



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

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was held on Wednesday, December 13, 2023, at the Tualatin Valley Water District Headquarters, 1850 SW 170th Avenue, Beaverton, Oregon. Executive Session 5:45 pm; Regular Meeting 6:30 pm.

Present:

Alfredo Moreno	President/Director
Barbie Minor	Secretary/Director
Felicita Monteblanco	Director
Miles Palacios	Director
Doug Menke	General Manager

Absent

Tya Ping	Secretary Pro-Tempore/Director
----------	--------------------------------

Agenda Item #1 – Executive Session (A) Legal

President Alfredo Moreno called executive session to order to conduct deliberations with persons designated by the governing body to negotiate real property transactions. Executive Session is held under authority of ORS 192.660(2)(e).

President Moreno noted that the news media and designated staff may attend executive session. Representatives of the news media were directed not to disclose information discussed during executive session. No final action or final decision may be made in executive session.

Agenda Item #2 – Call Regular Meeting to Order

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Alfredo Moreno on Wednesday, December 13, 2023, at 6:30 pm.

Agenda Item #3 – Action Resulting from Executive Session

There was no action resulting from Executive Session.

Agenda Item #4 – Audience Time

There was no testimony during Audience Time.

Agenda Item #5 – Board Time

A. Committee Liaisons Updates

Miles Palacios provided the following updates and comments during board time:

- ✓ Attended a recent Centro event featuring author Charles Kamasaki and the work being done around immigration reform and farmworker rights.
- ✓ The most recent Parks & Facilities Advisory Committee meeting included seeing the new induction stovetop purchased by the committee with Challenge Grant funds for use at Cedar Hills Recreation Center. He thanked Keith Watson, support services manager and staff liaison to the committee, for his leadership as the liaison role transitions to Cameron Hall, park maintenance supervisor.

Barbie Minor provided the following updates and comments during board time:

- ✓ The upcoming Nature & Trails Advisory Committee meeting taking place next week will include information and discussion on the gaps in the district's trails system.

Felicita Monteblanco provided the following updates and comments during board time:

- ✓ Along with Bruce Barbarasch, Nature & Trails manager, provided a tour of Cooper Mountain Nature Park to Representative Lisa Reynolds and staff from Congresswoman Suzanne Bonamici's office and Representative Hai Pham's office.
- ✓ The next Metro Executive Advisory Committee for the Expo Future meeting will include information on sports in Oregon and potential areas of opportunity.

President Moreno provided the following updates and comments during board time:

- A new executive director for the Tualatin Hills Park Foundation has been successfully hired. Gina Lobaco has great expertise in grants, major gifts, and special events and is well positioned to build upon the strong foundation that has been created to take those efforts and collaboration with THPRD to the next level.

Agenda Item #6 – Public Hearing: Resolution Amending District Compiled Policies Chapter 5 – Public Contracts & Agreements

A. Open Hearing

Acting as the Local Contract Review Board, President Moreno opened the public hearing.

B. Staff Report

Jared Isaksen, Finance director, provided an overview of the memo included within the board of directors' information packet, noting that staff is requesting the board conduct a public hearing regarding amending THPRD's Public Contract Rules contained in Chapter 5 of the District Compiled Policies (DCP 5). The proposed changes to DCP 5 provide for procurement authority levels that reflect changes to statute made by the Oregon Legislature and also align with other governments within the region. Pending the outcome of the public hearing, staff requests that the board approve the resolution adopting the proposed changes. The board was provided an initial review of this information and the proposed thresholds at the November 8, 2023, regular meeting.

C. Public Comment

There was no public comment.

D. Board Discussion

There was no board discussion.

E. Close Hearing

President Moreno closed the public hearing.

F. Board Action

Miles Palacios moved that the board of directors, acting as the Local Contract Review Board, approve Resolution 2023-15 amending the Public Contracting Rules contained within Chapter 5 of the District Compiled Policies. Felicita Monteblanco seconded the motion. Roll call proceeded as follows:

Barbie Minor	Yes
Felicita Monteblanco	Yes
Miles Palacios	Yes
Alfredo Moreno	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #7 – Consent Agenda

Barbie Minor moved that the board of directors approve consent agenda items (A) Minutes of November 8, 2023 Regular Board Meeting, (B) Resolution Amending District Compiled Policies Chapter 6 – Finance, and (C) Resolution Appointing Advisory Committee Members. Miles Palacios seconded the motion. Roll call proceeded as follows:

Felicita Monteblanco **Yes**
Miles Palacios **Yes**
Barbie Minor **Yes**
Alfredo Moreno **Yes**

The motion was UNANIMOUSLY APPROVED.

