



Administration Office
503/645-6433
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**Board of Directors Regular Meeting
Wednesday, March 10, 2021**

**4:30 pm Executive Session
5:00 pm Regular Meeting**

AGENDA

1. Executive Session*
 - A. Land
2. Call Regular Meeting to Order
3. Action Resulting from Executive Session
4. Proclamations
 - A. [National Developmental Disabilities Month](#)
 - B. [National Women's History Month](#)
5. Audience Time**
6. Board Time
 - A. Committee Liaisons Updates
7. Consent Agenda***
 - A. [Approve: Minutes of February 10, 2021 Regular Board Meeting](#)
 - B. [Approve: Monthly Bills](#)
 - C. [Approve: Monthly Financial Statement](#)
 - D. [Award: Highlands Area Neighborhood Park Construction Contract](#)
 - E. [Award: Raleigh Park Stream Daylighting & Enhancement Improvement Project Construction Contract](#)
 - F. [Approve: Amendment to Intergovernmental Agreement with Clean Water Services for Fanno Creek Greenway](#)
 - G. [Approve: Amendments to Intergovernmental Agreements for System Development Charge Collection with City of Beaverton and Washington County](#)
8. Unfinished Business
 - A. [Update: 2021 Legislative Update](#)
 - B. [Update: Westside Trail Bridge](#)
 - C. [Information: General Manager's Report](#)
9. New Business
 - A. [Approve: Resolution Appointing Budget Committee Member](#)
10. Adjourn

Due to the current State of Emergency as a result of the COVID-19 pandemic, the THPRD Board of Director's March 10, 2021 Regular Meeting will be conducted electronically. Live streaming of this meeting will be available at <https://youtu.be/7YXFZpo35k8> and also posted on the district's website at www.thprd.org

***Executive Session:** Executive Sessions are permitted under the authority of ORS 192.660. Copies of the statute are available at the offices of Tualatin Hills Park & Recreation District.

**** Audience Time / Public Testimony:** Testimony is being accepted for this meeting by email only. If you wish to submit testimony, please do so **by 3 pm on March 10, 2021** to boardofdirectors@thprd.org.

Testimony received by the designated time will be read into the record during the applicable agenda item, or audience time, with a 3-minute time limit. Testimony received on Work Session topics will be read during Audience Time.

*****Consent Agenda:** Testimony regarding an item on the Consent Agenda will be heard under Audience Time. Consent Agenda items will be approved without discussion unless there is a board member request to discuss a particular Consent Agenda item. The issue separately discussed will be voted on separately.

In compliance with the Americans with Disabilities Act (ADA), this material, in an alternate format, or special accommodations for the meeting, will be made available by calling 503-645-6433 at least 48 hours prior to the meeting.



MEMO

DATE: February 26, 2021
TO: Board of Directors
FROM: Doug Menke, General Manager

RE: **Information Regarding the March 10, 2021 Board of Directors Meeting**

Agenda Item #4 – Proclamations

A. **National Developmental Disabilities Month**

Attached please find a proclamation declaring the month of March as National Developmental Disabilities Month.

B. **National Women’s History Month**

Attached please find a proclamation declaring the month of March as National Women’s History Month.

Agenda Item #7 – Consent Agenda

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

- A.** **Approve: Minutes of February 10, 2021 Regular Board Meeting**
- B.** **Approve: Monthly Bills**
- C.** **Approve: Monthly Financial Statement**
- D.** **Award: Highland Park Construction Contract**
- E.** **Award: Raleigh Park Stream Daylighting & Enhancement Improvement Project**
- F.** **Approve: Amendment to Intergovernmental Agreement with Clean Water Services for Fanno Creek Greenway**
- G.** **Approve: Amendments to Intergovernmental Agreements for System Development Charge Collection with City of Beaverton and Washington County**

Agenda Item #8 – Unfinished Business

A. **2021 Legislative Update**

Attached please find a memo announcing that Kylie Grunow with Meriwether Strategies, the district’s lobbyist, will attend your meeting to share an update of the bills, themes, and trends observed thus far in the 2021 legislative season.

B. **Westside Trail Bridge**

Attached please find a memo noting that an update on the Westside Trail Bridge project will be provided at your meeting.

C. **General Manager’s Report**

Attached please find the General Manager’s Report for the March regular board meeting.

Agenda Item #9 – New Business

A. **Approve: Resolution Appointing Budget Committee Member**

Attached please find a memo announcing that Interviews of budget committee applicants have been arranged for your meeting. After the interviews take place, staff requests board appointment of one applicant to the budget committee.

Action Requested: Board of directors' approval of Resolution 2021-07 appointing _____ to the budget committee, with a term expiring on June 30, 2022.

Other Packet Enclosures

- [Monthly Capital Report](#)
- [Monthly Bond Capital Report](#)
- [System Development Charge Report](#)



TUALATIN HILLS PARK & RECREATION DISTRICT

PROCLAMATION

By the Board of Directors

WHEREAS, THPRD is committed to providing individuals of all abilities the opportunity to play, learn, and enjoy high-quality park and recreation facilities, programs, services, and natural areas; and

WHEREAS, THPRD is dedicated to removing barriers to participation and fostering an inclusive culture; and

WHEREAS, THPRD is committed to creating awareness about developmental disabilities, teaching the importance of inclusion within every aspect of life, and to sharing the stories of individuals with a disability to show that a successful life is possible; and

WHEREAS, about one in six children in the U.S. experience one or more developmental disability; and

WHEREAS, THPRD is a leader in Access for All, championing inclusion services for people of all abilities to be able to fully participate in programs and activities;

NOW, THEREFORE, the Board of Directors of the Tualatin Hills Park & Recreation District, do hereby declare the month of March 2021 as

National Developmental Disabilities Month

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

Signed this 10th day of March, 2021.

Ashley Hartmeier-Prigg, President

Tya Ping, Secretary



[4B]

TUALATIN HILLS PARK & RECREATION DISTRICT

PROCLAMATION

By the Board of Directors

WHEREAS, the roots of National Women’s History Month began in March 1857 when women from various New York City factories staged a protest over working conditions; and

WHEREAS, women of diverse backgrounds have made historic contributions to the growth and strength of our Nation in countless ways; and

WHEREAS, THPRD exists today because of the pioneering vision and spirit of a female leader, Elsie Stuhr, who in 1953 began a two-year effort that led to the creation of THPRD; and

WHEREAS, because of the persistence and leadership of Elsie Stuhr, a physical education teacher, mother, and wife, who served on the THPRD Board of Directors for 18 years and understood the importance of dedicated park and recreation services we all enjoy today; and

WHEREAS, THPRD has become a nationally accredited award-winning provider of park and recreation services that employs creative, innovative, and hard-working women that are dedicated to our profession; and

WHEREAS, THPRD has many women that lead throughout the district from the Board of Directors, staff directors, senior managers, and center supervisors, who are all dedicated public servants that make THPRD a better organization for their contributions;

NOW, THEREFORE, the Board of Directors of the Tualatin Hills Park & Recreation District does hereby declare the month of March 2021 as

National Women’s History Month

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

Signed this 10th day of March, 2021.

Ashley Hartmeier-Prigg, President

Tya Ping, Secretary



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

A meeting of the Tualatin Hills Park & Recreation District Board of Directors was held electronically on Wednesday, February 10, 2021. Work Session 4:30 pm; Executive Session 5:30 pm; Regular Meeting 6:30 pm.

Present:

Ashley Hartmeier-Prigg	President/Director
Tya Ping	Secretary/Director
Heidi Edwards	Secretary Pro-Tempore/Director
Wendy Kroger	Director
Felicita Montebianco	Director
Doug Menke	General Manager

Agenda Item #1 – Work Session: Sports Affiliation Process

A Work Session of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Ashley Hartmeier-Prigg on Wednesday, February 10, 2021, at 4:30 pm.

General Manager Doug Menke introduced Julie Rocha, Sports Department Manager, and provided opening comments, noting that this evening's presentation marks the beginning of a substantive discussion about the district's sports and aquatics affiliation process, including the formation of a diverse and inclusive taskforce to help influence what the district's affiliation process may look like in the future.

Julie presented information regarding the district's sports and aquatics affiliates program via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- Affiliate History
- Intergovernmental Agreement with Beaverton School District
- 2018 Field Fees
- Field/Pool Subsidy
 - \$2.6 million annual total cost for field maintenance
 - Field sports affiliates' usage is \$1.3 million
 - Current recovery of affiliates' usage: 37%
 - Currently working on pool fee cost recovery
- Lessons Learned
 - Site control (PCC & BSD sites)
 - Number of affiliates
 - Demand exceeds supply
 - Access and equity
- Stakeholder Work Group
 - Charge:
 - Review current process
 - Examine impacts to existing affiliated clubs

- Help staff revise options for affiliate requirements
- Provide suggestions on making the process more equitable
- Reflect both current affiliates' and non-affiliate users' interests
- Define measures of success
- Establish periodic review of affiliates
- Timeline
 - Board work session - February 2021
 - Seek stakeholder members - March/April 2021
 - Kick off - May 2021
 - Board updates - June/July 2021 and September/October 2021
 - Return to the board with a recommendation - late fall 2021

Julie asked for the board's feedback on the following topics in relation to approaching the review of the district's affiliation process:

- Affiliate Considerations
 - Recreational v. Competitive
 - In-District v. Out-of-District
 - Youth v. Adult
 - Nonprofit v. Profit
 - Define seasonal month for each sport
 - One governing body per sport
 - Others?
 - Example: Affiliate Focus
 - Focus on recreation
 - In-district priority
 - Affiliation requirements
- Equity Considerations
 - Implement maximum practice time to open up more field/pool time
 - Open fields/pools for community use during prime time
 - Requiring equal or consistent participation fees within each sport
 - Increase BIPOC participation in leagues/clubs
 - Require demographic information from leagues/clubs
 - Targeted marketing/outreach to underrepresented groups
 - Create THPRD recreation-oriented BIPOC/unified leagues
 - Example: Equity Focus
 - Open THPRD fields/pools for community use
 - Each club required to have an equity statement
 - Require demographic information
- Resource Allocation Considerations
 - Maintenance cost considerations
 - Peak v. non-peak pricing
 - Equitable fees v. equal fees
 - Resource Allocation Targets
 - Current resource allocation target: 100% (Tier 3)
 - Re-evaluate resource allocation pyramid

Affiliate Considerations

Board discussion and comments included the following:

- ✓ Tya Ping expressed her preference for serving In-District participants as much as possible. Regarding Recreational v. Competitive, she prefers facilitating Recreational use as a priority, but questions whether that focus may detract from the program's financial sustainability. She prefers an even split between Youth v. Adult. For Nonprofit v. Profit,

she would prefer working with Nonprofits, with the caveat that such a limitation would still enable enough participants to make the program viable.

- ✓ Heidi Edwards expressed the need to prioritize affiliated groups that serve In-District community members, acknowledging that there may be some Out-of-District participants, but we need to develop solid criteria regarding In-District participation. Another consideration should be in how the affiliates are including and recruiting BIPOC and/or underrepresented populations, including through tangible criteria and ability to demonstrate their mission and service to underrepresented participants. She expressed agreement that now is the right time for this in-depth discussion and to move forward with intentionality.
- ✓ Felicita Montebianco expressed preference for serving Recreational programming, noting that this is where the district's priorities should lie. She struggles with the In-District vs. Out-of-District topic, mostly because of how expensive it is to live In-District, without detracting from the work the district has done in support of affordable housing or the district's mission to serve its taxpayers. Regarding Youth v. Adult, she believes that the priority should revolve more around In-District than age of participant. For Nonprofit v. Profit, she is more focused on working with organizations, regardless of their tax status, that share the district's values and are committed to doing great work, noting that becoming a Nonprofit is not a very accessible process for many organizations. She anticipates that the board's opinions will evolve through this process as they learn more.
- ✓ Wendy Kroger noted that the district does not have enough fields or pools to serve everyone who wishes to use them; the quality of facilities we provide makes them highly desirable. Regarding Youth v. Adult, she leans toward both, as there are no other opportunities for adult sports and aquatics. She expressed agreement with Felicita's comments regarding Nonprofit v. Profit. She commented that this will be a complex process requiring transparency, noting that some of the current affiliated groups are adept at representing their own interests, and that providing clear, transparent guidance to district staff through this process will help. Regarding site control, she would like to see the district have more control over the recreational facilities we use and maintain through our partnerships with Beaverton School District and Portland Community College, noting that these sites being totally closed to us during the pandemic serves as a great example of an unequitable partnership.
- ✓ President Hartmeier-Prigg inquired whether metrics currently exist for these areas relative to our current affiliate program. Regarding Recreational v. Competitive, she believes the emphasis should be on Recreational, although that does not mean that there will be no room for some level of Competitive. She appreciates Felicita's comments regarding In-District v. Out-of-District and Nonprofit v. Profit, as well as the board's comments regarding Youth v. Adult. She expressed agreement with Heidi's comments regarding supporting groups that serve historically underrepresented communities.

