>Add</b>	Allocation of interest earned		1,829,387.69		1,451,427.61	150,433.05	227,526.92	1,829,387.69
	Grant rec'd (Wa Cty) & Coparanis pledge		109,000.00					109,000.00
<b>Less</b>	SDC Credits for Land Donation Paid in Cash		(736,652.08)		(736,652.08)	0.00	0.00	(736,652.08)
	Refunds of SFR Fees Collected in Error		(364,207.02)		(305,148.23)	2,727.21	(61,786.00)	(364,207.02)
	Administrative Costs Paid		(18.65)		0.00	0.00	(18.65)	(18.65)
	Collection Fees paid to City and County		(712,473.57)		0.00	0.00	(712,473.57)	(712,473.57)
								0.00
								0.00
<b>Project Costs</b>								
	Inger Land Acquisition		(690,517.55)		(690,517.55)	0.00	0.00	(690,517.55)
	Husen Land Acquisition		(448,254.93)		(448,254.93)	0.00	0.00	(448,254.93)
	Fanno Trail Matching		(128,641.46)		(128,641.46)	0.00	0.00	(128,641.46)
	Stover/JQAY Acquisition		(164,160.04)		(164,160.04)	0.00	0.00	(164,160.04)
	PGE Land Acquisition		(3,500.00)		(3,500.00)	0.00	0.00	(3,500.00)
	Rock Creek/Bethany		(775,329.38)		(775,329.38)	0.00	0.00	(775,329.38)
	Camp Rivendale		(628,794.95)		(628,794.95)	0.00	0.00	(628,794.95)
	Conestoga Play Structure		(27,951.70)		(27,951.70)	0.00	0.00	(27,951.70)
	Synthetic Turf Project		(315,242.42)		(315,242.42)	0.00	0.00	(315,242.42)
	Stuhr Building Expansion		(148,261.65)		(148,261.65)	0.00	0.00	(148,261.65)
	Bluffs Park Development		(107,645.65)		(107,645.65)	0.00	0.00	(107,645.65)
	Foege Park Development		(130,871.23)		(130,871.23)	0.00	0.00	(130,871.23)
	Kelvin Land Acquisition		(46,448.00)		(46,448.00)	0.00	0.00	(46,448.00)
	Beaverton Pwrln Trail		(167,410.07)		(167,410.07)	0.00	0.00	(167,410.07)
	Kaiser Woods		(1,016,829.86)		(1,016,829.86)	0.00	0.00	(1,016,829.86)
	PCC Athletic Fields MP & Construction		(9,361,756.91)		(9,361,756.91)	0.00	0.00	(9,361,756.91)
	Synthetic Turf Field 2		(531,551.57)		(531,551.57)	0.00	0.00	(531,551.57)
	Winkelman Land Acquisition		(27,000.00)		(27,000.00)	0.00	0.00	(27,000.00)
	BSD Synth Turf Field Matching Funds		(200,000.00)		(200,000.00)	0.00	0.00	(200,000.00)
	Nature Park Infrastructure		(98,362.62)		(98,362.62)	0.00	0.00	(98,362.62)
	HMT Play Structure Phase II		(135,277.74)		(135,277.74)	0.00	0.00	(135,277.74)
	Other Land Acquisition (thru FY07)		(627,196.85)		(627,196.85)	0.00	0.00	(627,196.85)
	Novice Skate Park		(32,246.59)		(32,246.59)	0.00	0.00	(32,246.59)
	CRA Backyard Master Plan		(103,987.26)		(103,987.26)	0.00	0.00	(103,987.26)
	Mt. Williams Land Acquisition		(1,600,220.00)		(1,600,220.00)	0.00	0.00	(1,600,220.00)
	Tennis Air Structure		(528,651.17)		(528,651.17)	0.00	0.00	(528,651.17)
	Lowami Hart Woods Phase I		(45,711.39)		(45,711.39)	0.00	0.00	(45,711.39)
	Garden Home Parking Lot Expansion		(197,982.56)		(197,982.56)	0.00	0.00	(197,982.56)
	Aloha Park School Fields Restoration		(107,196.50)		(107,196.50)	0.00	0.00	(107,196.50)
	Old Wagon Trail Rplcmnt Design		(32,963.05)		(32,963.05)	0.00	0.00	(32,963.05)
	Land Acquisition (thru FY08)		(24,935.80)		(24,935.80)	0.00	0.00	(24,935.80)
	Rystadt Property Acquisition		(173,001.85)		(173,001.85)	0.00	0.00	(173,001.85)
	March Property Acquisition		(932,569.52)		(932,569.52)	0.00	0.00	(932,569.52)
	Brady Property Acquisition		(848,802.19)		(848,802.19)	0.00	0.00	(848,802.19)
	Nopper/Turner Property Acquisition		(268,913.37)		(268,913.37)	0.00	0.00	(268,913.37)

**Total SDC Fund Cash Increase (Decrease)      3,223,661.00      232,834.72      1,254,433.46      1,627,387.92      3,223,661.00**

RECREATION

# Even wheelchair can be weapon, class teaches seniors

**Self-defense** | A 10-week program at the Elsie Stuhr Center adds to sense of security

By **JOE FITZGIBBON**  
 SPECIAL TO THE OREGONIAN

**BEAVERTON** — Although older Americans statistically are less likely to become crime victims than people in their 20s and 30s, many still want the sense of security that comes from being prepared.

"I used to be a very passive person, but now when I walk into a store, I do a once-over and size up any problem areas," said Mara Hollister, 57, of Aloha.

Hollister recently enrolled in a 10-week self-defense program at the Elsie Stuhr Center designed for people 55 and older. "I'm not so good at kicks since I had back surgery," she said, "but I can do pretty well with my punches."

According to statistics from the U.S. Bureau of Justice and the FBI, only five seniors (65 or older) per thousand are victims of violent acts. However, criminals single them out at higher rate for property crimes such as purse snatching, car theft and burglary.

In a study conducted between 1992 and 1997, U.S. Department of Justice officials also discovered that of the 165,330 seniors who were victims of nonfatal violence, 28 percent were injured or required some type of hospitalization.

David Bersaas, 60, wants to



ROSS WILLIAM HAMILTON/THE OREGONIAN

Martial arts instructor Davis Bersaas watches the technique of Dianna Van Sickle (left) as she "disarms" Mara Hollister in a self-defense class at the Elsie Stuhr Center.

see that number reduced. On Thursdays, the long-time practitioner of martial arts offers a one-hour program he developed called KenChinWingTai, a mix of Chinese karate, kung fu, Japanese jujitsu and tai chi. Men and women work through a variety of energetic routines of leg thrusts, punches and jabs. The single object: to stop or stun anyone who expects them to be a pushover.

"I want to empower my students, regardless of age, by showing them how to work effi-

ciently within their physical limitations and by using objects around them," Bersaas said.

That includes holding onto a bench or light pole for balance while kicking at an adversary, turning a cane into a club or even using a wheelchair as a battering ram.