Agenda Item #8 – Unfinished Business

A. Levy Task Force Recommendations

At the board's August 10, 2023 meeting, staff provided a detailed overview regarding plans to form a community-led Levy Task Force to help advise the district on preparing for a potential operating levy. On September 13, 2023, the board appointed 13 community members to the task force, comprised of 12 at-large people and one liaison from the district's budget committee. A progress update to the board was also provided at the November 8, 2023, regular meeting. The task force met three times and was asked to consider the following three questions: Should the district ask voters for an operating levy? If so, what is the appropriate amount and when should the district go to the voters? This evening, members of the Levy Task Force are before the board of directors to present their recommendations for the board's consideration.

Holly Thompson, Communications director, introduced Levy Task Force members Justin Low, Margaret Robinson, and Sheri Wantland, to provide an overview of the task force recommendations. She noted that the Levy Task Force has been an amazing group of volunteers to work with and that they have thoroughly and thoughtfully addressed their charge.

Sheri, Margaret, and Justin each provided detailed overviews of their history and backgrounds with THPRD and provided an overview of the task force's recommendations in response to the questions asked of them as follows:

- Should the district ask voters for an operating levy?
 - Task force recommendation: Yes
- What is the appropriate amount?
 - Task force recommendation: \$.50 per \$1,000 assessed value for five years
- When should the district go to the voters?
 - Task force recommendation: May 2024
- Additional task force recommendation:
 - Focus on funding capital projects in a future bond measure when the 2008 bond retires

Comments during the presentation included areas of focus that the task force considered when developing their recommendations, such as:

- Results of the public opinion research showed clear support for an operating levy and confirmed the priorities of the voters.
- Staff has continued to maintain service levels despite dire threats to funding.
- The devastating impacts to the people, programs and services if a levy isn't passed.
- How the district's values (Leading with equity with special attention to racial equity; Environmental stewardship; and Commitment to community vision) would be negatively affected by funding shortfalls.
- The financial projections provided by staff demonstrated that a levy amount of \$.50 per \$1,000 assessed value for five years would allow the district to continue to offer programs based on full operating levels as well as purchase a needed registration system.
- However, with the current recommendation of \$.50 per \$1,000 assessed value, there would still be some sacrifices made in the areas of deferred maintenance as it would only fund around \$3 million per year for capital replacement items. Additional funding for

capital projects is needed via a bond renewal that would ensure the integrity of facilities and measured expansion as the community grows.

- The importance of the community's collective tax base being able to support resources and programs for those that might not have the financial means or access to parks or recreational equipment elsewhere.

Holly thanked the Levy Task Force volunteers for their service to the district and offered to answer any questions the board may have.

President Moreno opened the floor to public testimony.

Victoria Lim, 12477 NW Ashbrook Drive, Portland, is before the board of directors this evening regarding the potential operating levy. She stated that she is opposed to the board pursuing a levy due to the unfair burden it would place on property owners in the form of increased property taxes. She suggested that the district consider increasing fees instead, such as out-of-district and program fees, noting that many programs are priced too low or have no cost at all. She also believes it is misleading to state that essential services would need to be cut if the levy does not pass as there is no requirement that those particular essential services be cut. She asked that the board consider a different path forward and take into consideration that her opinion is representative of many homeowners in the district.

Dave Murray, 2160 SW 111th Place, Portland, is before the board of directors this evening regarding the potential operating levy. He stated that he received a postcard mailer from the district about the potential operating levy and although he appreciates the efforts of the task force, he has a different perspective similar to the previous testimony. He believes that the cuts being proposed are in conflict with the board's budget priorities, noting that the tone of the mailer concerned him in that with such a large overall personnel budget, the district should be able to find ways to reduce costs with less impact to the employees who directly contribute to the experiences of the district's patrons. In general, he thinks that the district does a good job but at some point it has become involved in areas that are not parks and recreation, such as afterschool programs. If such programs aren't profitable, he suggests that they be reduced.

President Moreno thanked those who offered public testimony this evening and opened the floor to board discussion.