Equity Considerations

Board discussion and comments included the following:

- ✓ Wendy Kroger commented that the sample considerations given are right on target, but that she is especially intrigued by the last suggestion of creating THPRD recreation-oriented BIPOC/unified leagues. She noted that metrics are needed in order to be able to further evaluate some of these considerations. She cautioned against the district becoming involved in how the affiliated groups set their own fees, and suggested to focus instead on how we appropriately identify our costs in providing the facilities.
- ✓ Discussion occurred regarding the equity consideration in opening fields and pools that are typically heavily programmed for affiliated use, such as those at the HMT Recreation Complex, to the community during prime time. Reallocating the facilities that we already have may be able to accommodate that type of community use.

- ✓ Felicita Monteblanco noted that, while equity statements are beneficial, the district should also see the groups growing in this area, as well; not just submitting the same equity statement year after year.
- ✓ Tya Ping expressed agreement with Felicita's comments. Regarding BIPOC/unified leagues, her preference would be that the district work with community-led and created recreation-oriented BIPOC/unified leagues that the district can allocate time to rather than creating its own.

Resource Allocation Considerations

Board discussion and comments included the following:

- ✓ Felicita Monteblanco commented that she struggles with the concept of peak pricing when those times coincide with the only times that families are able to accommodate recreation during their schedules.

Stakeholder Work Group

Board discussion and comments included the following:

- ✓ Wendy Kroger suggested that the three consideration areas discussed by the board this evening also be discussed by the stakeholder work group, as well.
- ✓ Heidi Edwards noted that she would like to see the stakeholder work group's charge specifically speak to DEIA. She would also like to see the group address affiliates who reserve field time but do not use it, noting that this is a common issue with other park and recreation providers as well on which the district may wish to collaborate.
- ✓ Felicita Monteblanco commented that she would like to see a similar approach used in forming the stakeholder work group that was used for the field fees task force a few years ago, which was an extremely diverse group representing many different viewpoints. She also expressed agreement with Heidi's comments regarding further exploring fields that are reserved but not used.
- ✓ Tya Ping expressed the need to include voices without current representation on the stakeholder work group. Regarding fields that are reserved but not used, she noted that many times this is due to inclement weather and for the safety of the players. She would like to see continued discussion around accommodating community use of fields outside of the affiliate program, such as what has occurred during the pandemic.
- ✓ President Hartmeier-Prigg suggested that consideration be given to asking groups who applied for affiliate status but were declined, to participate on the stakeholder work group to offer a fresh perspective regarding what it is like to go through that process. She would also like the stakeholder work group to explore whether resubmitting affiliate paperwork every five years is the right timeline. At a future board update, she would like to see the metrics behind some of the points of discussion this evening, such as the current makeup of our affiliated groups; what it takes to become an affiliate; and whether the affiliate programs take up all of the reservable field time within the district or if there is still capacity for non-affiliated community group use. Finding a way to designate community usage times could be a creative way in providing more equitable access to our fields; she would like to see the results of this process provide an overall more equitable use of the district's facilities, not just for the affiliates, but for the community as well. Lastly, she would like to see community-oriented members on the stakeholder work group that can represent positions outside of their own particular interest areas.

Julie thanked the board members for their feedback this evening and welcomed any additional questions or comments as the district moves toward the creation of the stakeholder work group.

Agenda Item #2 – Executive Session (A) Legal (B) Land

President Ashley Hartmeier-Prigg called executive session to order for the following purposes:

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

Executive Session is held under authority of ORS 192.660(2)(e) and (h).

President Hartmeier-Prigg 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 #3 – Call Regular Meeting to Order

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Ashley Hartmeier-Prigg on Wednesday, February 10, 2021, at 6:30 pm.

Agenda Item #4 – Action Resulting from Executive Session

There was no action resulting from executive session.

Agenda Item #5 – Proclamation: Black History Month

The board members read into the record a proclamation declaring the month of February as Black History Month.

Agenda Item #6 – Audience Time

There was no public testimony received for audience time.

Agenda Item #7 – Board Time

A. Committee Liaisons Updates

Heidi Edwards provided the following updates and comments during board time:

- Attended the recent joint advisory committees meeting and the following Nature & Trails Advisory Committee meeting, and noted that holding these meetings online has enabled greater participation by committee members and that she is grateful for their volunteerism and adjustment to the current virtual environment. The committee received an update on the development of trails in the South Cooper Mountain area, and discussed the committee's overall goals for 2021, including seeking out grant opportunities and continued work with the Natural Resources Functional Plan.

Wendy Kroger provided the following updates and comments during board time:

- Attended a community outreach meeting regarding the planned Westside Trail bridge over Highway 26, and noted that there is a lot of public interest in the aesthetics of the bridge. She reached out to Eileen Kravetz, Executive Director of the Tualatin Hills Park Foundation, who was also at the meeting, to discuss how the THPF Board of Trustees may become involved in the artistic aspect of the bridge design.
- Attended the recent joint advisory committees meeting and the following Parks & Facilities Advisory Committee meeting, and expressed appreciation for the staff presentation to the committees regarding the district's current financial status and budget work. The Park & Facilities Advisory Committee focused on goal setting for 2021 and received an update on the district's dog run efforts, which includes bringing two new dog runs online every year.
- She inquired if the district is considering hosting any Covid-19 vaccine clinics.
 - ✓ General Manager Doug Menke provided an update regarding the district's conversations with Washington County in being a potential host for a vaccine clinic, noting that the district stands ready and willing to help support this important community health initiative.

Tya Ping provided the following updates and comments during board time:

- Attended the recent joint advisory committees meeting and following Programs & Events Advisory Committee meeting, and noted that an update was provided regarding spring and summer programming and the creative ideas staff are working on in order to enable more events and safe participation by the community.

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

- Expressed gratitude to district staff for their eagerness in helping with the vaccine effort.
- Met with Diane Taniguchi-Dennis, Chief Executive Officer for Clean Water Services, who is reaching out to community leaders regarding the racial equity journey being embarked upon by CWS.
- Met with Eileen Kravetz, Executive Director of the Tualatin Hills Park Foundation, to share and discuss ideas regarding the potential for casting a wider net in terms of soliciting donors for the foundation.

President Hartmeier-Prigg provided the following updates and comments during board time:

- Attended the recent Chinese New Year celebration event hosted at Cedar Hills Park, and noted that the outdoor event was held in shifts to maximize safety and participation.
- Excited that Washington County’s Covid-19 risk level has fallen enough to allow for an increase in district activities, including the return of some indoor activities.
- A resignation was recently received by a member of the district’s budget committee (Ryan Bansbach). She suggested that the board consider reopening the application process on an expedited pace in order to recruit for a new member. The district is obligated by local budget law to attempt to fill the position as soon as possible and the intent will be to have the new committee member in place in time for the April budget work session.
 - ✓ The board members expressed agreement to reopen the recruitment process. Discussion included encouragement for the board members to reach out to community members themselves in order to increase the size and diversity of the candidate pool; reaching out to the most recent budget committee applicants to see if there is interest in resubmitting their applications; and the possibility of appointing an alternate to the committee, if permissible under local budget law.

Agenda Item #8 – Consent Agenda

Wendy Kroger referenced consent agenda item D, System Development Charge 5-Year Capital Improvement Plan Update, and inquired whether this includes funding for the Scholls Ferry Road crossing.

- ✓ Jeannine Rustad, Planning Manager, replied that funding for that project will require a budget transfer from undesignated funding in the annual budget.

Felicita Montebianco moved that the board of directors approve consent agenda items (A) Minutes of January 13, 2021 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, and (D) System Development Charge 5-Year Capital Improvement Plan Update. Tya Ping seconded the motion. Roll call proceeded as follows:

Heidi Edwards	Yes
Wendy Kroger	Yes
Felicita Montebianco	Yes
Tya Ping	Yes
Ashley Hartmeier-Prigg	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #9 – Unfinished Business

A. 2021 Legislative Update

Aisha Panas, Director of Park & Recreation Services, introduced Kylie Grunow, state legislative consultant for the district. As a follow-up to the board’s December work session to discuss the

district's 2021 Legislative Platform, this evening's presentation will focus on a high-level overview of the bills, themes, and trends observed thus far in the 2021 legislative season. Aisha and Kylie provided a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- Local Agency Control & Authority
 - HB 3023: Prohibits sale or use of two-cycle gasoline-powered leaf blowers in counties with population greater than 400,000.
 - SB 299: Authorizes formation of children's service districts.
 - SB 376: Requires employer to grant unpaid leave of absence to employee who is called into service to perform duties related to service as volunteer firefighter, reserve peace officer or civil air patrol member.
- System Development Charges
 - HB 3040: Directs Legislative Revenue Officer to study system development charges and report findings to interim committees related to local government (Placeholder Bill).
- Right to Rest
 - HB 2367: Establishes Oregon Right to Rest Act.
 - HB 3115: Provides that local law regulating sitting, lying, sleeping or keeping warm and dry outdoors on public property that is open to public must be objectively reasonable as to time, place and manner with regards to persons experiencing homelessness (The Speakers Bill).
- State Funding for Parks & Recreation and Trails
 - Currently tracking seven bills, either monitoring or supporting all of them, depending on the target of the funding or the likelihood of the funding.
- Covid-19 Relief
 - No bills currently related to Covid-19 relief funding.
 - There are a handful of bills related to liability issues and health data.
- Other
 - These are policy areas that are not areas of priority for THPRD, but are issues that will impact the district and need to be tracked.
 - Currently tracking 26 bills:
 - Public contracting and issues like prevailing wage (determining the base rate, reducing the number of districts, etc.)
 - Workforce issues (requirements regarding air quality and employees working outdoors; making it illegal to require a driver's license as a condition of employment; not allowing conditioning employment on refraining from using any substance that is lawful to use in the state)
- Other (Childcare)
 - Childcare was not reflected in the THPRD platform – need guidance on priorities and position.
 - HB 2503: Expands eligibility for certain child care subsidy programs.
 - SB 239: Expands eligibility for certain child care subsidy programs.
 - SB 716: Requires employers to reasonably accommodate employee's work schedule availability related to child care. Declares emergency, effective on passage.

Board comments and discussion related to the childcare bills included the following:

- ✓ Felicita Monteblanco commented that these bills relate to the district in a multitude of ways: we provide childcare; we provide space for childcare providers to do their work; availability of childcare impacts our patrons; and availability of childcare impacts district staff. The pandemic has highlighted a systemic problem that has existed for some time. These ballot measures have been shaped and guided by BIPOC-led organizations, which

is not seen in other bills, and dovetails well with the district's values. She encouraged the submission of written testimony in support of these bills.

- ✓ Heidi Edwards expressed agreement with Felicita's comments, noting that this topic should be a priority for the district as childcare is critical to its work and to the community it serves. She places emphasis and priority on this work as it relates to childcare (HB 2503, SB 239, SB 716) over that of SB 299 relating to children's service districts. She also encouraged the submission of written testimony in support of these bills.
- ✓ Wendy Kroger expressed agreement, as well, and described how the lack of childcare through the pandemic has significantly impacted the number of women in the workforce.
- ✓ President Hartmeier-Prigg and Tya Ping expressed agreement with Felicita and Heidi's comments.
 - Kylie noted that testimony on these bills is due by February 15 and that she will work on a draft letter of support for the board's consideration and review.
- ✓ Discussion followed regarding SB 299 relating to the creation of children's service districts, with Heidi noting that most, if not all, of the board members have been approached about this bill by Katie Riley, President of Washington County Kids. Senator Rob Wagner reached out to Heidi to let her know that THPRD was mentioned in the testimony for SB 299. Two of the district's partners, City of Beaverton and Special Districts Association of Oregon (SDAO), have gone on record opposing this bill.
- ✓ Wendy inquired how SB 299 addresses the issue of compression, and what form a children's service district would take - another special district or as a funding source?
 - Kylie confirmed that SB 299 would create a special district funded via property taxes, but would not provide the services itself; instead, it would facilitate a competitive grant process to provide funding to those who do provide children services, of which the definition is currently quite broad. Many of the proponents who testified recently talked about the need for children's services, equity and access, and the lack of affordable childcare. Opponents, such as SDAO and League of Oregon Cities (LOC), expressed concerns regarding compression and competition; they agreed with the intent of the bill, but not the mechanism. This bill is expected to pass the senate. Oregon Recreation & Park Association (ORPA) finds themselves in a neutral position since some of their members will be impacted from a tax base competition standpoint, but could also potentially be recipients of the funding. During the public hearing on Monday, Senator Chuck Riley erroneously stated that THPRD has taken a neutral stance on the bill. ORPA has reached out to him in order to clarify this error.
- ✓ Felicita commented that she has some major concerns regarding SB 299, noting that it has not been led by or centered on racial equity. She believes it is critical that the district align its legislative priorities with those that have.
- ✓ Heidi expressed agreement with Felicita's comments, and pondered whether the district may wish to submit written testimony on SB 299.
 - Kylie explained that the opportunity for comment on this bill has passed at this time, but that there will be opportunities in the future as the bill makes its way through the legislative process.
 - General Manager Doug Menke offered comments regarding compression, clarifying that although his comments are not specifically regarding SB 299, concerns regarding compression should not prohibit the board from supporting other bills that might offer funding sources for the district, even if the LOC or others are opposed for their own reasons. He described how the City of Beaverton's urban renewal efforts, while a great program, have also cost the district approximately \$350K annually in lost tax revenue. Every bill has its pluses and minuses, and the district should align as best it can taking into consideration its values and the guidance of our legislative consultant. He believes the board is

moving in the right direction in terms of SB 299 in that there have been plenty of opportunities for clarity on the bill that have yet to be received.