The workout is not all physical. Bersaas teaches his students to employ good judgment and to rely on their brains rather than brawn.

"Your mind is your greatest weapon," he said. "Avoiding

confrontation and keeping your opponent at long range is always the best course of action."

Ann Satterfield, program coordinator with the Stuhr Center, said the classes evolved from several Saturday workshops.

"People asked if we could offer more sessions, especially because they found the ideas so practical," she said. "We like the idea of making self-defense second nature."

Meanwhile, Hollister, who often cares for her 6-year-old granddaughter, continues to

**Self-Defense for Seniors**

**What:** Adults 55 and older, regardless of physical skills and abilities, learn a mix of Chinese karate, Japanese jujitsu, kung fu and tai chi.

**Where:** Elsie Stuhr Center, 5550 S.W. Hall Blvd., Beaverton

**When:** Two-hour introductory workshop, 9 to 11 a.m. March 15. The next 10-week session of classes starts April 3, with classes meeting from noon to 12:55 p.m. Thursdays.

**Cost:** Saturday workshop: \$6 for residents of the Tualatin Hills Park & Recreation District; \$11 for others. 10-week session is \$32 for district residents; \$54 for others. Those living outside the district pay an additional fee of \$52 per quarter.

**Information:** 503-629-6342 or [www.thprd.org](http://www.thprd.org)

keep herself fit and her eyes watchful for other potential crime victims.

"If I see a woman who's left her purse unattended in a shopping cart, I'll remind her to show more care," she said. "And when I take my granddaughter out, I want to feel confident that no one — absolutely no one — is going to harm her."

Joe Fitzgibbon: 503-223-0725; [fitzgibbon@integra.net](mailto:fitzgibbon@integra.net)

The Sunday Oregonian  
MARCH 9, 2008

# OBITUARIES

OBITUARIES: 503-294-5058; FAX: 503-294-5059  
OBITS@NEWS.OREGONIAN.COM

A CHRONICLE OF NATIONAL AND LOCAL LIVES

Life story | Roy and Joe Dancer

## Bound by their blood, divided by their natures

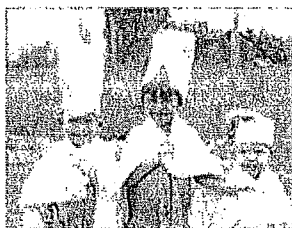
After high school, two brothers' interests, aptitudes and personalities set them far apart

By AMY MARTINEZ STARKE  
THE OREGONIAN

Early on, the boys who grew up Depression poor seemed to be destined for different paths. In high school, Roy Dancer was a studious, high-strung young man who hoped to be a lawyer, teacher or minister. His brother, Joe Dancer, was all business, more reserved, with a dry sense of humor.

As with all brothers born close together, Joe and Roy had to find a way to set themselves apart from each other. After they graduated from McMinnville High School the same year, 1943 (Joe, the oldest by 18 months, had been ill as a child and had to catch up), their paths diverged. Joe served in the Army during World War II, and Roy — who had been hit by a car as a child and wasn't accepted by the military — went on to college.

In 1945, Joe took on a big responsibility at age 21. The Army discharged him before shipping him overseas because his father was dying. Joe was needed at home to run his father's school bus business, support his mother, sister, and his little brother, Roy, who was attending Linfield College.



Joe (left) and Roy Dancer with their sister, Margaret, who died in the 1960s.

Both brothers wed in 1947 — Joe to Coral Burbach, a girl a week out of high school who had ridden his school bus; Roy to Betty Maxwell, whom he had met in high

school, and who went on to graduate with him from Linfield College.

Joe never had a chance to go to college. "Well, it just wasn't meant to be," he would say later, about that and other things. Joe stayed in McMinnville, had four children, and his wife was a traditional homemaker.

Joe was running the school bus company when, at age 34, he was elected to the City Council. Two years later, he was asked to serve as McMinnville's first city manager. He served for the next 26 years. As city manager, the story goes, he was so frugal he counted paper clips.

Meanwhile, Roy moved a county away to Hillsboro and also had four children. Roy taught speech and English and coached debate as "Daddy D" at Hillsboro High School. His wife worked as a school teacher, too. Teachers' salaries didn't stretch far with four children heading to college, so Roy reluctantly left teaching to work as a tough, in-your-face negotiator with the Oregon Education Association.

Joe, on the other hand, was proud that at the time he retired as city manager, in 1986, there were no unions in the city of McMinnville.

Joe usually voted Republican, and Roy, usually Democrat. For a while, Joe and Roy had a beach house together in Cape Kiwanda, where they didn't talk politics.

Both had their share of challenges: Joe's son, Doug, died at age 13 in a car accident. Roy and Betty divorced in 1983; Roy remarried and divorced again. Both Betty and Roy realized they had made a big mistake and remarried in 1995. Both men got to enjoy their grandchildren in a way they didn't get to enjoy their children.

Joe was not a sports fan; Roy loved sports, especially the Linfield Wildcats. Joe liked diesel cars; Roy liked his Toyotas.

For both it was church every Sunday. Joe was quiet about his faith; Roy vocal and opinionated. Roy was the one tapped to say the prayers at any family event and was always up for a speech. Joe sometimes didn't know what to make of Roy's jokes and boisterous laugh.

When Joe retired as city manager, he never looked back. He and his wife spent winters in Yuma, Ariz. He collected old postcards, pewter cars, state quarters, antique furniture, calendar plates and Hummel figurines. Joe also got into history as a hobby: He had read every copy of the McMinnville city meeting minutes from 1876, and he volunteered at the historical society.

When Roy retired from the OEA in 1987, though, he happily went back to teaching, this time at Portland Community College, and also became a civic activist. He would take on any cause and was known to carry around a clipboard, declaring, "Let's get to work." He helped organize a Beaverton parade, fought for tougher county smoking laws and organized a mayors prayer breakfast. "The elder statesman of west Beaverton," he called himself.

As with many brothers there were times Joe and Roy weren't very close, and other times they were even less close. They connected later in life when the two couples went together to visit Oklahoma in search of their Cherokee roots.

It wasn't until late in life that their divergent paths began to unite: Both could boast of having community parks named after them. And they were around to enjoy them, too. Roy died Jan. 7, 2008, at 82 of cancer. Joe died three weeks later, on Jan. 29, at 83, also of cancer.

Joe, the quieter one who didn't much take credit for things, and no great fan of politics, made no speech at the 1985 dedication of his park on land he had helped acquire for the city of McMinnville. He was in Arizona at the time knocking back grapefruit juice and date shakes. But he liked being introduced as Joe Dancer, "the guy the big McMinnville park is named after."

Roy had rallied his west Beaverton neighbors to join him in saving a piece of land from a shopping center, and keep it natural space. The remaining acres became the Roy Dancer Park, dedicated in 2003. Of course, Roy, never without words, gave a speech.