- ✓ Felicity Montebianco thanked the task force for their efforts, noting that she has been on a journey as well through lots of conversations and research. She noted that the financial burden of a successful levy would be experienced by everyone, as the cost would be passed along by landlords to renters, too, and that she takes this decision very seriously. Over the past two years, the board has led with their values in terms of staff compensation and retaining our amazing staff. She is mindful that the board made a commitment and wants to ensure that the board continues to lead with its values.
- ✓ Barbie Minor expressed gratitude for the task force's work and appreciation for the fresh experiences as well as the legacy outlooks. She is reflecting on the implications of this decision and believes the district continues to have work to do in communicating to the public the gravity of the situation. Ultimately, it would be up to the voting public to decide, but she wants to hold ourselves accountable for painting the picture of how the district got here, including the implications of the pandemic.
- ✓ Miles Palacios noted that the task force's presentation framed well the history, present, and what the future of the district could look like, both positively and negatively. He noted that there is a lot of work to still be done before the board takes action, and that he is grateful to the task force for their work as well as for the public testimony received this evening. Communication and being as transparent as possible in moving forward will be critical in this next portion of the conversation.

- ✓ President Moreno noted this is the highest quality park and recreation district in the state, if not the nation, and that we are all very proud of that. No one wants to see the erosion of the level of service that our community values and takes pride in. However, this board also does not rubber stamp things and is interested in evaluating all the possibilities. He is proud of the board thus far while waiting to hear the task force recommendation, noting that they are still learning, evaluating, and thinking critically. He looks forward to continuing to review information in the month ahead and making a determination in the future. He thanked the task force and everyone involved in preparing the information and recommendations, as well as the public testimony received this evening.

B. General Manager's Report

The following presentation was provided as listed within the General Manager's Report included in the board of directors' information packet:

- Asset Management Update and Mapping Standards
 - Bruce Barbarasch, Nature & Trails manager, and Jeremy Grotbo, park resource analyst, provided an overview of the district's asset mapping efforts and examples of the new park district map standards, via a PowerPoint presentation, a copy of which was entered into the record.

The board members complimented the new map standards and commented on how having more data available informs better decision making, such as for future discussions about the district's surplus properties.

Agenda Item #9 – New Business

A. Art in Parks

Tim Bonnin, development supervisor, provided an overview of the history of art installations within the district via a PowerPoint presentation, a copy of which was entered into the record. In preparation for development of a policy regarding art in parks, three questions were posed for the board's feedback:

- How should the funding level for art in park development projects be determined?
Currently, \$25,000 is committed to each new park development.
 - Size of project/site? Location?
- At what point in a project should the district engage an artist?
 - During the pre-planning process? Post construction?
- How should the district select artists?
 - Collaborate with other agencies? Retain a curator? Create an artist shortlist/catalog?

Board comments and feedback on the discussion topics posed included the following:

How should the funding level for art in park development projects be determined?

- ✓ Miles Palacios wondered whether a variable amount based on the size of the project may impact the types of artists the district would be able to work with since some may have a minimum threshold for their work. He expressed support for having a sliding scale based on the size of the project with a minimum funding amount, noting that a larger site with a minimum of \$15K makes sense to him, but the minimum for a smaller site should be less.
- ✓ Felicita Monteblanco pondered the question and the impact that a \$25K investment in art could have at a smaller site, whereas larger projects could already have other draws. She will give the question more consideration, but her initial preference is to set a minimum amount for each site regardless of size, perhaps \$15K. Reflecting the district's commitment to racial equity, she hopes that a lot of outreach to BIPOC artists is taking place and that the district is ensuring that they are paid fairly.

- ✓ Barbie Minor described equity concerns if the amount of funding is determined by park location; however, it seems reasonable to take into consideration the size of the park when determining the amount for art. She would like to see the storytelling aspects of the art installations elevated, which can serve both educationally and in building community.
- ✓ President Moreno would like to give the question more consideration, noting that although determining the amount based on size of the project makes sense, there could be times when a smaller park might benefit more, such as when a lot of foot traffic is anticipated.

At what point in a project should the district engage an artist & how should they be selected?