- ✓ Tya Ping expressed agreement with her fellow board members' comments, noting that she believes the intent of SB 299 is great, but that the execution is lacking. She commented on the continually evolving nature of the bill, noting that such a proposal should be thoroughly vetted with the right people at the table to ensure an equitable process and that the dollars our community would be paying in taxes are used in a very specific manner.
- ✓ Discussion occurred regarding whether the district should take a formal position on SB 299, as well as whether there is a need to officially correct Senator Riley's statement.
- ✓ Felicita requested that the board's thoughts on SB 299 be shared with the district's legislators in upcoming meetings, noting that while the time for testimony on SB 299 may have passed, the board has some strong feelings about the bill that should be known.
 - Kylie offered next steps as tailoring the district's comments on SB 299 as it moves forward to reflect the board's discussion this evening, and following up on having Senator Riley's misstatement of a neutral position corrected. She inquired whether the board has an official position on SB 299 that could be conveyed.
- ✓ Wendy expressed hesitancy to officially oppose a bill that could potentially help the district's constituents, but that she has concerns if the bill was indeed created without taking into consideration viewpoints in alignment with the district's values. While she would love another funding source accessible to the district, she is not sure what else comes with that, and that concerns her as well.
- ✓ After extensive board discussion leaning toward opposition, no official position was taken at this time.

B. 2008 Bond Program

Gery Keck, Design & Development Manager, and Bruce Barbarasch, Nature & Trails Manager, provided a detailed update on the remaining natural resources and capital projects in the 2008 bond program, as well as the overall financial status, via a PowerPoint presentation, a copy of which was entered into the record. Gery and Bruce offered to answer any questions the board may have.

Wendy Kroger expressed the need to maintain flexibility in the use of the remaining natural resource funds should valuable natural area property become available, especially within the Bronson Creek area, which is a high-value natural area in danger of being developed.

- ✓ Felicita Montebianco expressed agreement with Wendy's comment, noting that it is important that the district remain open to opportunity and that the purchase of this type of land will be appreciated now and in the future. That being said, the district also made a commitment to the voters around the restoration of natural areas.
- ✓ Tya Ping expressed agreement as well, noting that if there is a good opportunity for acquisition, she supports securing as much natural area as possible, especially for wildlife habitat purposes and tree preservation.

General Manager Doug Menke noted that these situations could be presented to the board on a case-by-case basis, taking into consideration when natural area land acquisition opportunities become available, along with what restoration projects are planned.

- ✓ President Hartmeier-Prigg expressed agreement with this approach.

c. General Manager's Report

The following presentations were provided as listed within the General Manager's Report included within the board of directors' information packet:

- Summer Programming Update

- Aisha Panas, Director of Park & Recreation Services, and Holly Thompson, Communications Director, provided a detailed overview of the summer programming and events planning currently underway, via a PowerPoint presentation, a copy of which was entered into the record.
- Human Resources Update
 - Karlean Lawson, Human Resources Coordinator, provided an update on the work being done to reexamine how the district attracts, welcomes, includes, and retains employees of all identities and backgrounds, via a PowerPoint presentation, a copy of which was entered into the record.

Doug and the presenters offered to answer any questions the board may have.

Summer Programming Update

Heidi Edwards asked for confirmation that the district will not be mailing an activities guide for summer programs.

- ✓ Aisha confirmed this, noting that changing circumstances quickly render a printed activities guide obsolete; information will be provided online instead, in combination with direct mail postcards to encourage people to go online, as well as the potential for printed center-specific mini-guides. A variety of communication methods are being explored in order to get information out to our community.
- ✓ Holly added that starting next week, the district will begin a marketing push of important summer registration dates: April 12 for updated programming information on the website and May 1 for the registration start date. She anticipates mailing a districtwide postcard as well as targeted postcard mailings using some of the funds that were saved by not printing an activities guide. There will also be a multilingual Centro de Bienvenida at the HMT Recreation Complex to assist community members with summer registration.

President Hartmeier-Prigg complimented the work that has been done in interpreting and planning for the different risk levels. She asked if we plan to continue offering virtual programming in addition to in-person programs.

- ✓ Aisha confirmed this, noting that though we may be able to welcome more people into the centers, there will also be some who are more comfortable staying home and participating virtually.

Felicita Monteblanco inquired about when the district may be able to reopen the Elsie Stuhr Center for senior programming.

- ✓ Aisha explained not until sometime after July 1. Virtual programming specific for this population will continue and is being utilized.

Felicita expressed appreciation for district staff's efforts, noting that we are all looking forward to welcoming back our Elsie Stuhr Center patrons as soon as we are able.

Human Resources Update

The board members complimented district staff on these important initiatives, noting that this is the type of work the district needs to be doing to reflect its values, and that the district lives its values through our staff and how we hire, recruit and train.

Agenda Item #10 – Adjourn

There being no further business, the meeting was adjourned at 8:35 pm.

Ashley Hartmeier-Prigg, President

Tya Ping, Secretary

Recording Secretary,
Jessica Collins

Check #	Check Date	Vendor Name	Check Amount
314321	1/6/2021	WEDDLE SURVEYING INC	8,323.00
		Capital Outlay - Bond - Land Acquisition	\$ 8,323.00
ACH	1/20/2021	ASH CREEK FOREST MANAGEMENT LLC	2,461.06
ACH	1/20/2021	PAUL BROTHERS INC	20,220.00
		Capital Outlay - Bond - Natural Resources Projects	\$ 22,681.06
314340	1/20/2021	2.INK STUDIO	3,983.15
ACH	1/20/2021	PAUL BROTHERS INC	37,578.08
		Capital Outlay - Bond - New/Redevelop Neighborhood Parks	\$ 41,561.23
ACH	1/6/2021	AKS ENGINEERING & FORESTRY LLC	42,134.00
		Capital Outlay - Bond - Youth Athletic Field Development	\$ 42,134.00
314309	1/6/2021	2KG CONTRACTORS INC	10,000.00
		Capital Outlay - Building Replacements	\$ 10,000.00
ACH	1/27/2021	TYLER TECHNOLOGIES INC	11,044.00
		Capital Outlay - ERP Software	\$ 11,044.00
ACH	1/27/2021	DELL MARKETING L P	6,047.70
		Capital Outlay - Information Technology Replacement	\$ 6,047.70
314342	1/20/2021	NORTHWEST PLAYGROUND EQUIPMENT INC	2,615.00
		Capital Outlay - Park & Trail Improvements	\$ 2,615.00
ACH	1/6/2021	CARLSON TESTING INC	1,715.25
ACH	1/13/2021	3 KINGS ENVIRONMENTAL	83,494.75
ACH	1/20/2021	LYDA EXCAVATING INC	27,578.66
ACH	1/20/2021	WASHINGTON COUNTY	5,852.26
		Capital Outlay - SDC - Park Development/Improvement	\$ 118,640.92
ACH	1/27/2021	PORTLAND GENGERAL ELECTRIC (CLEAN WIND)	1,867.08
		Electricity	\$ 1,867.08
314304	1/4/2021	KAISER FOUNDATION HEALTH PLAN	196,185.26
314305	1/4/2021	MODA HEALTH PLAN INC	21,773.92
314306	1/4/2021	STANDARD INSURANCE COMPANY	12,155.21
314307	1/4/2021	UNUM LIFE INSURANCE - LTC COMPANY OF AMERICA	1,563.30
		Employee Benefits	\$ 231,677.69
314339	1/14/2021	PACIFCSOURCE ADMINISTRATORS INC	1,167.30
ACH	1/14/2021	INTERNATIONAL CITY MANAGEMENT ASSOC RETIRE CO	33,990.12
314352	1/29/2021	PACIFCSOURCE ADMINISTRATORS INC	1,167.30
314353	1/29/2021	PACIFCSOURCE ADMINISTRATORS INC	4,360.48
314355	1/29/2021	US BANK FBO: THPRD RETIREMENT PLAN	23,761.73
ACH	1/29/2021	INTERNATIONAL CITY MANAGEMENT ASSOC RETIRE CO	34,372.74
ACH	1/29/2021	THPRD - EMPLOYEE ASSOCIATION	8,070.48
		Employee Deductions	\$ 106,890.15

Check #	Check Date	Vendor Name	Check Amount
ACH	1/6/2021	NORTHWEST NATURAL GAS COMPANY	1,991.05
ACH	1/27/2021	NORTHWEST NATURAL GAS COMPANY	26,590.98
		Heat	\$ 28,582.03
314325	1/13/2021	BROWN & BROWN NORTHWEST	21,898.11
314333	1/13/2021	SPECIAL DISTRICTS ASSOCIATION OF OREGON	140,539.00
		Insurance	\$ 162,437.11
314337	1/13/2021	WALTER E NELSON COMPANY	2,247.68
		Maintenance Supplies	\$ 2,247.68
314343	1/20/2021	QUADIENT FINANCE USA INC	3,000.00
		Postage	\$ 3,000.00
314310	1/6/2021	BRUNER STRATEGIES LLC	2,200.00
ACH	1/13/2021	TALBOT KORVOLA & WARWICK LLP	6,100.00
314339	1/14/2021	PACIFICSOURCE ADMINISTRATORS INC	(30.50)
ACH	1/27/2021	KOFF & ASSOCIATES INC	4,950.00
314352	1/29/2021	PACIFICSOURCE ADMINISTRATORS INC	639.75
		Professional Services	\$ 13,859.25
314347	1/27/2021	HARSCH INVESTMENT PROPERTIES LLC	3,658.72
		Rental Facility	\$ 3,658.72
ACH	1/6/2021	SMITH DAWSON & ANDREWS	3,000.00
314345	1/27/2021	ELEVATE TECHNOLOGY GROUP	2,925.00
		Technical Services	\$ 5,925.00
314335	1/13/2021	THP FOUNDATION	4,275.00
		THPF Donation	\$ 4,275.00
314311	1/6/2021	CARSON OIL INC	1,460.49
314341	1/20/2021	CARSON OIL INC	1,594.17
		Vehicle Gas & Oil	\$ 3,054.66
		Grand Total	\$ 830,521.28



Tualatin Hills Park & Recreation District

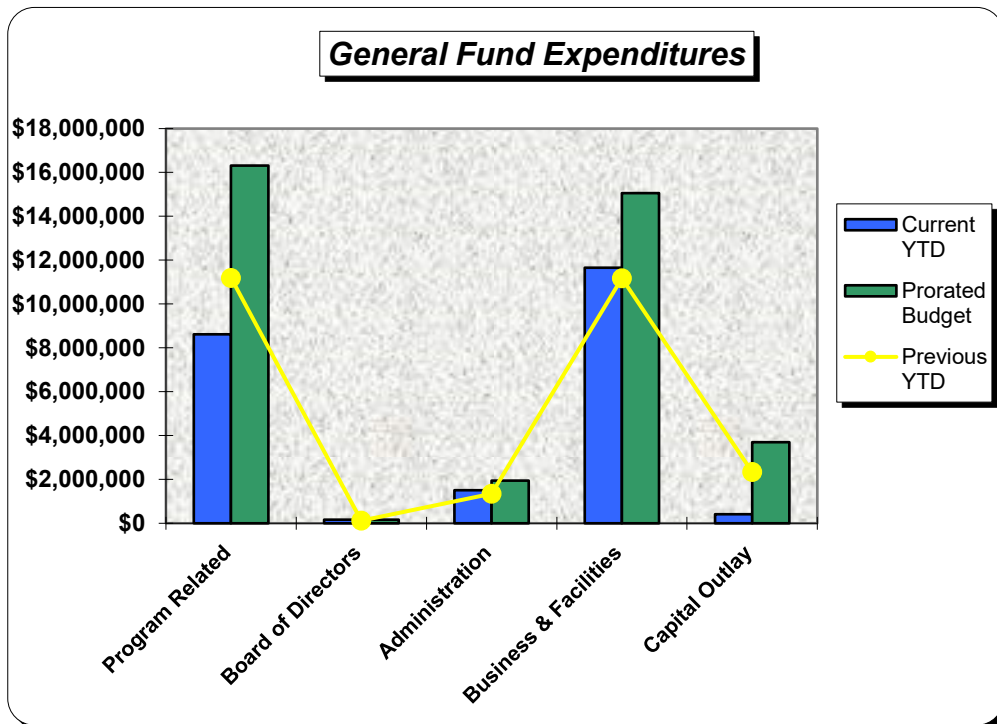
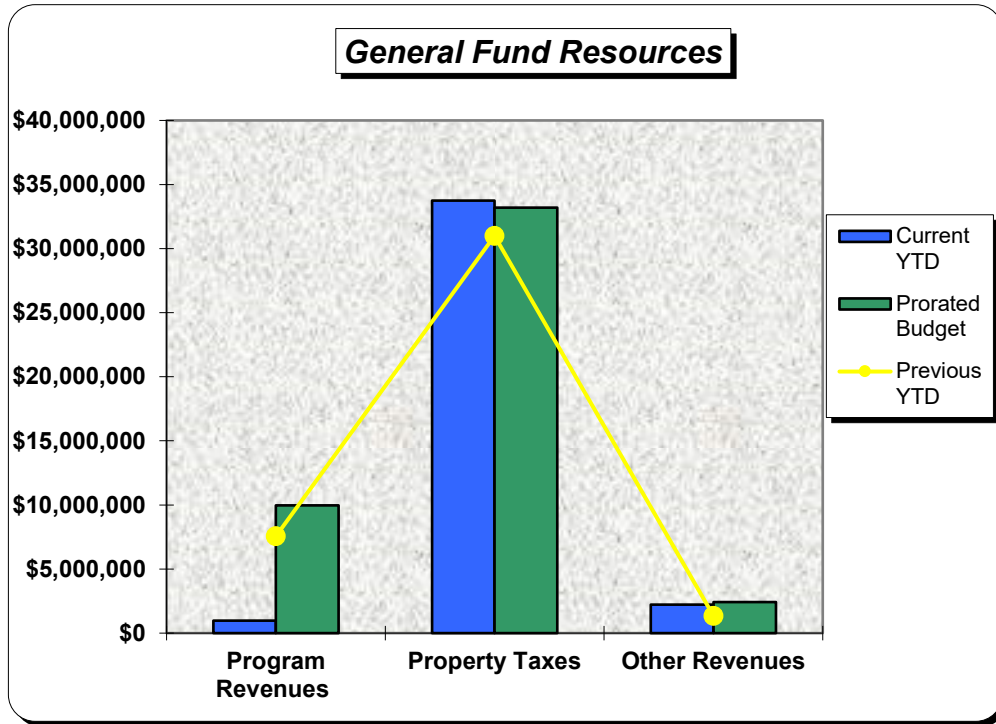
General Fund Financial Summary January, 2021