Roy (left) and Joe Dancer at Timberline Lodge in 1942. Their father ran a school bus company that provided service to rural areas of Yamhill County. Joe took over the company at age 21.



Roy (left) and Joe Dancer graduated from McMinnville High School in 1943. Joe went into the Army, and Roy went to Linfield College.



The Dancer family, including (from left) Margaret, Joe and Roy, moved to McMinnville in 1928 from Corvallis.



**Joe W. Dancer**  
(pictured with Coral)

**Born:** April 3, 1924, Corvallis  
**Died:** Jan. 29, 2008  
**Survivors:** wife, Coral; son Todd; daughters Linda Nelson and Janet Williams; six grandchildren; son Doug died in 1965  
**Service:** Has been held, First Baptist Church, McMinnville  
**Remembrances:** Dayton Christian Church



**Roy E. Dancer**  
(pictured with Betty)

**Born:** Oct. 30, 1925, Corvallis  
**Died:** Jan. 7, 2008, Beaverton  
**Survivors:** wife, Betty; daughters Karen Allen, Judi Magnuson and Dana Vandecovering; son, Rick; 10 grandchildren; three great-grandchildren  
**Service:** Has been held, Beaverton Christian Church  
**Remembrances:** Linfield College

Amy Martinez Starke: 503-221-8534;  
amystarke@news.oregonian.com

# Washington County officials to buy land

**Open spaces** | The purchases will be possible through an agreement with Metro

By **KATHLEEN GORMAN**  
THE OREGONIAN

With \$1.37 million from a 2006 bond measure, Washington County officials plan to buy land in three urban, unincorporated areas and along two regional trails.

The areas are north of U.S. 26 and east of 185th Avenue in the Bethany-North Bethany areas; south of Tualatin Valley Highway and west of Murray Boulevard in the Cooper Mountain/Aloha areas; and roughly south of Old Scholls Ferry Road and north of Beef Bend Road in the Bull Mountain area.

In addition, the county will spend money to close gaps in the Fanno Creek and Westside trails.

The Washington County Board of Commissioners made the future purchases possible Tuesday by approving an agreement with Metro, the Portland area's regional government.

The \$1.37 million is part of a \$227.4 million Metro bond measure approved by voters in November 2006 to preserve natural areas, provide clean water and protect fish and wildlife.

With land prices often running into hundreds of thousands of dollars per acre, \$1.37 million doesn't buy much. So, the commissioners hope to essentially piggyback on purchases with other governments, said Aisha Willits, a county senior planner. That might be a city or a parks

provider, such as the Tualatin Hills Park & Recreation District.

In addition, the regional trails connect "multiple cities, multiple neighborhoods," she said.

"To be able to fill those gaps," Willits said, "it's going to be a resource for so many people."

In Washington County, the Fanno Creek Trail runs from the Tualatin River in Tualatin north through Tigard, Beaverton, along Southwest Oleson Road and through Garden Home. The Westside Trail heads north from the Tualatin River through the Beaverton area and along the eastern edge of North Bethany.

County staff next will consult with local groups, such as citizen participation organizations, to get recommendations on specific sites to purchase, she said.

Regionwide, \$44 million in local share money will be split

among 27 cities, counties and parks providers in Washington, Clackamas and Multnomah counties, said Heather Nelson Kent, a Metro spokeswoman. Some have already purchased land, she said.

In Beaverton, the Tualatin Hills Park & Recreation District bought .71 acres next to the 9.2-acre Evelyn Schiffler Memorial Park in 2007 with the Metro bond funds. Also in 2007, Forest Grove bought 4.5 acres next to the six-acre Stites Nature Park with the help of Metro bond funds.

More information on the bond measure is available at [www.metro-region.org/index.cfm/go/by.web/id=16894](http://www.metro-region.org/index.cfm/go/by.web/id=16894).

Kathleen Gorman: 503-294-5958;  
[kathleengorman@news.oregonian.com](mailto:kathleengorman@news.oregonian.com)

## Beaverton Christian's seniors serve others at Elsie Stuhr

Volunteers from Beaverton Christian Church's senior adults' ministry have been serving at the Elsie Stuhr Adult Center in Beaverton on the third Friday of each month since it opened in 1975.

Some of the volunteers participate in the Meals-on-Wheels program delivering hot meals to senior adults in their homes, while others serve in the Loaves & Fishes program preparing the meals that get served in the center's dining room and delivered to homebound seniors.

On a recent Friday, more than 20 volunteers from Beaverton Christian prepared 217 meals for the Meals-on-Wheels program and an additional 100 meals that were served at the center.

"Beaverton Christian Church's senior adults ministry has been reaching out to serve the community in many ways," said Dale McNeil, pastor of the senior adults' ministry. "In addition to volunteering at the Elsie Stuhr Center, we clean and maintain the grounds at Fir Grove Elementary and Highland Park Middle schools twice a year."

McNeil noted that the church is also working with many other churches in the area in preparation for the Luis Palau City Fest on the Willamette Waterfront August 22 and 23.

For more information about the senior adults' ministry, contact the church office at 503-646-2151 or visit [www.bcc.org](http://www.bcc.org).



SUBMITTED PHOTO

**HELPING HANDS** — Beaverton Christian Church's senior adults ministry members Marie Shockley, Lorraine Bioceovich, Linda Ezell and Fred Tinker prepare as many as 400 meals for the Loaves & Fishes program at the Elsie Stuhr Center.

## Nature Park holds service projects

The Tualatin Hills Nature Park invites the public to help park rangers this weekend with service projects.

Volunteer crews Saturday can help remove invasive plants found in the park, including blackberry, holly and ivy.

Sunday participants will get the chance to help reduce some of the tree limbs from the South Woods oak restoration area, giving some of the native plants a leg up on the competition.

The projects will take place both days from 9 a.m. to 1 p.m. at the Nature Park, 15655 S.W. Millikan Blvd.

Volunteers are encouraged to dress for the weather as projects run rain or shine.

Volunteers are asked to register for the projects by calling Melissa Marcum at 503-629-6350 or emailing at mmarcum@thprd.com.

# THDC wins regional, qualifies seven divers

## Cassie Weil sweeps to three gold medals in the Region 10 championship

### DIVING

BEAVERTON — In a dramatic finish, divers from the Tualatin Hills Dive Club came from behind to win the Spring Region 10 Junior Diving Championships, held last weekend at the Tualatin Hills Aquatic Center.

The meet featured 120 divers representing 18 teams from several Western states. Eleven participating THDC divers earned a team score of 265 points. Stanford Diving, last year's Regional Championship team, finished a close second with 256 points.

"It's great to be the region's top team again," said THDC head coach Joe Lyons, noting that THDC last won the regional competition in 2005. "I knew it was going to be a tight contest, but I thought our club's excellent platform divers would make the difference."

Indeed they did. The THDC was in third place going into the platform portion of the meet, but moved

into the top spot after THDC divers won five of the six individual platform events.

