



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

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was held at the HMT Recreation Complex, Peg Ogilbee Dryland Training Center, 15707 SW Walker Road, Beaverton, on Tuesday, January 11, 2011. Executive Session 6:00 p.m.; Regular Meeting 7:30 p.m.

Present:

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

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

President, Bill Kanable, called Executive Session to order for the following purposes:

- To consider information or records that are exempt by law from public inspection,
- To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed, and
- To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

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

President, Bill Kanable, noted that representatives of the news media and designated staff may attend the Executive Session. All other members of the audience were asked to leave the room. Representatives of the news media were specifically directed not to disclose information discussed during 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, Bill Kanable, called the Regular Meeting to order at 7:35 p.m.

Agenda Item #3 – Action Resulting from Executive Session

Bob Scott moved the Board of Directors authorize the General Manager to continue with and finalize negotiations ensuring all key negotiation points are included as presented during Executive Session in an agreement for the construction and use of improvements on the District property subject to the approval of the District Legal Counsel. Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED.**

Joe Blowers moved the Board of Directors authorize staff to acquire three abutting properties in the Southwest Quadrant of the District for a future site for a neighborhood park, pursuant to a commitment of the 2008 Bond Measure. Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED.**

Joe Blowers moved the Board of Directors authorize staff to acquire property in the Northwest Quadrant of the District for a future trailhead, pursuant to a commitment of the 2008 Bond Measure. Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED.**

Bob Scott moved the Board of Directors withdraw Agenda Item #5, the Public Hearing pertaining to Public Contract Rules, from this evening's meeting agenda. Joe Blowers seconded the motion. Roll call proceeded as follows:

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

The motion was **UNANIMOUSLY APPROVED.**

Agenda Item #4 – Presentation: The Intertwine

Doug Menke, General Manager, noted that this evening's presenters for The Intertwine requested that their presentation be postponed to a future Board of Directors meeting due to the inclement weather forecasted for this evening.

Agenda Item #5 – Public Hearing: Public Contract Rules (District Compiled Policies Chapter 5)

Per the motion approved under Agenda Item #3, this item was pulled from the agenda.

Agenda Item #6 – Audience Time

There was no testimony during Audience Time.

Agenda Item #7 – Board Time

John Griffiths asked whether there has been any progress in contacting Bonneville Power Administration (BPA) regarding locating park amenities within powerline corridors, such as dog parks.

- ✓ Doug Menke, General Manager, replied that BPA requested that the list of sites proposed by staff be narrowed to one, which staff is in the process of doing. An update will be provided to the Board once this is completed. He noted that it can take three to six months to move through this process with BPA, which is what staff experienced for the Bethany Lake Community Garden project. Staff had initially approached BPA with a request for a blanket approval of multiple sites, but BPA requested that it be narrowed to only one. Staff is in the process of prioritizing the sites.

President, Bill Kanable, commented that Meadow Way Park, a 2008 Bond Measure project, is now open to the public and looks great. Based on his observations, the public is enjoying the new amenities.

Agenda Item #8 – Consent Agenda

Bob Scott moved the Board of Directors approve Consent Agenda items (A) Minutes of December 6, 2010 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, and (D) Recreational Trails Program Grant Application. Joe Blowers seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #9 – Unfinished Business

A. Bond Program

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

Hal and Keith provided a detailed overview of the memo, which included a summary of upcoming public meetings and hearings related to bond projects, an update on the status of the Lowami Hart Woods development project, information on bond projects getting underway, and information on recent efforts to improve on monitoring of scheduling and expenditures for bond projects, and offered to answer any questions the Board may have.

Larry Pelatt asked whether changes to Clean Water Services' (CWS) requirements since the adoption of the Lowami Hart Woods Master Plan in 2001 may be responsible for some proposed modifications to the adopted master plan.

- ✓ Hal replied that there probably have been some changes to those requirements, noting that he believes it was around that time that CWS first adopted their design and construction standards and that there have been some amendments to those standards since then. He noted that there most likely has been some evolution in how CWS views trail projects.

Larry asked for confirmation that CWS approval will be required for this project.