	ACTUAL		BUDGET		
	Current Month	Year to Date	Year to Date	% YTD Actual to Budget	Full Fiscal Year
Program Resources:					
Aquatic Centers	\$ 8,264	\$ 47,348	\$ 2,530,544	1.9%	\$ 3,780,320
Tennis Center	1,865	76,324	836,167	9.1%	1,260,017
Recreation Centers & Programs	54,288	350,631	4,804,884	7.3%	6,382,547
Sports Programs & Field Rentals	99,490	472,453	1,328,711	35.6%	1,992,613
Natural Resources	6,952	18,776	462,578	4.1%	564,425
Total Program Resources	170,859	965,532	9,962,883	9.7%	13,979,922
Other Resources:					
Property Taxes	583,812	33,735,374	33,206,133	101.6%	34,914,382
Interest Income	17,509	86,360	255,969	33.7%	500,000
Facility Rentals/Sponsorships	228,332	386,877	354,868	109.0%	660,183
Grants	32,239	1,321,306	1,511,585	87.4%	2,900,700
Miscellaneous Income	98,175	434,599	289,915	149.9%	465,000
Total Other Resources	960,067	35,964,516	35,618,470	101.0%	39,440,265
Total Resources	\$ 1,130,926	\$ 36,930,049	\$ 45,581,353	81.0%	\$ 53,420,187
Program Related Expenditures:					
Parks & Recreation Administration	28,607	387,839	537,550	72.1%	846,987
Aquatic Centers	52,492	739,848	3,420,912	21.6%	5,232,202
Tennis Center	8,579	136,786	1,083,208	12.6%	1,661,764
Recreation Centers	247,061	3,188,648	6,355,291	50.2%	9,680,044
Community Programs	11,821	561,739	634,492	88.5%	938,148
Athletic Center & Sports Programs	122,566	1,705,523	2,122,221	80.4%	3,278,507
Natural Resources & Trails	138,747	1,898,774	2,161,965	87.8%	3,358,192
Total Program Related Expenditures	609,872	8,619,158	16,315,639	52.8%	24,995,844
General Government Expenditures:					
Board of Directors	30,123	162,054	171,470	94.5%	346,658
Administration	147,674	1,512,193	1,941,422	77.9%	3,088,592
Business & Facilities	1,112,818	11,656,598	15,064,390	77.4%	23,736,891
Capital Outlay	(79,844)	417,980	3,701,557	11.3%	7,268,673
Contingency/Capital Replacement Reserve	-	-	-	0.0%	4,000,000
Total Other Expenditures:	1,210,771	13,748,824	20,878,839	65.9%	38,440,814
Total Expenditures	\$ 1,820,643	\$ 22,367,982	\$ 37,194,478	60.1%	\$ 63,436,658
Revenues over (under) Expenditures	\$ (689,717)	\$ 14,562,066	\$ 8,386,875	173.6%	\$ (10,016,471)
Beginning Cash on Hand		11,134,816	10,016,471	111.2%	10,016,471
Ending Cash on Hand		\$ 25,696,882	\$ 18,403,346	100.0%	\$ -

Tualatin Hills Park and Recreation District

General Fund Financial Summary

January, 2021





MEMO

DATE: February 25, 2021
TO: Doug Menke, General Manager
FROM: Aisha Panas, Director of Park and Recreation Services

RE: **Highlands Area Neighborhood Park Construction Contract**

Introduction

Staff is seeking board of directors' approval of the lowest responsible bidder for the Highlands Area park construction contract, and authorization to execute a contract with Lyda Excavating, Inc. for \$774,949.

Background

In December 2015, THPRD began coordination with the developer to design and construct the 1.5-acre Highlands Area park. The developer facilitated a public engagement process, and the master plan was approved by the board of directors in July 2016. The developer decided not to construct the park, therefore, the Parks Functional Plan criteria was used to establish the priority for the site's development. In January 2018, the district acquired the land from the developer using systems development charge (SDC) funds for neighborhood park acquisition. Through the SDC and budgeting process, funds were appropriated in 2019 to complete the design and construction of the neighborhood park in the North Bethany subarea.

Beginning in July 2019, staff began a five-month public engagement process. Staff presented the community with two options: 1) a phased option which consisted of constructing the play equipment in the summer of 2020, and following up with the remaining park amenities in summer of 2023 or 2) wait and complete the full development in the summer of 2021. The neighborhood collectively chose to wait a year for the full development of the park. During this process, staff also held two open houses and sent out surveys regarding play equipment to gain an overall understanding of the community needs. This was a favorable process and yielded a cohesive and clear decision on play equipment that was guided by community input.

The construction phase of the project was advertised for bid on January 20 and 22, 2021. Nine contractors requested bid documents and ten attended the mandatory pre-bid meeting. The bid opening was on February 24, 2021 and the district received four bids with two being responsive bids. The lowest bid came from Lyda Excavating, Inc. in the amount of \$774,949.

The total project hard cost at this point is the combined base bid and district-purchased materials, which totals \$926,670 plus the project soft cost expenses of \$284,638 and the project contingency of \$90,848, for a total project cost of \$1,302,156. Based on the SDC budget of \$2,040,000, the total project cost is within the project budget with a surplus of \$737,844. The project contingency was lowered to 7.5% for the construction phase, which is our standard practice at bid award.

Included in this memo for additional reference are three informational documents, a vicinity map (Exhibit A), an aerial map (Exhibit B) and the approved master plan (Exhibit C).

A breakdown of project costs is provided below:

Highlands Area Park Funding Summary

Funding Sources	Amount
Total SDC Project Funding	\$2,040,000

Highlands Area Park Phase I Cost Summary

Budget Item	Current Project Cost
Construction <ul style="list-style-type: none"> • lowest responsible bidder • district purchased play equipment, sports equipment, park signage and incidental materials 	\$926,670 Includes: \$774,949 +\$151,721
Contingency	\$90,848
Soft costs	\$284,638
Total project cost	\$1,302,156
Project budget variance (over) under	\$737,844

All permit documents have been received from Washington County and Clean Water Services. Staff expects the permits to be issued prior to the beginning of construction in April 2021. The construction phase of the project is scheduled for completion by October 2021.

Proposal Request

Staff is seeking board of directors’ approval of the lowest responsible bidder of \$774,949 from Lyda Excavating, Inc. for the construction of Highlands Area park, and authorization of the general manager or designee to execute the contract.

Benefits of Proposal

The project will construct improvements for a new 1.5-acre neighborhood park, identified as a priority for development, in the North Bethany subarea. This will be the second park amenity constructed in the west side of North Bethany. Constructing this neighborhood park will provide the community with a completed active recreational space for the residents of the district.

Potential Downside of Proposal

There is no potential downside.

Maintenance Impact

The estimated maintenance cost for the new park is \$6,517 annually. In addition, the annual impact for future capital replacement is estimated at \$11,131.

Action Requested

Board of directors’ approval of the following items:

1. Approval to award the contract to the lowest responsible bidder, Lyda Excavating, Inc. for \$774,949; and
2. Authorization for the general manager or designee to execute the contract.

**Tualatin Hills Park & Recreation District
PROJECT AWARD RECOMMENDATION REPORT**




Project:	Highlands Area park	
Contractor:	Lyda Excavating, Inc.	
Contractor worked for THPRD previously: Yes		
Contractor references checked: Yes		
Contractor registered with appropriate boards: Yes		
SCOPE OF WORK		
Location:	7765 NW 167 th Ave., North Bethany	
Description:	Installation of hard surface paths, play equipment, multi-purpose sport court, picnic shelter, site furnishings, signage, irrigation, and landscape.	
FUNDING		
Funds Budgeted and Estimated Costs	Amount:	Page:
Current Total Project Budget: SDC Project Funding	\$2,040,000	
Estimated Project Cost: (expenditures, lowest contractor bid and district project purchases)	\$1,302,156	
Project Budget Variance: (over) under	\$737,844	

BID PROPOSALS RECEIVED

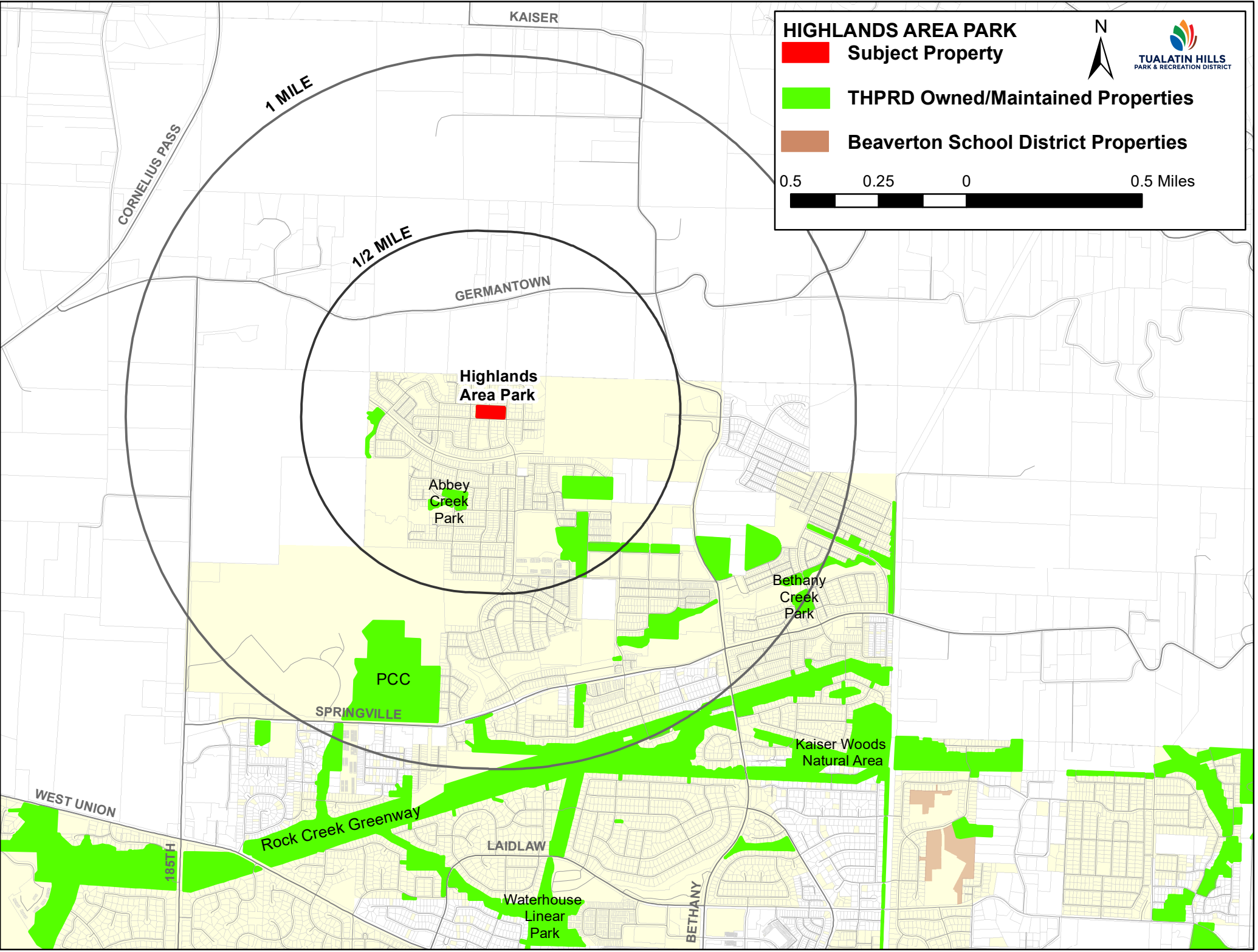



Low to High Bid	Contractor	Base Bid Amt.	Completed Bid forms
1	Lyda Excavating, Inc.	\$774,949	Yes
2	ASA Construction	\$793,322	No
3	Kodiak Pacific Construction	\$1,018,018	No
4	Paul Brothers, Inc.	\$1,039,400	Yes