The competition also served as a qualifying event for next month's Spring West Championships.

Seven THDC divers will advance to the meet, including Daniel Helm, Kevin Olson and Cassie Weil. Their standout performances at last summer's Junior National Championships earned THDC a 14th-place national team finish.

At last weekend's Regional meet, Weil, 14, was the only competitor to earn three gold medals, sweeping the 14-15 girls age group. Olson, also 14, was one of the few divers to earn two first-place finishes.

Fellow THDC divers Cassie Anderson, Nicholas Han, Britni Fisher and Tristan Versteeg also qualified to advance by finishing in the top six in their age groups. The Spring West Championships will be held April 25-27 in Columbia, Mo.

VT ■ The Times

## NEWS BRIEFS

### Aloha Swim Center celebrates 30 years with games, prizes and cake

Aloha Swim Center will host a 30th anniversary celebration Saturday afternoon, featuring free activities and two special musical performances by employee Nathan Botsford.

The festivities will take place from 1:30 to 5 p.m. at the center, located next to Aloha High School at 18650 S.W. Kinnaman Road.

Free activities during the event include swimming, games, door prizes and giveaways. Birthday cake and treats will also be served.

From 2 to 4 p.m., the Tualatin Hills Park and Recreation District's Rec Mobile will be onsite to offer children a variety of arts and crafts, sports and games.

Botsford's performances will begin at 2 and 3:30 p.m.

"We're proud to achieve three decades of service to the community and invite everyone to join us for an afternoon of free anniversary fun and entertainment," said Diana Waterstreet, supervisor of the swim center.

For more information about center programs, call 503-629-6311.

### Boating course to be offered in Beaverton

BEAVERTON — The U.S. Coast Guard Auxiliary is offering the ABC boating course that will qualify attendees for the Oregon Boaters Education Card.

The two-session course starts on Saturday, March 15, at 9 a.m. in the Dryland Room at Tualatin Hills Park & Recreation District at Northwest 158th and Walker Road in Beaverton.

For more information, call Hans at 503-628-0202 or go to the Web site at <http://a1300712.uscgaux.info> and click "Safe Boating Classes."

# Find spring break activities that are close to home

**Recreation** | You don't have to travel too far afield to enjoy swimming, biking, sports and more

By **JOE FITZGIBBON**  
SPECIAL TO THE OREGONIAN

Challenging. Perplexing. Downright frustrating.

Parents often get aggravated when searching for spring break activities to share with their kids. You know the drill: They want to stay home when you want to go out. You want to relax when they are full of energy. What to do?

With a little ingenuity, and a few of our suggestions, you can make the week energizing and memorable for everyone in the family.

- You could start spring break early by joining families for the **Underwater Egg Hunt** from 6:30 to 8:30 p.m. Friday at Conestoga Recreation and Aquatic Center, 9985 S.W. 125th Ave., Beaverton. Peter Rabbit offers a splashing good time and prizes for parents and elementary- and middle-school-aged kids. Dig out your swimsuits and reserve a spot at 503-629-6313 or [www.thprd.org](http://www.thprd.org).

Additional family swim times are scheduled at the center from 4:30 to 6 p.m. Saturday; from 11:30 a.m. to 1 p.m. March 24-28; and from 10 a.m. to noon and 4:30 to 6 p.m. March 29 and 30. Cost is \$5 for residents of Tualatin Hills Park & Recreation District, with an additional \$52 quarterly fee for nonresidents.



OLIVIA BUCKS/THE OREGONIAN/2006

Parents and kids can get in the swim together over spring break at the Conestoga Recreation and Aquatic Center in Beaverton.

- A traffic-free, scenic **hike ride** along the 15-mile **Fanno Creek Greenway Trail** could be just the ticket to burn up energy and stress. Pack a picnic lunch, grab your bikes, helmets and camera, and start your adventure at Fanno Creek Park at Southwest Denney Road, near 111th Avenue, or Greenway Park at Southwest Hall Boulevard and Greenway.

Ride south on the mostly paved pathway to view birds, wooded areas, wetlands and residential areas. Along the way, you'll find plenty of places to rest, take photos and enjoy your lunch together.

- Maybe you aren't ready for a double axel or a sit spin, but zipping around the ice on a pair of thin blades with your kids will give you hours of laughter and bruising stories to share afterward. Try the **Valley Ice Arena**, 9250 S.W. Beaverton-Hillsdale Hwy., 9:30 to 11:30 a.m. or 1:30 to 6 p.m.

You'll find other novices, wobbly kneed beginners and parents and kids of all ages slipping around the rink. It's only \$8, including skate rental, and children under 3 years are free. 503-297-2521 or [www.valleyicearena.com](http://www.valleyicearena.com)

- Remember those idle spring break days you spent tossing a Frisbee around the neighborhood park? Put a little edge to the game with your kids by playing a round of **disc golf at Orchard Park**, 20900 N.W. Amberwood Drive in Hillsboro. The nine-hole course is open to all ages, from dawn to dusk, and features rubber tee pads, directional signs and wire baskets in place of putting greens. Most sporting goods stores sell inexpensive kid-sized discs. Dogs on leashes are allowed, and it's free.

- A warm, dry day and a **game of tennis** can make a perfect

match. But finding family-friendly courts can be more discouraging than keeping your serve inbounds. Several Beaverton-area parks offer great opportunities for you and your kids to practice your volleys hassle free.

Try Somerset Meadows Park at 18300 N.W. Park View Drive; Raleigh Park, 3500 S.W. 78th Ave.; Cedar Mill Park, 10385 N.W. Cornell Road; or Camille Park at Southwest Marjorie Lane and 105th Avenue. They offer plenty of room to chase balls, stroll around afterward and enjoy a light snack. Open daylight hours.

- Sharing a day with your teenager without adding to the angst — on either side — can take imagination and patience. **Garden Home Recreation Center**, 7475 S.W. Oleson Road, will open its fitness center during spring break for adult teens to work out together.

The full-service gym has cardio and circuit equipment, a variety of weights, personal trainers, locker rooms and showers. Just \$2 to \$2.50 for residents of Tualatin Hills Park & Recreation District; nonresidents pay an additional \$52 quarterly fee. The center is open 5:30 a.m. to 10 p.m. weekdays; 8 a.m. to 4 p.m. Saturdays and 9 a.m. to 4 p.m. Sundays.

- You can learn the art and sport of fencing along with your teenager from 7:30 to 8:30 p.m. Monday through Thursday at **Northwest Fencing Center**, 4950 S.W. Western Ave. in Beaverton. Dress comfortably and expect a vigorous workout. Plus, it's free. 503-277-2237 or [www.nwfencing.org](http://www.nwfencing.org)



# For Erin Shirey, Baby Boot Camp can be a family affair

(Kristen Forbes is a freelance writer living in Tigard. To view her blog, visit [www.krissymick.blogspot.com](http://www.krissymick.blogspot.com).)