- ✓ Hal confirmed this, noting that CWS will provide their input and requirements prior to the project going to the City of Beaverton for approval.

President, Bill Kanable, asked for confirmation that a trail was included within the Master Plan approved in 2001.

- ✓ Doug confirmed this.
- ✓ Hal noted that it is proposed to be a community trail as defined in the 2006 Trails Plan, which the Lowami Hart Woods master planning process preceded.

Larry asked for confirmation that the Board has adopted changes in the standards for regional, community, and neighborhood trails since 2001.

- ✓ Doug confirmed this, noting that the 2006 Trails Plan was the first of its kind and has since been updated as well. The Park District did not have such detailed trail standards in 2001.

Joe Blowers asked what the standards are for a community trail.

- ✓ Hal replied 8' to 10' wide with a 1' shoulder on both sides.

John Griffiths asked when the Board will be asked to review the Lowami Hart Woods Master Plan again.

- ✓ Hal replied most likely in April.

President, Bill Kanable, opened the floor for public testimony.

Mark Hereim, 8510 SW 147th Terrace, Beaverton, is before the Board of Directors this evening representing the Friends of Beaverton's Johnson Creek (FBJC). He noted that FBJC believes that there were some key changes made by the Board of Directors to the Lowami Hart Woods Master Plan at their September 12, 2001 meeting that are not adequately reflected. FBJC feels strongly about open space and acts as stewards of the Johnson Creek watershed. Furthermore, FBJC played a crucial role in the acquisition of Lowami Hart Woods Park and therefore has a proprietary interest in it. FBJC has asked Planning staff to reconsider their interpretation of the Master Plan and make some adjustments that are more in keeping with what FBJC believes were the intentions of the Board at that time, which was a more low impact development. The public expressed strong support for a park where the woods could be experienced in their natural state, as it is a remarkable piece of property in the middle of a developed area where the user can feel like they are miles away from anything. The public wished to maintain that feeling. He stated that FBJC has no desire to stop the development of Lowami Hart Woods Park, but would like the Master Plan to be consistent with the changes made by the Board in 2001 and hopes that staff will allow FBJC to work with them. Together he believes they can come up with a development plan that meets the public's desire for the natural area.

Larry Pelatt commented that FBJC will be included in future mailings for upcoming public outreach. He noted that although he lives ¼ mile from the park, he didn't receive notice of the project as he does not live within 500 feet of the site. However, he did receive notice via the Highland Hills Neighborhood Association Committee.

✓ Mark replied that he is looking forward to participating with staff in the future.

John Griffiths stated that he prefers to wait for staff to return to the Board with the Master Plan before making detailed comments, although he does remember the initial planning process in 2001. He was in the minority on the Board in that he did not feel that the level of development being proposed would be adequate in order to allow the population of the District to access the natural area. In his view, the Master Plan was adopted with less amenities and access than what he would have normally liked to see for a natural area.

President, Bill Kanable, commented that with any master plan, and especially one that has been on the books for 10 years, there is a process of reevaluation that needs to occur before construction begins. He is going to put his trust in this process in order to bring everyone together. Although the Master Plan may have been appropriate for the time it was developed, once the Master Plan is considered for construction, everything needs to be put back on the table to determine whether it is still appropriate, due to changes such as CWS regulations or the actual needs within the public. He welcomes the input of FBJC and hopes that together we can find a reasonable accommodation so that there is a balance between access for the public to be able to view the natural area, as well as preservation of the natural area. He described that with his background being in sports and fields, he has learned a lot about natural areas and trails through his service on the Board and he believes he has surprised some by being a strong supporter of natural areas and preserving such gifts for the future. He appreciates and welcomes FBJC's input in this process.

Joe Blowers requested a map of Lowami Hart Woods Park so that he can walk the site.