PROJECTED PROJECT SCHEDULE	
Invitation to Bidders	January 20 & 22, 2021
Sealed Bids Due and Bid Closing Time	February 24, 2021 at 2:00 pm/FCSC
Bid Opening	At time of Bid Closing
Final Bid Review / Memo to Board	February 26, 2021
THPRD Board Meeting to Approve Bid	March 10, 2021
Notice of Intent to Award	March 11, 2021
Notice to Proceed (approx.)	April 2021
Preconstruction Site Meeting (approx.)	May 2021
Preconstruction Conference with City	TBD
Site Mobilization (approx.)	June 1, 2021
Desired Project Duration - Notice to Proceed to Substantial Completion.	April 26 – October 1, 2021

HIGHLANDS AREA PARK

-  **Subject Property**
-  **THPRD Owned/Maintained Properties**
-  **Beaverton School District Properties**

0.5 0.25 0 0.5 Miles



HIGHLANDS AREA PARK

Taxlot: 1N118AA09400

Acreage: 1.5

 Subject Property



100 50 0

100 Feet



169TH

168TH

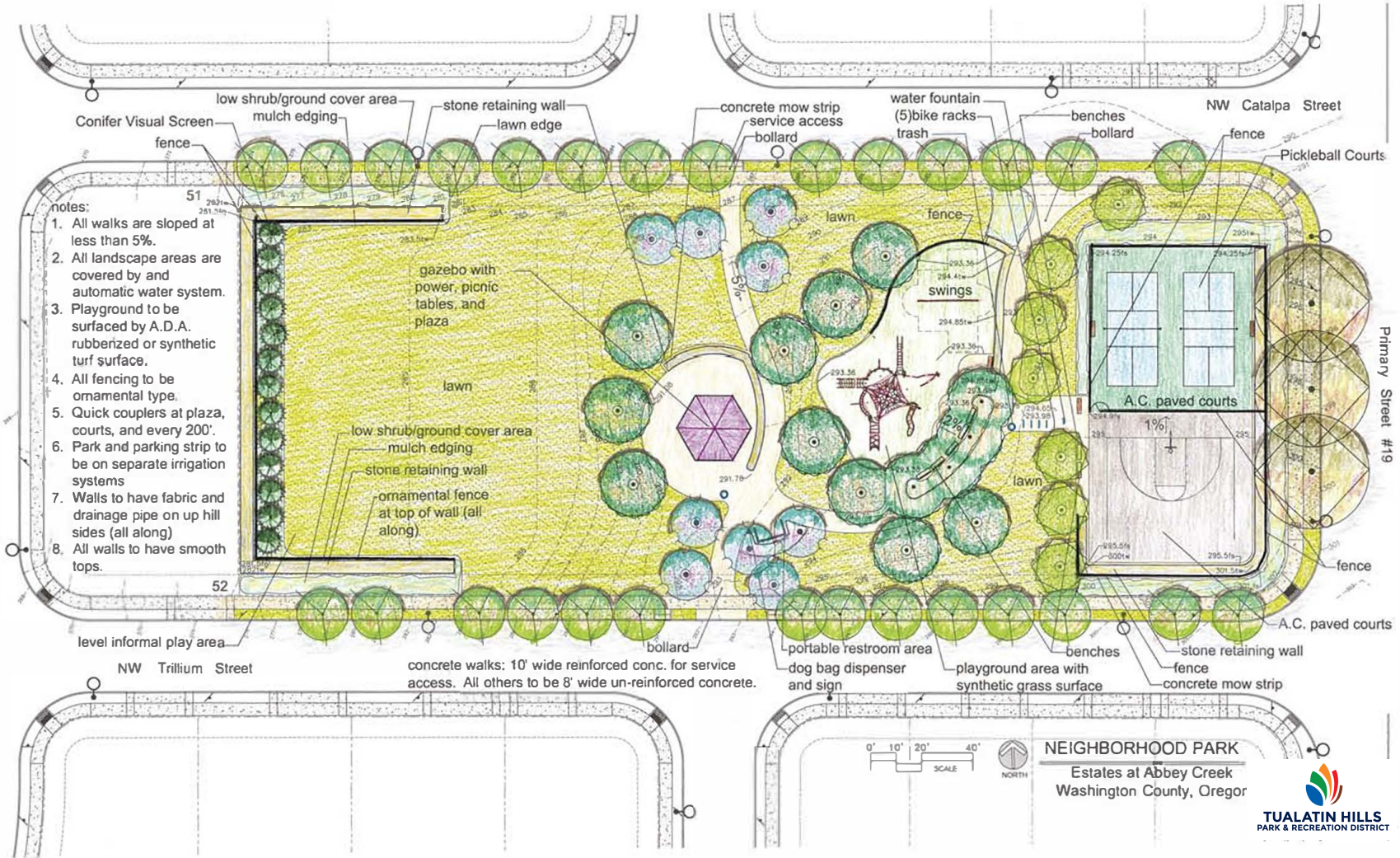
167TH

TRILLIUM

168TH

CATALPA

HIGHLANDS PARK MASTER PLAN





MEMO

DATE: February 25, 2021
TO: Doug Menke, General Manager
FROM: Aisha Panas, Director of Park and Recreation Services

RE: **Raleigh Park Stream Daylighting & Enhancement Improvement Project Construction Contract**

Introduction

Staff is seeking board of directors’ approval of the responsible bidder for the Raleigh Park Stream Daylighting & Enhancement Improvement Project design and construction contract, and authorization to execute a contract with BCI Contracting Inc. for up to \$242,000.

Background

In 2017, Nature & Trails staff collaborated with community stakeholders to develop a concept plan for Raleigh Park. The plan provides a long-term vision to guide how the 16.3-acre site is maintained and which amenities will be installed or changed over time. Stream stabilization, stream daylighting, and forest restoration were important to patrons. Staff developed a basic design to daylight 500 feet of Hall Creek, install in-stream structures to slow erosion and increase floodplain connection along 1,000 feet of Hall Creek, and improve water quality and habitat by enhancing approximately three acres of adjacent riparian and upland habitat through weed removal and installation of native plants. The board reviewed and approved the concept plan in 2017. The budget for the project is a combination of bond, partner, and anticipated grant funding totaling \$337,000. Clean Water Services has indicated that they will contribute \$70,000 to support the project. An additional \$95,000 is being sought through grants. Bond funds will be used to cover anything not provided by these two sources.

At the January 13, 2021 board of director’s meeting, the board authorized an exemption from requirements of competitive bidding and to utilize a design/build approach as the alternative contracting method for the Raleigh Park Stream Daylighting Project. Staff advertised in the Daily Journal of Commerce, offered a site tour, and solicited four COBID-certified vendors as well as other professional companies in the restoration field. Proposals were evaluated using the following criteria:

Criterion	Weight or Points
Cover Letter	Pass / Fail
Basic Qualifications	15%
Ability to Perform	25%
Performance History	20%
Compensation and Fees	25%
Corporate Responsibility	15%
TOTAL	100%

A total of three contractors submitted proposals which were reviewed by a team of three staff.

Included in this memo for additional reference are two informational documents: a vicinity map (Exhibit A), an aerial map (Exhibit B), and the concept plan (Exhibit C).

A breakdown of project funding and costs is provided below:

Raleigh Park Stream Funding Summary

Funding Sources	Amount
Bond Project Funding	Up to \$267,000
Clean Water Services (Anticipated)	\$70,000
Potential grant funding (applications due mid-March)	\$95,000

Raleigh Park Stream Cost Summary

Budget Item	Current Project Cost
Design	\$100,000
Permitting/soft costs	\$25,000
Construction	\$98,000
Contingency	\$74,000
Vegetative enhancements	\$40,000
Total project cost	\$337,000
Project budget variance (over) under	\$0

All permit documents are expected to be issued prior to the beginning of construction in spring 2022. The construction phase of the project is scheduled for completion by October 2022.

Proposal Request

Staff is seeking board of directors' approval of the responsible bidder of up to \$242,000 from BCI Contracting Inc. for the construction of Raleigh Park Stream Daylighting Project, and authorization of the general manager or designee to execute the contract. The difference between the base bid and the requested authorization amount, accounts for the need to add permit costs to the total contractor cost.

Benefits of Proposal

The project will daylight 500 feet of Hall Creek, install in-stream structures to slow erosion and increase floodplain connection along 1,000 feet of Hall Creek.

Potential Downside of Proposal

There is no potential downside.

Maintenance Impact

The estimated maintenance cost is expected to be comparable to current costs, but will shift responsibilities from Park Maintenance to Nature & Trails staff.

Action Requested

Board of directors' approval of the following items:

1. Approval to award the contract to the responsible bidder, BCI Contracting Inc., for up to \$242,000;
2. Authorization for the general manager or designee to execute the contract.

**Tualatin Hills Park & Recreation District
PROJECT AWARD RECOMMENDATION REPORT**

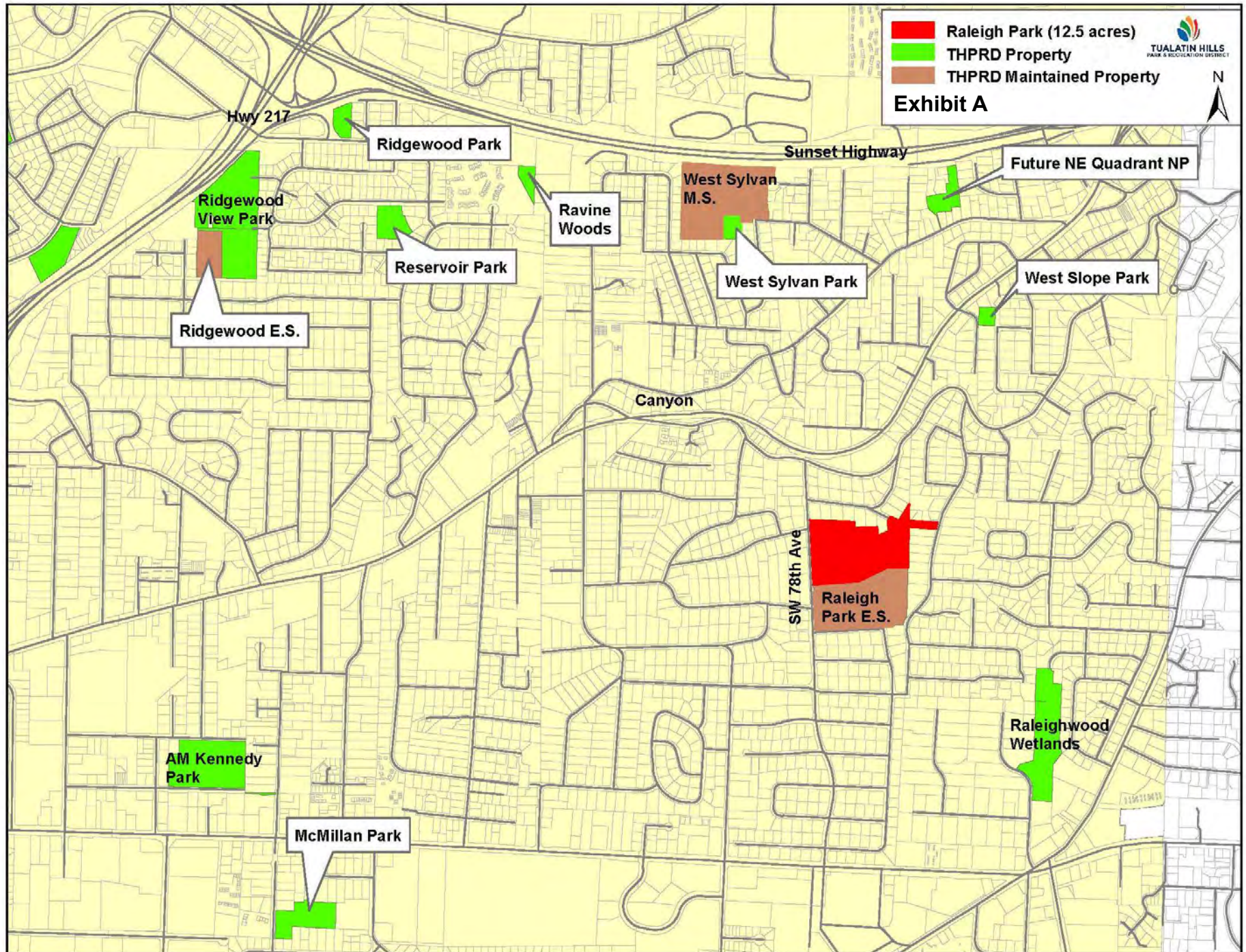
Project:	Raleigh Park Stream Daylighting Project	
Contractor:	BCI Contracting Inc.	
Contractor worked for THPRD previously: No (Partner group Stillwater Sciences- yes)		
Contractor references checked: Yes		
Contractor registered with appropriate boards: Yes		
SCOPE OF WORK		
Location:	Raleigh Park, 3500 SW 78th Ave., Portland OR 97225	
Description:	Construct stream channel enhancements and daylighting.	
FUNDING		
Funds Budgeted and Estimated Costs	Amount:	
Current Total Project Budget:	\$337,000	
Estimated Project Cost: (expenditures, contractor bid and district project purchases)	\$337,000	
Project Budget Variance: (over) under	\$0	