"After the holidays, there should be some kind of trip voucher for everyone in Portland to go to Mexico or Hawaii," Erin Shirey dreamily suggests while commiserating about the area's winter rain.

Not that the weather (or anything else, for that matter) has stopped her any — between owning and operating the Beaverton and Portland branches of Baby Boot Camp and serving as the Northwest regional manager for the franchise, she also takes care of her own babies: Her daughter Makenzie will be 4 in April, and daughter Emerson was born Jan. 25.

When it comes to Baby Boot Camp, Shirey walks the walk and talks the talk. She takes Emerson with her to classes; when Makenzie is not

## FRIENDS AND NEIGHBORS



KRISTEN FORBES

in preschool, she comes, too. In fact, Baby Boot Camp is a family affair — her husband Jack often attends as well.

So what is Baby Boot Camp? Baby Boot Camp is a stroller fitness program geared toward pre- and post-natal moms and dads. It combines traditional fitness boot camp concepts with exercises targeting the unique needs of those who are pregnant or have

recently given birth. Inner core muscles are retrained while cardiovascular drills and strength-training exercises are emphasized. Parents use their strollers — and interact with their children — during the workouts.

Baby Boot Camp is more than a fitness concept. It's also a social opportunity — moms meet up with other moms, kids play with other kids, dads bond and families unite. As Shirey points out, Baby Boot Camp teaches critical and early fitness lessons for youngsters while helping new moms reshape their bodies and find confidence in the company of other women with similar goals and challenges. Beyond the exercise classes, social events and get-togethers are planned weekly.

Shirey says she has pre-natal women in her classes who are five months pregnant and post-natal moms who bring their 4-year-old kids. She says that more and more dads are coming as well — especially on

Saturdays, when partners can join the workouts for free.

Now that it's springtime, those vouchers for Hawaii or Mexico may not be quite so necessary. Whenever weather allows (no rain or snow and at least 40 degrees), the Tualatin Hills Park and Rec Athletic Center Baby Boot Camp classes go outside, taking advantage of nearby parks. As the weather grows increasingly nicer, early morning zoo classes will be planned, as well.

Shirey was born in the Bay Area and received her bachelor's degree in kinesiology (with an emphasis on girls' and women's self-esteem through sports) from Cal Poly San Luis Obispo. She moved to Portland from Southern California when Makenzie was 4 months old. She and her husband ended up in the area after making a list of possible relocation cities (Boston was in the running) and finally flipped a coin to decide between Portland and



KRISTEN FORBES/For The Times

**A BUSY MOM** — Erin Shirey, who brought the Baby Boot Camp program to the Portland area, holds her second daughter, Emerson.

New Orleans.

Shirey, who had been working as an aqua aerobics instructor for seniors and a fitness trainer near Los Angeles, knew

she wanted to do a boot camp-style exercise program for expectant and new moms. She

■ See SHIREY, B3

## Shirey: Her mission is to empower women

■ Continued from B1

also knew she wanted to start a business by the time Makenzie turned 1. After realizing the Baby Boot Camp name was already trademarked, she researched the franchise and discovered there were no facilities in the Northwest yet. She opened hers here on April 9, 2005 — three days before Makenzie's first birthday.

Her mission to empower women and give them the gift of fitness and self-confidence stems from her personal journey toward wellness.

When she was in the eighth grade, Shirey began dieting and losing weight "the wrong way."

She soon had an epiphany:

"I didn't want other girls to feel like they have to diet to feel good about themselves," she says.

Instead, she wants girls and women to feel good about themselves and to want to exercise for the right reasons: to feel stronger, to get an endorphin rush, to believe in themselves, to get healthy and to have fun.

She especially wants women to understand that yes, bodies change during — and after — pregnancy. She knows this. Her other instructors know this (Shirey notes that it seems like at least one of the seven instructors — who are all nationally certified — is always pregnant).

"It's hard when your body's creating another body and it's not quite your own anymore," she acknowledges.

Reclaiming that body while socializing with others and connecting with children is attainable, she says. Class packages are flexible to accommodate the realities of modern mom schedules (if a mom's been up all night with a sick kid, Shirey points out, what she'll really need the next day is sleep, not Boot Camp. Instead, she can come the next week and not lose any money). Schedules and pricing can be found at [www.babybootcamp.com](http://www.babybootcamp.com). The Tualatin Hills Park and Rec Athletic Center is located at 50 N.W. 158th in Beaverton.

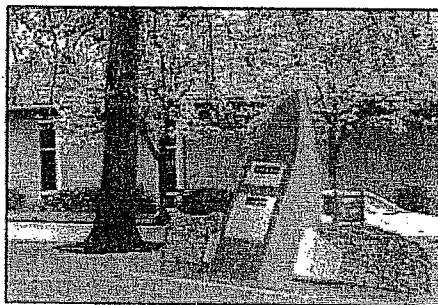
# Submariners to get a memorial in Beaverton park

State grant will help build a submarine monument to honor veterans

By **CHRISTINA LENT**  
Of Times Newspapers

A group of World War II submariners are one step closer to breaking ground on creation of a new memorial in Beaverton's Memorial Park.

The Oregon Parks and Recreation Commission last week approved a \$26,000 grant that would cover a portion of the costs to build a monument in the northeast corner of the park honoring the 86 sailors and officers lost on the USS Albacore SS218 when the submarine hit a mine Nov. 7, 1944, while submerged in



SUBMITTED PHOTO ILLUSTRATION

waters between the main Japanese islands Honshu and Hokkaido.

The lottery-funded grant was one of

**THE VISION** — A computer illustration shows the USS Albacore Memorial that World War II veterans hope to build in Beaverton's Memorial Park.

seven approved by the commission March 13 to build memorials in Beaverton, Central Point, Coos Bay, Estacada, Gresham, Irrigon and Scio. An eighth grant will help restore an existing Douglas County War Memorial next to the county courthouse

■ See **MEMORIAL, A11**

[www.beavertonvalleytimes.com](http://www.beavertonvalleytimes.com)

March 20, 2008 ■ A11

## Memorial: Monument honors mates

■ Continued from A1

in Roseburg.

"This grant will allow us to pay for things like the engraved stonework, granite, lighting standards and special flag and flower containers for our memorial," said Robert Meidell Lee, who serves as the secretary and treasurer of the Oregon Loggers chapter of the United States Submarine Veterans of World War II.

The Oregon Loggers have been working with Beaverton American Legion Post 124 for more than a year to secure funding and support for creation of the new war memorial.

"This monument will honor our lost shipmates, who are now on eternal patrol," Lee said.

Securing the state grant means a great deal to his group.

"We hoped to move this project along a little faster because my submarine organization is getting older and older," he said. "Our median age is 86 and there are only 75 of us left in Oregon."

The U.S. Submarine Veterans of World War II is an organization formed in 1958 to carry on the memory of those shipmates who gave their lives in submarine warfare.

After the war, each state was assigned at least one of the 52 submarines lost during World War II and charged with the task to build a memorial to its denizen of the deep.