Priscilla Christenson, 15062 SW Barcelona Way, Beaverton, is before the Board of Directors this evening regarding Lowami Hart Woods Park. She stated that although she represents only herself this evening, she wishes to also act as a reminder of the concerned citizens who, in 2001, expressed support for lighter development of Lowami Hart Woods Park. She described the quiet and peaceful nature of the Park, noting that it also serves as an important wildlife corridor. She provided an overview of the public outreach process undertaken by the Park District in 2001 when developing the Lowami Hart Woods Master Plan, which included public presentations and questionnaires. As a result, more than 170 residents signed a petition supporting a light development for the site. She stated that she recently brought to Park District staff's attention discrepancies between the plans approved by the Board in 2001, what was contained in the final printed Master Plan, and what staff is currently redesigning, noting that it appears that the Park District did not retain sufficient documents to reflect within the current design the wishes of the 2001 Board. She has offered copies of her records to staff and staff has subsequently stated a willingness to review the plans, correct discrepancies, and resubmit a revised Master Plan for the Board's consideration. Priscilla stressed that Lowami Hart Woods Park can offer its best to the community by a designation

specifically as a natural area, rather than as a trail segment that is not needed. She is concerned by the statement within the memo included in this evening's Board of Directors information packet that no major changes have been made to the content of the Master Plan, as this is not accurate. In addition, the designs shown at a public presentation in November, for which there was limited public notification, have been further altered. She asks that the Board reevaluate the Master Plan and resolve the issues she has brought forth, noting that this rare natural area is too important not to receive the attention and thoughtful deliberation it so richly deserves. A complete copy of Ms. Christenson's testimony was submitted in writing and entered into the record.

President, Bill Kanable, asked Priscilla for confirmation that she has provided her documents to staff that outline the discrepancies between what the Board adopted in 2001 and the final Master Plan document.

- ✓ Priscilla replied that she has offered the materials to staff and has provided some of the detailed information in several emails to staff as well.

Bill stated that he appreciates Priscilla bringing this matter to the Board's attention and hopes that staff would be open to the information and work with it as part of the overall public process.

- ✓ Priscilla noted that the trail segment discussed and approved in 2001 was to be a pervious surface on the flat portion of the site. The other trail surfaces were to be bark chip. She provided a detailed overview of the history of pedestrian transportation options in the area around Lowami Hart Woods Park and how they have evolved and increased the area's connectivity and accessibility since the Master Plan was adopted.

Larry commented that much will be learned through the upcoming process, which will take into consideration the historical data and 2001 Master Plan, as well as Priscilla's involvement, and that in the end, the redeveloped Master Plan may or may not look similar to what it is today. This will not be clear until the process has been concluded.

Larry asked whether Priscilla knows what the curb cutouts are for at the beginning of Lowami Hart Woods Park.

- ✓ Priscilla replied that the cutouts are to accommodate the 5 to 8 parking spots that were approved in the 2001 Master Plan.

President, Bill Kanable, thanked Mark and Priscilla for their testimony this evening.

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:

- Bond Oversight Committee Applications
 - It was the consensus of the Board of Directors to begin accepting applications for the Parks Bond Citizen Oversight Committee as recommended.
- Bond Update Community Presentations
 - Bob Wayt, Director of Communications & Outreach, provided a brief overview of the community presentations currently scheduled or in the

process of being scheduled to provide an update on the progress of the 2008 Bond Measure.

- Schiffler Park Property Transfer
- Beaverton Urban Renewal Update
 - Keith Hobson, Director of Business & Facilities, provided a brief overview of a meeting he recently attended that brought together the Chief Financial Officers from agencies that would be impacted by the Tax Increment Financing, along with City of Beaverton staff and the urban renewal consultants, to review financing assumptions used in the development of recommendations for the urban renewal plan.
- Regional Transportation Options Grant Award
- Status of Completed Trails
 - Hal Bergsma, Director of Planning, provided an overview of the map included within the Board of Directors information packet highlighting completed trail segments, as well as segments scheduled to be completed through the 2008 Bond Measure.
- Fiscal Year 2011-12 Budget Process
- Board of Directors Meeting Schedule
- Community Gardens Update
- Meadow Way Park Bond Project Pictures

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

- ✓ Hearing none, President, Bill Kanable, adjourned the meeting.

Agenda Item #10 – Adjourn

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

Bill Kanable, President

Bob Scott, Secretary

Recording Secretary,
Jessica Collins