PROPOSALS RECEIVED

Low to High Score	Contractor	Score	Base Bid Amt.
1	BCI Construction Inc.	91	\$219,800
2	Aquatic Contracting	88	\$220,000
3	Biohabitats	85	\$241,470

PROJECTED PROJECT SCHEDULE

RFP Documents Published	2/5
Pre-Proposal Conference	2/12
Solicitation Protest Deadline (10 days prior to Due Date)	2/16
Last Addendum Published (7 days prior to Due Date)	2/19
Proposal Due Date/Opening	2/26
Proposal Reviews Complete / Memo to Board	3/3
Notice of Intent to Award	3/4/21
THPRD Board Meeting (Contract award anticipated)	3/10/21
Notice to Proceed / Anticipated Project Start Date	3/25/21
Design Development & Permitting Phase Begins	4/1/21
Construction Begins / Pre-Construction Conference	7/1/22
Substantial Completion (anticipated)	9/30/22





 Raleigh Park (12.5 acres)



Exhibit B

0 62.5 125 187.5 250 375 500 Feet



Raleigh Park Concept Plan



November 2017 Final Draft

Acknowledgements

Tualatin Hills Park & Recreation District Board of Directors

Jerry Jones, Jr., President
Ali Kavarianian, Secretary
Felicita Montebianco, Secretary Pro-Tempore
John Griffiths, Director
Holly Thompson, Director

Tualatin Hills Park & Recreation District Staff

Doug Menke, General Manager
Bruce Barbarasch, Superintendent of Natural Resources & Trails Management
Rene' Brucker, Park Planner
Crystal Durbecq, Natural Resources Specialist
Steve Gulgren, Senior Park Planner
Brian Leahy, Tennis Center Supervisor
Scott Wagner, Park Ranger
Roger Whitaker, Park Maintenance Coordinator
Heath Wright, Aquatic Center Supervisor

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Concept Plan Goals	2
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The Concept Plan	7
Appendix of Public Meetings	14

Purpose of Concept Plan

The Raleigh Park Concept Plan provides a long-term vision to guide how the 16.6 acre site is maintained and what amenities are installed or changed over time. It is different than a master plan in that some existing park amenities serve as anchors and are not being considered for significant changes. The concept plan identifies overall goals and objectives for the site and introduces supporting projects that will be refined and fully developed over time.

The plan will provide the neighborhood and community with the following benefits:

- Safe, accessible recreation opportunities
- A more stable and natural stream corridor
- Increased facilities for walking
- Opportunities for different types of recreation activities
- Enhanced aesthetics, including areas around the pool facility



Concept Plan Goals

The goals of the concept plan were derived from the park district's Comprehensive Plan, as well as related Parks, Programs, and Natural Resources functional plans. Input via patron concerns and interests helped bridge broad goals and practical outcomes.

The vision statement in the Comprehensive Plan states: *We will enhance healthy and active lifestyles while connecting more people to nature, parks, and programs. We will do this through stewardship of public resources, and by providing programs/spaces to fulfill unmet needs.*

Concept Plan Goals

1. Understand and respond to patron recreational needs.
2. Provide appropriate amenities that meet recreational needs, including accessibility.
3. Evaluate and refine current maintenance service level.
4. Adjust park features to be more environmentally and fiscally sustainable.

Recreation

- Provide opportunities for self-directed active recreational activities via revised facilities and the designation of an additional space for future active recreation needs.
- Foster passive recreation such as walking, jogging, and bird watching through the addition of loop paths.

Public Access

- Per THPRD's Americans with Disabilities Act Transition Plan, improve access and amenities so that all users have increased opportunities to use the site.
- Create seating or other quiet areas that allow contemplation and enjoyment of the park.
- Provide for safe use of the park. Maintain visibility along paths and structures for visibility.

Habitat Conservation

- Move and/or locate new recreational amenities in locations that protect natural resources.
- Use environmentally-friendly materials in construction or improvement of built amenities.
- Install native plants in steep, wet, or underutilized areas.

Water Management

- Improve stream bank stability and water quality through bank stabilization and vegetative shading of stream and wetlands.
- Minimize use of impervious surfaces. Where hard surfaces are necessary consider alternatives such as pervious pavement or boardwalk materials.
- Reduce flooding events at the pool and building through stream and water management.

Site Description

Site History

Prior to park use, the site and parts of the surrounding neighborhood were associated with a golf course. The land that is now Raleigh Park was acquired in 1962. The park exceeds 16 acres; approximately half of it is owned by the Beaverton School District. THPRD constructed the pool in a low spot in the park in the early 1960's, choosing to route the stream in a pipe under the pool deck itself, rather than around it. Amenities such as benches, tennis courts, and a play area were added to the park incrementally, but the park never had a formal master plan. The latest park improvements were a remodeled play area in 2011 and art installations in 2014. The play equipment was geared towards younger children since equipment for older children was available at Raleigh Park Elementary School.

A map showing existing amenities follows this section.

Park Type

The park district's Comprehensive Plan has designated Raleigh Park as a community park. A community park is a larger park (averaging 20 acres) that provides active and passive recreational opportunities for all park district residents within a three mile radius of neighborhoods around it. Community parks may accommodate large group activities, including facilities for organized recreational activities, and on-site parking.

Neighborhood Context

Raleigh Park encompasses two hillsides with a stream that runs in the low spot of the site. Terraced areas are on the west end. Mature trees flank the upper slopes, while grassy areas are prominent in the lower areas. The park is surrounded on the north and east sides by a low-density residential neighborhood, by an elementary school on the south side, and by homes and a privately-owned riparian forest to the west. There are five park access points and a 38-stall parking lot. Access to the school grounds is provided through the southeast and southwest corners of the park.

The census records from the neighborhood (97225 zip code) show that the median age of the community has been rising steadily from 40.5 years in 2011, to 41.4 in 2015 (the last year statistics were available). More specifically, the population of residents age 60 and greater has increased by 2.4% since 2011, while the percent of residents under age 18 has decreased by nearly two percent. School enrollment echoes this trend, with a decrease in enrollment of K-12 students from 3,462 in 2011 to 3,164 in 2015. Anecdotal evidence however, suggests that families with young children are starting to move into the neighborhood.

Existing Facilities and Paths

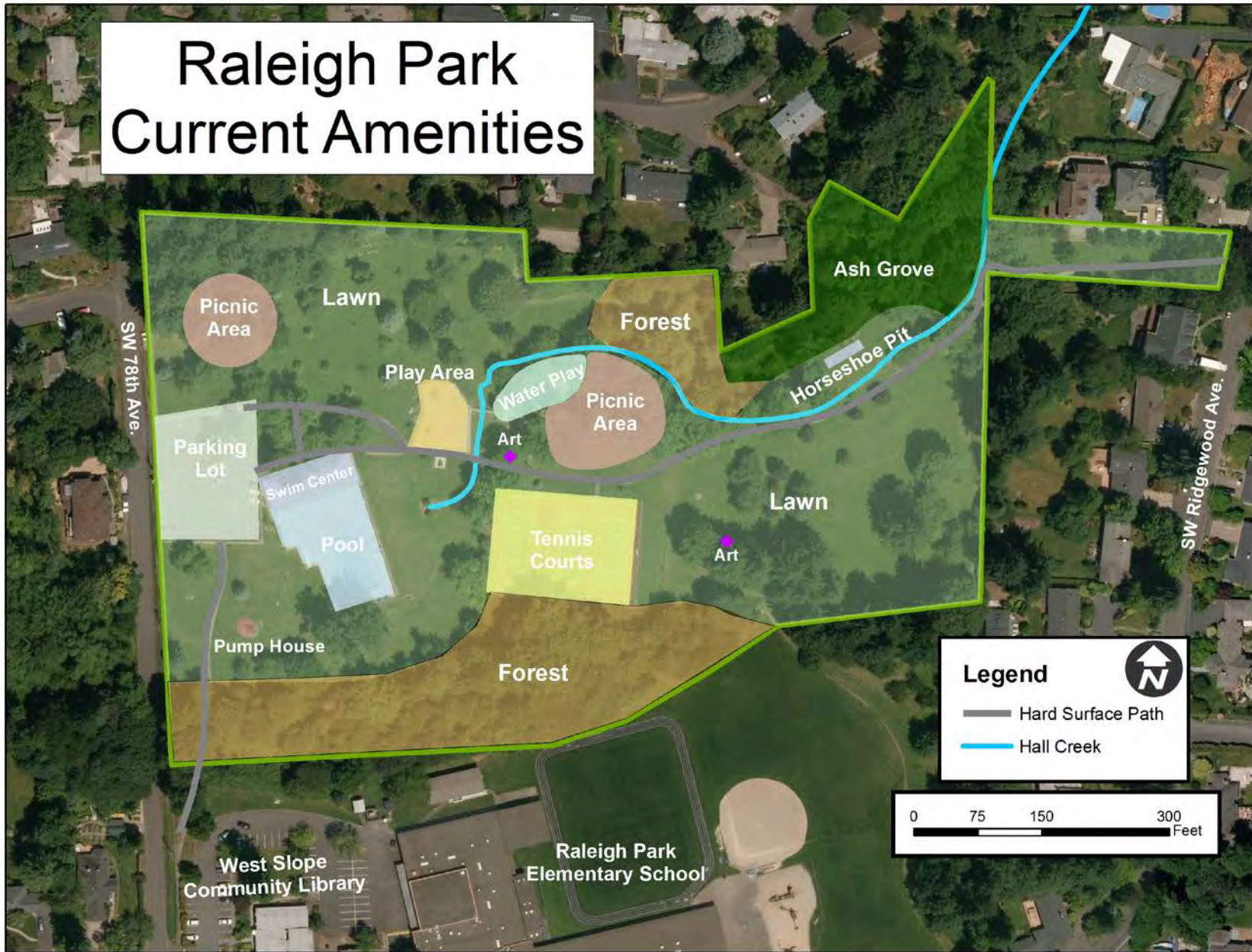
Raleigh Park currently provides passive recreation opportunities such as picnicking and walking, as well as facilities for active pursuits including three tennis courts, a horseshoe pit, and a two play areas (one with traditional play equipment, the other a sand and water zone) geared

towards preschool and elementary school-aged children. Two stone art works by Adam Kuby explore the geology and geography of the area. A 1,250 foot paved path cuts diagonally across the park, allowing an east-west connection between SW 78th and SW Ridgewood Avenues. Another paved path on the southwest side of the park is steep and connects the parking lot to the school and library. Both are accessible year round. Many walkers and students on their way to school use the paths. Much of the grassy area of the park is inaccessible during the rainy season due to saturated soils, especially near the entrance off of SW Miner Way. There is a pool building with locker rooms, restrooms, and a six-lane, 25-yard outdoor pool that is operated in the summer only.

Natural Resources

Hall Creek, a perennial tributary of Beaverton Creek, is the primary natural resource in the park. It runs for approximately 980 feet and during typical flows is less than six-inches deep, and approximately 12 to 36 inches wide. Native Oregon ash trees provide some shading of the creek, but little other vegetation is present on the banks except for grass. THPRD staff mow the grass to the edge of the stream banks. The banks of the creek are incised and eroding in some locations and are in need of stabilization to protect park assets such as the paved path.

Portions of the site are classified as wetland, although none have been maintained as such. The area in the NE portion of the park informally known as the Ash Grove is a wetland that is mowed seasonally when the soils have dried enough to allow equipment into the park. The trees are in decline due to age and have been losing branches during storms. Dead or dying trees like these have great value for wildlife and are retained if they do not pose a hazard to park users.



The Planning Process

Overview of Workshops and Presentations

Because Raleigh Park is a well-established and much used park, acquiring input from its users and nearby residents was crucial to the development of a concept plan. Staff took an active and non-traditional approach to public involvement by seeking out comments in the park instead of relying solely on formal public meetings. The goal was to gather information from a variety of park users and community groups. Public input was sought through a combination of mailers, intercept surveys, public notices on websites, flyers, and via open houses. Appendix 1 has meeting summaries which staff referenced in writing this plan.