The USS Albacore is Oregon's designated vessel.

For the past several years Oregon submariners have scoured the state looking for the ideal home for their SS218 monument.

After running into several obstacles and crossing several

potential sites off its list, the group found the perfect location in Beaverton's Memorial Park and gained the support of the legion, Tualatin Hills Park and Recreation District leaders and Mayor Rob Drake.

"We're going through the hoops and it's coming along," Lee said of the project. "We're now beginning the approval stages with the city."

"Once we get the structural drawings approved, we'll start trying to put some things on the ground."

The proposed monument is designed to look like the bow of a submarine rising from the sea at a 60-degree angle with the bow planes extended.

The bow planes will be engraved with the names of the 86 crewmen lost on the SS218. A short wall will extend outward from the bow and simulate streaming water.

The memorial will also feature plaques sharing the story of the USS Albacore. If resources are available, veterans also hope to add plaques honoring each of the other submarines lost during World War II.

"The submarine part of the monument itself will have to be hand formed," Lee said. "I think it will be a rather novel approach, like building a concrete boat, using Ferro concrete."

In the next couple weeks, Lee hopes to finish the drawings and submit an approval application to the city.

In the meantime, the Oregon Loggers will continue to line up the remaining contributions needed to complete the project. For more information about how to support creation of the USS Albacore memorial, contact Robert Meidell Lee, [noregon@meidell.com](mailto:noregon@meidell.com).

# Interpretive center celebrates anniversary with exhibit, plant sale

The Tualatin Hills Nature Park's annual Earth Day celebration and Spring Native Plant Sale will take on added significance this year as the day will also mark the 10th anniversary of the opening of the park's popular interpretive center.

The event will happen April 12 from 10 a.m. to 2 p.m. at the nature park, which is owned and operated by the Tualatin Hills Park and Recreation District.

Admission to all activities will be free. The address is 15655 S.W. Millikan Way.

The park district opened the interpretive center in 1998 following taxpayer approval of a bond measure in 1994. The center features educational displays, hands-on activities and other opportunities to observe nature and wildlife artifacts up close. An array of classes and programs are offered each season for individuals, families, school groups and clubs.

Public use of the 222-acre nature park has soared in the years since the center opened. Annual visitors now number about 250,000 per year, compared to about 40,000 in 1998.

To highlight the 10-year anniversary, nature

park staff will unveil a new exhibit detailing the history of the park.

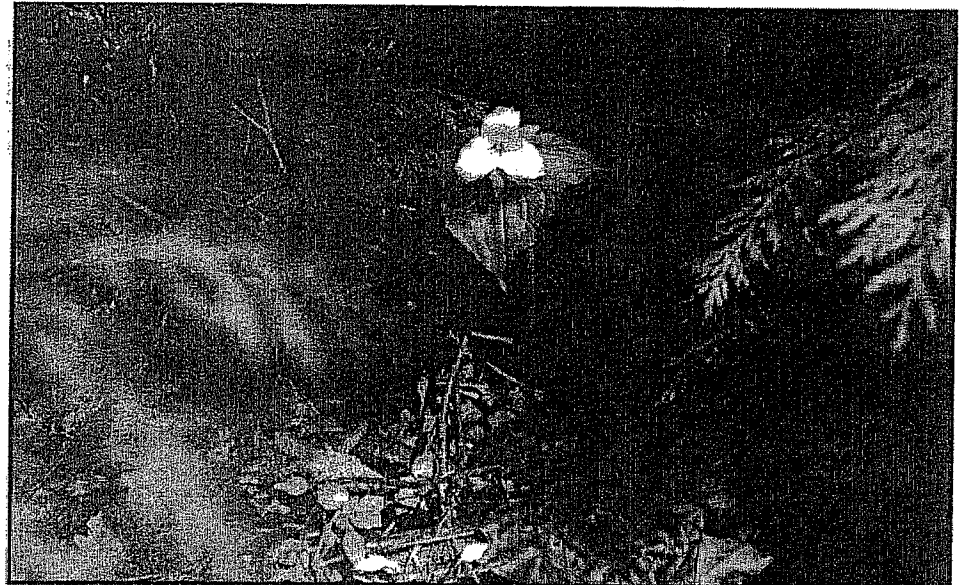
In addition, this year's Earth Day celebration at the nature park is titled "Wildflowers: Backyard and Beyond." Exhibits will educate visitors about great places to view wildflowers, best wildflowers for gardens, and wildflower conservation methods.

Among the activities for children will be flower-inspired crafts and games such as a wildflower memory challenge. Families will also be encouraged to take a self-guided wildflower hike in the nature park.

At the Spring Native Plant Sale, visitors will be able to select trees, shrubs and flowering plants in a variety of price ranges. All proceeds from the sale will help fund future improvements in the nature park. A free bag of potting soil will be provided with every purchase of \$25 or more.

The event will feature 119 species of native plants. For the full list, visit [www.thprd.org/parks/thnp\\_plantsales.cfm](http://www.thprd.org/parks/thnp_plantsales.cfm).

For more information about the events, please call the nature park at 503-629-6350.



JONATHAN HOUSE / The Times

**NATURE WALK** — A Western Trillium pokes its head into the sunlight at Tualatin Hills Nature Park Monday. The nature park will have an anniversary celebration April 12.

# NEIGHBORHOOD ROUNDUP

Oregonian, March 27, 2008

## CENTRAL/DOWNTOWN BEAVERTON

### Three-part plan for Mount Williams aired

The future of the forested hill known as Mount Williams, between Davis Road and Sumac Street, was discussed at the West Beaverton Neighborhood Association Committee meeting March 13.

**Steven Gulgren**, superintendent of planning and development for Tualatin Hills Park & Recreation District, presented a proposal for use of the property.

The proposal includes the possibilities of a community park, a playground, a picnic area and an athletic field. The proposal consists of three main parts: a Westside Trail extension, a new park facility and natural area maintenance. The proposal likely will be included in a November bond measure. Concerns about parking and traffic flow were raised by many neighbors.

Neighbors also strongly favored seeing the property remain natural, protecting the trees, wildlife and scenic beauty. The roughly 30-acre area was owned by a Beaverton woman who died in December.

The property was purchased through a combination of local, regional and state moneys as well as contributions from the community. It was apparently the desire of the former owner, as expressed to her friends, that the area remain natural. Unfortunately, this wish was never put in writing.

**David Winship**, Beaverton utilities engineer, said the city deed has nothing in it that requires the area to remain natural. Winship educated neighbors about a need for another water reservoir for West Beaverton that would be placed on Mount Williams.

The reservoir would need to hold 20 million gallons, and current planning would put it 30 to 35 feet underground. Its construction would take about two years with possible dynamiting and dump trucks rumbling through the area. Neighbors felt this was not desirable and requested that an above-ground reservoir be considered.