- ✓ Miles likes the idea of creating an artist catalog but wonders if there would also be space for an open call for artists outside of the catalog for specific projects or new concepts. Regarding the timing, while the idea of having the artist involved from the start of the project is appealing, it sounds like it could also complicate the project so it may make the most sense to bring them in later so that the district can stay on track in providing the park to the community.
- ✓ Barbie also likes the idea of the district having its own artist catalog in order to be able to build relationships with a diversity of local artists. In terms of timing, she sees a balance in collaborating with an artist as the park is being planned but also relies on the experts in terms of how that process fits in with the overall goal of bringing the park online.
- ✓ Felicita described her thoughts around what it could mean to have an artist involved in the project from the beginning, and what it means to center community. She would love to further explore the idea of having an art curator on staff, noting that she is mindful of the upcoming changes for the Regional Arts & Culture Council due to funding changes. Could the district share a curator with the City of Beaverton or Washington County? While she also likes the idea of creating an artist catalog, especially given the district's experience in creating the naming catalog, she would like to explore the curator concept and what it could mean as a partnership project.
- ✓ President Moreno is also interested in a collaborative approach to art but isn't sure at what points our local agency partners are on this topic. Beyond that, he would be curious to learn what other best practices are out there and what works well for other communities. Regarding timing, he believes it is going to be a blend and described the benefits of being nimble enough to let each project evolve organically; some sites will have obvious locations and concepts for art at the beginning, while other sites might develop later. He believes strongly that parks are for the people and would like to see some portion of every site allocated for art that would further a welcoming atmosphere. He noted that the Tualatin Hills Park Foundation could potentially help with some funding, as well. He thanked district staff for the informative presentation and thought-provoking discussion.

B. System Development Charge 20-year Capital Improvement Project List

Aisha Panas, deputy general manager, introduced Gery Keck, Planning & Development manager, and Peter Swinton, urban planner, to provide an overview of a proposed modification to the district's System Development Charge 20-year Capital Improvement Project List (SDC-CIP) that would combine and repurpose three projects to develop various sports fields totaling \$6 million into one project to develop a pickleball facility costing \$6 million.

Gery and Peter provided an overview of the proposal via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- 20-Year SDC-CIP Background & Purpose
 - The SDC-CIP is a part of the 2020 SDC Methodology
 - Core component of the future Level-of-Service formula
 - Guides THPRD's SDC fee
- Recreation Trends & Plan Connections
 - Pickleball is a fast-growing sport & patron demand is high

- Proposal informed by June 2023 patron survey
- Proposal aligns with three Vision Action Plan actions and two comp plan objectives
- Proposed 20-year SDC-CIP Update
 - Combine & repurpose existing three projects into one project (pickleball facility):
 - Existing three projects:
 - Develop Regulation Baseball/Softball Fields
 - Develop Regulation Soccer/Lacrosse/Football Fields
 - Develop Youth Soccer/Lacrosse/Football Fields
 - The three projects proposed for repurposing were selected because either:
 - THPRD has already accomplished them and therefore does not anticipate needing SDC funds to realize the project; or,
 - Because THPRD does not currently have land available for the facilities.
- 20-Year SDC-CIP Amendment Process
 - The SDC-CIP may be modified by the board at any time
 - Public notice is required if the modification will increase THPRD's SDC
 - The proposed modification will not increase THPRD's SDC
- Next Steps
 - Resolution for the board's consideration at the January meeting to formally modify the SDC-CIP
 - Begin SDC Methodology reevaluation process in 2024 to ensure a new methodology is ready for board consideration in 2025

At the conclusion of the presentation, Aisha, Gery and Peter offered to answer any questions the board may have.

Felicita Montebianco requested that, keeping the district's commitment to accessibility in mind, the use of acronyms within the 20-year SDC-CIP list be reduced and that a legend be added to explain the different types of parks. She inquired whether the amended SDC-CIP would also include the funding committed by the district to land acquisition efforts on Cooper Mountain.

- ✓ Aisha explained that the bottom-line number needs to be kept the same to ensure that the proposed modification would not increase THPRD's SDC, so staff will evaluate other projects within the existing list to see what might not be imminent in order to reallocate it to Cooper Mountain land acquisition.

President Moreno expressed agreement with Felicita's comments regarding document accessibility and provided a recap of the proposal as the demand for pickleball outpacing supply, but even if there wasn't demand for pickleball, fulfilling those three particular projects would still be challenging due to land not being available and other factors.

- ✓ Gery confirmed this.

The board members confirmed that there is consensus to move forward with bringing the formal proposal for the board's consideration at their January 10, 2024, regular meeting.

Agenda Item #10 – Adjourn

There being no further business, the meeting was adjourned at 8:00 pm.

Alfredo Moreno, President

Barbie Minor, Secretary

Recording Secretary,
Jessica Collins