Public presentations and THPRD Board meetings were held to discuss the plan as follows:

Intercept surveys in park	Fall 2016
Scoping public meeting	11/30/16
Refinement public meeting	05/23/17
Board meeting overview	8/15/17
Final concept public open house	9/27/17
Revisions	Fall 2017
Anticipated final board presentation, public comment	12/9/17

The Concept Plan

Overall Description of Concept Plan

The concept plan represents the contributions of many individuals and groups including community stakeholders, park neighbors and users, as well as the THPRD Board of Directors and staff. A concept plan map follows this section. Funding for items in the concept plan are currently unfunded. When grants, resources, or funds are acquired, the following changes will be implemented. As of fall 2017, funding is anticipated only for pool-related changes.

1. *Walking Paths.* In order to provide more walking opportunities, a loop path system composed primarily of soft-surface paths was designed. It is intended for foot traffic, but strollers, bicycles may use it respectfully.
 - a. Existing hard-surface paths will remain. As they are in need of repaving, adjustments may be made to decrease cross slope, reduce downhill slope, and move paths farther from the stream, where these modifications can be done without impacting recreational activities.
 - b. Where feasible, drainage improvements will be made to keep the paths drier during the rainy season. Other drainage improvements, including a seat wall to deflect water, are desired on the north side of the pool building.
 - c. A paved path extension will connect the north-south path along SW 78th Ave. with the east-west path in the center of the park, near the pool building.
 - d. Soft-surface paths will be added in select areas around the perimeter of the park to create walking loops and connections to different parts of the neighborhood. Criteria for placement of a soft-surface path include appropriate slope, drier soil conditions, and useful connections. Soft-surface paths will be four feet wide where site conditions allow; otherwise, three feet will be the minimum width. Path surfaces will be hard-packed mineral soil or packed gravel, depending on soil conditions. Small boardwalks or bridges may be needed once final designs are completed.
 - e. Path lighting is not recommended at this time, but this issue may be revisited depending on future needs.

Example of soft-surface path.



2. *Future Recreation Amenity.* To meet the future recreation needs of the community, a roughly 5,000 square foot area will be designated for a potential recreation amenity. Further study of demographics and community desires are needed to determine what, if any, amenity would best serve the community. The amenity could be a bocce court, play area, or an amenity suggested in the district's Emerging Sports Action Plan, such as a skate spot. Should the amenity be a play area, consideration should be given to adding equipment suitable for older elementary aged children and even teenagers, such as climbing boulders.
3. *Pool Enhancements.*
 - a. The pool deck has reached the end of its useful lifespan and is anticipated to be rebuilt in fall 2018. A concrete curb or seat wall will wrap around the east and south sides. The pipe which carries the stream under the deck will be repaired, replaced, or relocated. Staff will evaluate options that balance ecological and financial benefits. In the event that the stream is rerouted to a new channel around the pool in the future, the pipe will serve as an overflow mechanism to reduce pool flooding.
 - b. A seat wall and other drainage improvements will be investigated to lessen the flow of water towards the front (north) side of the building.
 - c. A new welded wire safety fence will be installed around the pool. It will lessen the ability of unauthorized people to access the pool and be more aesthetically pleasing than the existing chain link/barbed wire fence.
4. *Stream Enhancements.* Hall Creek runs through the center of the park and is subject to high water flows during rain events due to stormwater runoff. The stream will receive several enhancements to improve its ecological condition:
 - a. Native herbs, shrubs, and trees will be installed along select areas of the stream and surrounding areas totaling approximately 50,000 square feet. Patrons are encouraged to stay on paths, but due to multiple requests made by patrons for access, people may walk through replanted areas as long as they are not causing noticeable damage. Existing wetland areas that are currently mowed may be transformed into natural areas managed for native plants and animals. Extensive plantings will replace the wet, grassy area south of Miner Way. The horseshoe pit will be permanently removed. Picnic tables or benches will be added along the trail through the Ash Grove.
 - b. To protect plantings and keep park users away from steep banks, a split-rail fence will be installed to separate the picnic area from the creek.
 - c. Logs, woody plants, and rocks will be placed in or near the stream bed in the northeast section of the park to reduce erosion and protect developed amenities like the walking path.
 - d. Pending the outcome of a feasibility study, the creek may be re-routed to a new channel around the south side of the pool. If a new channel is excavated, the surrounding area of approximately 32,000 square feet would be replanted with native trees and shrubs, keeping a mowed strip for access and visibility around the pool.

Current conditions near picnic area.



Simulation of stream restoration near picnic area.



5. *Forest Restoration.* The hillside between the school and pool has a variety of native and non-native invasive plants. Invasive plants such as English ivy will be removed. Non-invasive, ornamental trees may be allowed to remain in low numbers, but will not be replaced as they die of natural causes. The forested area will be replanted with native shrubs and trees, over an area of approximately 52,000 square feet. Patrons are encouraged to stay on paths,

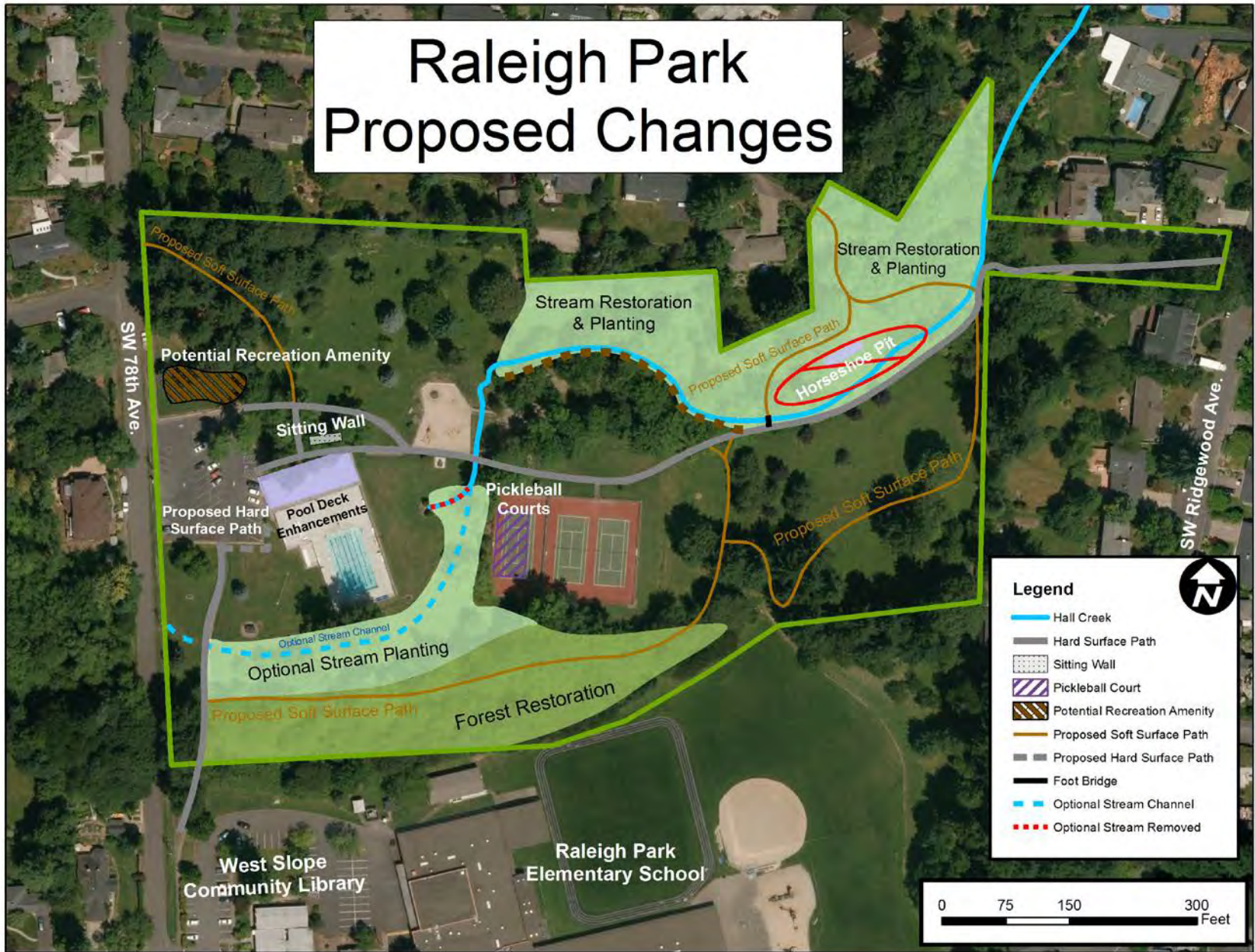
but due to multiple requests made by patrons for access, people may walk through replanted areas as long as they are not causing noticeable damage.

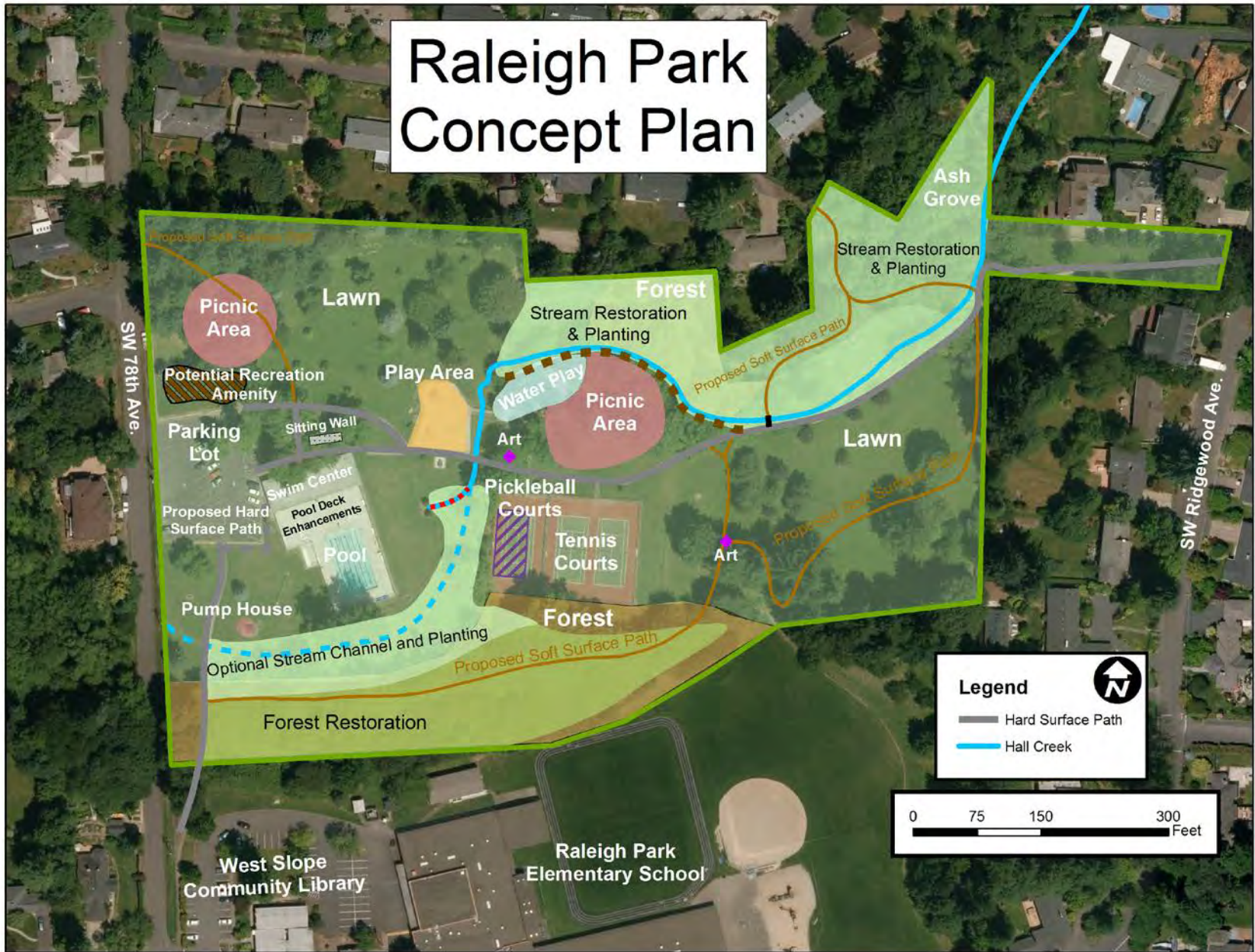
6. *Landscape Areas.* The central, grassy areas of the park will continue to receive standard mowing, trash, and maintenance services. Ornamental trees will continue to be maintained. Apple trees are starting to reach the end of their lifespans and are failing. Staff will replant edible apples on a limited basis and other hearty, non-invasive ornamental trees to maintain a mix of shade and sunny areas. Native trees will be used when suitable. In order to protect park assets, trees within 30 feet of the tennis courts will not be replaced at the end of their lifespan.
7. *Accessibility Improvements.*
 - a. Benches will be added along paths to provide space for patrons to rest and enjoy views of the park. Select benches along paved paths will include access options for people experiencing disability.
 - b. Pavement extensions will be made to improve access to the main picnic area near the tennis courts. Additional paved access to picnic tables will be made adjacent to the pool building.
 - c. Improvements will be made to reduce path slopes and cross slopes.
 - d. A detailed description of small-scale park improvements and modifications to the pool building are noted in THPRD's Americans with Disabilities Act Transition Plan.
8. *Horseshoe Pit.* The horseshoe pit will be permanently removed. It may be relocated to the Future Recreation Amenity Area.
9. *Pump House.* A small concrete building (located southwest of the pool) houses a pump once used for irrigation. The pump is still functional, but is no longer being used. When the building reaches the end of its useful lifespan, it will be evaluated for removal or downsizing.
10. *Tennis Courts.* The two courts in the easternmost portion of the park will remain as-is. The single court to the west will be restriped to become a multi-use court for a pilot period, with a minimum of two pickleball courts striped onto the same surface as the tennis court lines. Users will need to bring their own nets and paddles. Nets may be available to borrow seasonally from the pool building. Park managers may specify specific hours or days of use for tennis or pickleball. If the pilot project is successful, the court will be permanently striped and nets added to provide for multiple pickleball courts.