Winship agreed that it was important to review this alternative. He also said that an above-ground reservoir would be less expensive for the city and could be made attractive with berms. The city plans to analyze the above-ground reservoir along with the parks district.

Committee President **Bill Wood** was pleased with the approach Gulgren and Winship took in assessing the situation and listening to neighbors. "The park district and city were really cooperative and willing to discuss it," he said. "They listened to neighbors, and hopefully there will be some compromises."

For more information, visit <http://tinyurl.com/2wktgb> or [www.beavertonoregon.gov/departments/neighborhoods/NAC/WestBeaverton](http://www.beavertonoregon.gov/departments/neighborhoods/NAC/WestBeaverton).

You may also search the Web for Campaign to Protect Mount Williams Park to learn more.

## SENIOR CALENDAR

### ELSIE STUHR CENTER

Lunch at 11:45 a.m. Monday through Friday. Early-bird lunch at 11:15 a.m. Monday through Thursday. Beaverton Loaves & Fishes provides meals on a donation basis to those 60 and older for \$2.75; younger than 60, \$5.50. Open 8:30 a.m. to 5 p.m. Mondays,

Wednesdays and Fridays; 8:30 a.m. to 9 p.m. Tuesdays and Thursdays; and 9 a.m. to 5 p.m. Saturdays. 5550 S.W. Hall Blvd., Beaverton. 503-629-6342.

### Today

11:30 a.m., Henry and Lou play piano and sing. 1:15 p.m., Texas Hold 'em. 1:15 p.m., social dance. 5:30 p.m., party bridge.

### Friday

10 a.m., pinochle. 1 p.m., movie: "Martian Child," starring John Cusack and Amanda Peet.

### Saturday

Noon, Texas Hold 'em.

THE SUNDAY OREGONIAN • MARCH 30, 2008

## RECREATION

# An oasis for wildlife, hikers amid 100-year-old firs

Tualatin Hills Nature Park offers delights for all tastes, from trails to yoga to kids activities.

By JOE FITZGIBBON  
SPECIAL TO THE OREGONIAN

**BEAVERTON** — Joan Andersen-Wells hesitates, then points toward Cedar Grove, a pastoral canopy of trees between Cougar and Serviceberry trails.

"It's hard to choose one place I like best, but if I'm looking for somewhere peaceful, this would have to be it," said Andersen-Wells, who has supervised the 222-acre Tualatin Hills Nature Park since it opened a decade ago. "There are so many interesting areas, it's really hard to make a choice."

The popular park is just north of Tualatin Valley Highway at 15655 S.W. Millikan Way and easily accessed from the MAX light-rail line's Merlo Road/158th Avenue Station. In 2007, more than 250,000 visitors biked, hiked, jogged and strolled through the grounds.

One-and-a-half miles of the meandering trails are paved and easily traversed by wheelchair. Those who venture onto the other 3½ miles of soft-surface trails with binoculars or cameras in hand might sight raccoons, coyotes, owls, raptors and more than a dozen species of songbirds, woodpeckers and hawks tucked among the 100-year-old firs, Oregon white oaks, meadow oaks and creeks. An occasional black-tailed deer peeks out from a small meadow or an eagle soars overhead.

"No matter what time of year you come out here, there's something delightful going on," Andersen-Wells said. "A growing number of travel groups are putting it in their suggested destinations."

Elementary school-age kids will be especially drawn to the park's day camps, field studies and hands-on activities with such intriguing names as Bug Safari; Weather Sleuths; Creepy, Crawly Fun; and Pond Wanderings. Evening ventures include moonlight searches for owls, newts and other nocturnal animals.

Each year, about 750 teenag-



DOUG BECHTEL/THE OREGONIAN/2007

Tualatin Hills Nature Park includes 1½ miles of wheelchair-accessible trails and 3½ miles of soft-surface hiking trails.

### Tualatin Hills Nature Park and Interpretive Center

**Where:** 15655 S.W. Millikan Way, Beaverton. Look for the signs on South-west Tualatin Valley Highway, west of Murray Boulevard. Accessible via MAX at Merlo Road/158th Avenue Station.

**Hours:** The park is open daily from dawn to dusk. The Interpretive Center is open 8:30 a.m. to 5 p.m. weekdays; 9 a.m. to 5 p.m. weekends (closes at 4 p.m. weekends in November, December and January).

**Highlights:** Paved and soft-surface trails; century-old forest; variety of wildlife and natural habitats; year-round recreation and environmental programs for kids and adults; interpretive center with exhibits, library and bookstore; annual native plant sales; Earth Day Celebration; Bug Fest; Newt Day

**Prohibited:** Skateboards, pets, smoking and camping

**Admission:** Free.

**Information:** 503-629-6350 or [www.thprd.org](http://www.thprd.org)

ers and adults volunteer as park guides, assistant instructors and members of Park Watch. Kid-friendly naturalists lead Tyke Treks, featuring a mix of story times, guided walks and bird-watching for preschoolers. Inside the spacious Interpretive Center, visitors can study weather

patterns, find exhibits explaining many of the park inhabitants or relax with a meditative yoga class.

School groups meet year-round in the Robin's Nest to study animal behavior, examine bird specimens and mix the indoors with outdoor science ex-

periments. Rooms in the comfortable building can be rented for birthday parties. Special events held annually

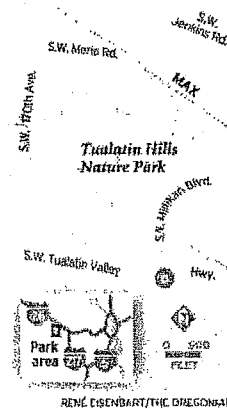
in the park include an Earth Day Celebration in April, Bug Fest in August and Newt Day in November. Native plant sales take place in April and October. For those who would like to make their own adventures, popular locations include the Big Pond, Big Fir Woods, Tadpole Pond and Old Wagon Trail.

More than 150 years ago, Oregon pioneers John and Lydia Elliot and their 10 children farmed here. Remnants of the family orchard remain just off the trail named in their honor.

In 1861, the Roman Catholic Archdiocese of Portland purchased the land and renamed it St. Mary's Woods. It remained relatively undeveloped until June 1960, when the Tualatin Hills Park and Recreation District used \$7.5 million from a bond issue, state and federal

grants, to purchase 180 acres and began transforming the homestead into a viable wildlife habitat. The spacious interpretive center was constructed in 1994, following another successful bond levy. Additional parcels have been added over the years.

"We like to call the Nature Park a habitat mosaic because of the variety of plants and animals you find there," said Margaret Armstrong, a retired high school teacher and original member of the park advisory committee. "I think that what makes it unique is the real sense of community ownership. We've had so many kids and adults involved in everything from trail construction to leading park walks that it's become one of the city's treasures."



RENÉ LISCHBART/THE OREGONIAN

perments. Rooms in the comfortable building can be rented for birthday parties.

Special events held annually

THE SUNDAY OREGONIAN • MARCH 30, 2008

PARENTS WITH KIDS ■ CLUB HOPPERS ■ KOREAN  
CULTURE BUFFS ■ ROMANTICS ■ ATHLETES ■ BOOK  
LOVERS ■ **PARKS ENTHUSIASTS** ■ GAMES PLAYERS

With 100 parks dotting the city, every Beaverton resident has some kind of greenspace within a half mile of home. In addition to those thousand acres for outdoor enthusiasts, picnickers and families with rambunctious youngsters, the city also features 30 miles of hiking trails and a 25-mile network of bicycle paths.

**Tualatin Hills Nature Park** is the largest of Beaverton's public parks, with 222 acres of forests, wetlands, ponds, trails and meadows hidden in the heart of the city. An interpretive center open daily includes exhibits, a nature store and library.

The city's most popular water feature is in **Beaverton City Park** across from the library. Towering fountains attract children and adults alike, whether to watch or run through for a cool-down on a hot day. In August, the city

shows free movies in the park weekly on a 30-by-50-foot inflatable screen.

The fountains are turned on from 8 a.m. to dark daily, except on movie days, starting on the Saturday that the nearby **Beaverton Farmers Market** opens, May 10 this year. They are turned off when the market's season ends or when the weather turns cool.

Check out the open-air market to pick up supplies to make a picnic. Sunset and Country Gardens magazines have recognized the Beaverton Farmers Market as one of the best in the West.

At season's peak, more than 100 local vendors sell fresh produce, plants, flowers, homemade food and handmade products, with musicians performing live.

— Holly Danks

**Tualatin Hills Nature Park**, 15655 S.W. Millikan Way, 503-629-6350; [www.thprd.org/parks/thnp.cfm](http://www.thprd.org/parks/thnp.cfm). **Beaverton City Park**, 4950 S.W. Watson Ave., 503-629-6350; [www.thprd.org/parks/thnp.cfm](http://www.thprd.org/parks/thnp.cfm). **Beaverton Farmers Market**, Southwest Hall Boulevard, between Third and Fifth streets, Saturdays, May 10-Oct. 25, Wednesdays, June 11-Aug. 27; [www.beavertonfarmersmarket.com](http://www.beavertonfarmersmarket.com).

A quiet dinner out . . . with kids? **Grandma Leeth's** makes it possible.

Kids can hang out in the Cedar Hills restaurant's interactive, professionally staffed Performance Area while waiting for kid-size fare that includes Worms 'n' Veggies. When it's time to eat, they can go back to the table with Mom and Dad or dine in the Performance Area — visible from the dining area — while listening to a story.

The grown-up menu features vegan- and vegetarian-friendly dishes, and Northwest wines and ales. Unlike many kid-themed restaurants, the menu lists no deep-fried foods.

The little nippers can work off some of that healthy fare at **Valley Ice Arena**, a Beaverton staple for more than 40 years. The rink is open for public skating daily. Don't have ice skates of your own? The \$8 admission fee includes skate rental ("bowling shoes

with attitude").

When it's drizzly and the kids are in a Scrabble slump, squeeze the nickels out of the piggy bank for a trip to **Electric Castles Wonderland**. A \$2.50 admission fee (\$2 for children) grants access to more than a hundred nickel-operated games, from classic arcade fare to newer technology like the popular "Dance Dance Revolution."

Take a trip to the 20-acre **Commonwealth Lake Park**, and you'll hear the call of the young: "Ducks! Ducks! Look, Mom, ducks!"

Kids love to feed the ducks and geese around Commonwealth Lake, off U.S. 26 and Oregon 217, a favorite gathering place for local families to enjoy a warm-weather picnic, take a leisurely walk down the nearly mile-long paved path, or fish from the lake stocked each spring with rainbow trout and warm-water fish.

— Angella Foret Diehl

PARENTS WITH KIDS ■ CLUB  
HOPPERS ■ KOREAN CULTURE  
BUFFS ■ ROMANTICS ■ **ATHLETES**  
■ BOOK LOVERS ■ PARKS  
ENTHUSIASTS ■ GAMES PLAYERS

It's not exactly the Ironman Triathlon, but Beaverton has all the ingredients for a quadathlon of sorts for the aspiring athlete.

For the best bouldering gym in the Portland area, head to **Stoneworks Climbing Gym**, where beginners can spend \$40 for an introduction that includes a one-month pass with gear rental.

Bouldering means horizontal traverses where you never get more than 4 feet off the ground. The terrain at Stoneworks is a matter of degrees. A 45-degree overhang leaves the climber leaning backward and sheer walls are 3 degrees from vertical. The gym also has caves and a 32-foot wall.

"We have some pretty radical terrain," owner Robert Spohn said. "We have everything here that anyone could want."

If you've ever wondered about discgolf, try the course at **Greenway Park**. The nine holes range from 215 feet to 405 feet. Unlike some more challenging courses, Greenway Park has no tight wooded fairways or water hazards to vex golfers.

For those who see exercise as a near-religious experience, the **Bike Gallery** is an appropriate house of worship: The funky green building at the corner of Southwest Canyon Road and Hall Boulevard is a former church rectory.

The store has about 300 bicycles in stock, including Trek, Kona and LeMond, said store manager Chris Corcoran. But it's not all high-end road bikes or commuter bikes. There's a good selection of BMX and kids' bikes, he said.

When it's time to slake your thirst and desire for sports of a spectator sort, head to the **Sports Page**. The pirate-themed bar has 30 TV screens, including four big screens. During the NFL season, every game is on, owner Robert W. Jackson Jr. said.

Sixteen beers on tap range from PBR to Monkey Face Porter, plus a full bar. The Sports Page serves breakfast all day, but the biggest raves are for the fish-and-chips and burgers.

And don't forget the motto of the Sports Page and pirates everywhere: "Nobody has more fun than we do."

— David R. Anderson

## CALENDAR OF EVENTS

**Cedar Mill:** 8 a.m. to 1 p.m. Saturdays, May 24 through Oct. 11, Sunset Mall Shopping Center, on Northwest Cornell Road.  
[www.cmfmarket.org](http://www.cmfmarket.org)

## COMMUNITY EVENTS & FESTIVALS

**Tigard Festival of Balloons:** Hot air balloons take to the air starting at 5:30 a.m. Other attractions include a carnival, food, crafts, beer and live music. June 13-15 at Cook Park, 17005 S.W. 92nd Ave. Weekend pass is \$5.

[www.tigardballoon.org](http://www.tigardballoon.org).

**Hike 'n' Bike:** Participate in a 10K or 5K hike, or a 15K or 30K bike ride plus a 1K tyke hike and bike. Trails End Fair follows the ride. Activities begin at 7:30 a.m. July 14 at Howard M. Terpenning Complex, 15707 S.W. Walker Road, Beaverton. \$10, communitywide fundraiser for local organizations and the Tualatin Hills Park Foundation.  
[www.thpf.org](http://www.thpf.org) or 503-645-6433.