Cost Estimate

Changes are expected to be implemented in phases over time, as funds are available. Each phase will require the development of more detailed designs to determine needs and actual costs and will cover:

- Engineering
- Permitting
- Demolition
- Materials
- Construction/Labor
- Contingency





Appendix of Public Meetings

The following documents can be found in this section:

- Raleigh Park Open House Summary 1 – 11/30/16
- Raleigh Park Open House Summary 2 – 5/23/17
- Raleigh Park Open House Summary 3 – 9/27/17



Raleigh Park Open House Summary (11/30/16)

Approximately 40 community members participated in an open house meeting about Raleigh Park on 11/30/16. During the meeting, patrons rotated through four comment stations (Park Maintenance, Park Usage and Changes, Pros and Cons, Nature) to help staff understand how they currently use the park, what they most appreciate about it, and what they would like to change. The comments below are arranged thematically.

Content summary:

- People generally like the park/pool as-is and feel that the level of service meets or exceeds expectations. All existing amenities are well-used by patrons.
- The pool is valued by the community. Several people would like to see a longer season.
- Dogs were a source of strong feelings; some disliked dogs off leash, while others were strongly in favor of letting their dogs off leash/creating an off-leash area.
- Paths are the most commonly used feature. A desire was expressed for soft surface trails- perhaps around the perimeter.
- There was a perception that the hilly edges of the park are a natural area.
- A majority of patrons were encouraging of planting additional vegetation along the stream.

Park Maintenance Summary: *Comments in this section relate to daily maintenance activities and changes that can be made as part of standard operations. A majority of patrons were satisfied with the services currently offered.*



Most repeated comments (no specific order):

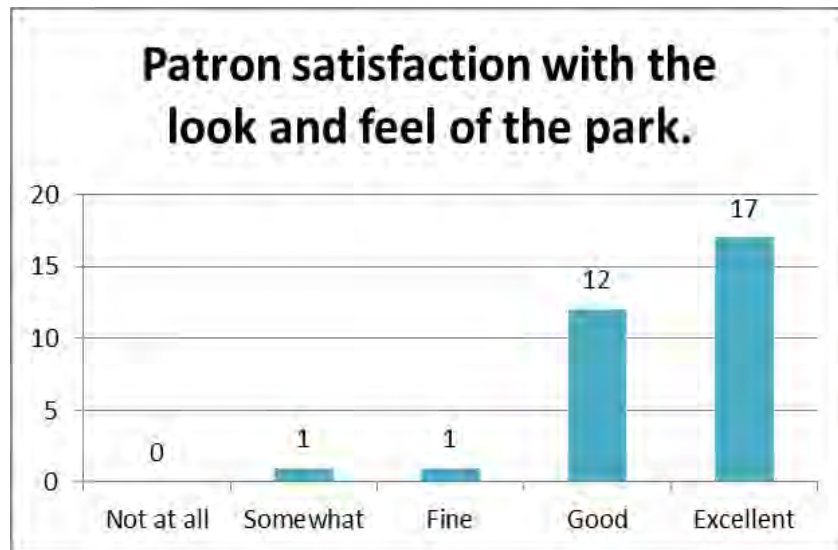
- A dog off leash area is desired. Maybe in the upper terrace or along the north slope.
- Enforcement of dog on leash rules is desired- especially before 9am. Two people reported being bitten in the past.
- Sand pit is great.

- Raise/repair the bridge near ash grove.
- Add more picnic tables in NW picnic area. Create flat spots for picnic tables.

General comments:

- Too much driving on wet grass, creates mess. Would like less mowing on wet soil.
- Limit mowing and leaf blowing.
- Do not use herbicide in the park.
- Take out or trim dead dangerous tree limbs/trees.
- Path to school is sometimes slippery with moss/leaves. Path is too steep and rough. It floods near pool. A railing on the steep part would help seniors.
- Prune apple trees so they can be picked. They go to waste on the ground now.
- Sand pit is too messy and attracts cats.
- Clean graffiti off tree uphill from tennis courts.
- The staff is very pleasant to work with- very responsive Thank you all!
- Homeless people are rare in the park, though one person believes there is an encampment on the south slope near tennis courts.

Park Usage & Changes Summary. *Conversations and mapping exercises showed that virtually all areas of the park are used regularly. Many patrons stated that they liked or “loved” the park the way it is and that no changes were desired. A number of suggestions for minor changes or amenity additions were made.*



Most repeated comments about desired change (no specific order):

- Walking is a favorite activity among most users and several comments were made to support the experience:
 - Soft surface path around the perimeter.
 - More lights along path.
 - Build trail from Miner Way to the bridge/main path.
 - Construct a sidewalk from the park to the school.
- Add apple trees on the hill where some have fallen.
- Like/need to keep an open area for sledding near apple tree.

- Install benches along path (for seniors).
- Remove horseshoe pit. Rarely if ever used.

General comments about desired changes:

- More sun around picnic area.
- Add a community garden (possibly on the hill south of pool).
- Add disc golf around edges of park.
- Add a giant chess set near NW picnic area.
- Build a covered play area.
- Add a large modern ropes/climbing structure. See Lea McKeighan Park as a reference.
- Better children's playground- especially for older kids.
- Like concerts.
- More family concerts.
- Add bocce court.
- Add three to four exercise stations along the path.
- Acquire house near parking lot to use as community center with a coffee shop, kitchen, and ability to do things like wedding receptions, reunions, etc. Similar to Laurelhurst Club across the street from Laurelhurst Park in Portland.

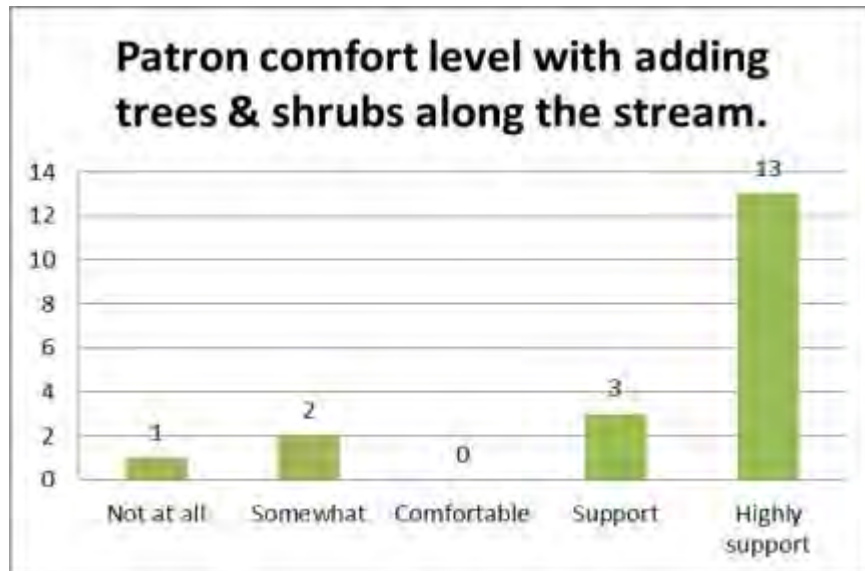
General park usage comments:

- I like the park art, natural areas, and creek.
- Love balance of sun/shade.

Pool-specific comments. *Patrons who commented like and use the pool and wanted to see it open longer.*

- Keep pool open longer: March through November (or at least May – September)
- Cover the pool for year round usage.
- Don't cover the pool.
- More activities at the pool.
- Add a splash pad.
- Add a fitness/weight room.
- Add more lap swimming times.
- More shade in the pool area, I miss the cottonwoods.
- No trees near the pool- mess and problem to pool.

Nature Specific Summary. *Based on a voting exercise, a majority of people consider slopes of the park- especially ash grove to be a natural area. There was also a strong desire to vegetate the banks of the creek.*



Most repeated comments about desired change (no specific order):

- Maintain big trees in vicinity of NW picnic area. Area is much used.
- The park needs to be cleared of ivy and excess brush (blackberries, English hawthorn).

General nature comments:

- Turn ash grove into natural area.
- Do not spend money to craft a wetland area in ash grove.
- Can you work with school on pollinator habitat? Especially near soccer field.
- Please do not increase paved areas or developed areas. Give up the fight with water and get as close as possible to the natural forces.
- Patrons identified many wet spots around park- none were a surprise to staff.

Next Steps

1. Review most repeated comments as they received more community input than others.
2. Investigate feasibility and magnitude of desire for changes. Convene community for input depending on scale of proposed changes.
3. Determine which basic maintenance requests can be implemented immediately and which may be phased in over time.



Raleigh Park Open House #2 Summary (5/23/17)

Nearly 50 community members participated in an open house meeting about Raleigh Park on 5/23/17. During the meeting, staff presented concepts for changes to the park based on feedback heard during the November 2016 open house. Patrons rotated through four stations (Stream Enhancement, Pool Improvements, Tennis Courts, Trails). The comments below are arranged thematically.

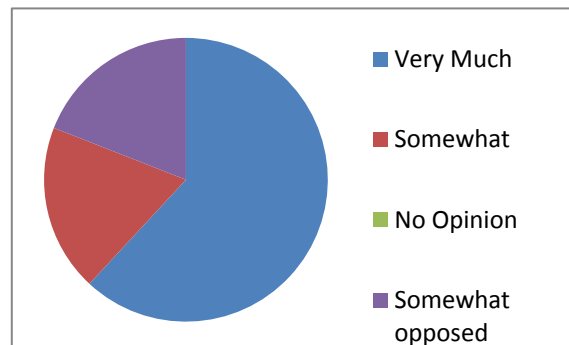
Content summary:

- Many people wanted to see enhancements to the stream corridor, but some had concerns about the loss of grassy areas or places to walk due to proposed vegetation planting.
- Participants supported the new pool deck and perimeter fence.
- There was a high level of interest in creating a pickle ball court on the single tennis court.
- Expansion of the trail system was strongly supported.

Stream Enhancement Summary

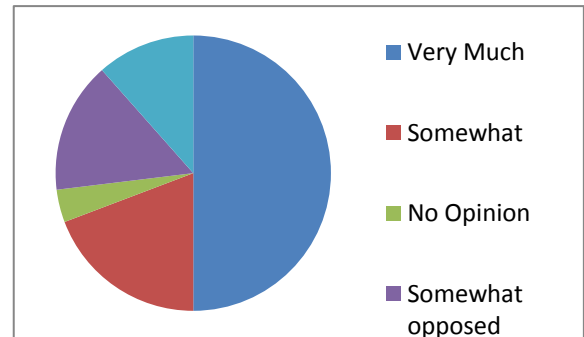
Based on a voting exercise, conversations, and written comments, there is a desire among a majority of participants to revegetate much of the stream corridor. The proposal includes “daylighting” the creek by moving it to a new channel that wraps around the south side of the pool, instead of running it through a pipe under the pool. Several patrons expressed interest in allowing people, especially children, to walk through any revegetated areas. THPRD staff are comfortable with people accessing replanted areas as long as damage is kept to a minimum.

To what degree do you support stream enhancements and rerouting in the three proposed locations?				
Very Much	Somewhat	No Opinion	Somewhat opposed	Very opposed
26	8	0	8	0



The ash grove area near SW Miner Way is a wetland area that has been seasonally mowed for recreation. Use of the area is light since it is wet for most of the year. The area currently has a horseshoe pit that is seldom used and sometimes has picnic benches. Patrons generally favor restoring this area to a natural space with improved trail access and benches.

How much do you support changing the Ash Grove into a natural area with just a trail? (Includes removing benches and horse shoe pits)				
Very Much	Somewhat	No Opinion	Somewhat opposed	Very opposed
13	5	1	4	3



Representative Stream-Specific Comments:

- Love the look but concerned about the limitations for children to enjoy and explore the creek (N edge of picnic and south edge of ash grove) where there is constant activity during summer months. South edge of pool area doesn't seem to attract as much activity.
- If south edge of pool gets planted, we should have the alternate south trail. If no south trail (between pool and school), I would definitely contest the planting. The area behind the pool and tennis courts are primary off-trail walking areas and well-used by all.
- Kids love the creek, it would be a shame to block any part of the creek. I know the park is rented out to kids groups during the summer and those groups should be consulted.
- Worried about hard and bare riparian areas - glad to see plantings.
- The more natural the better.

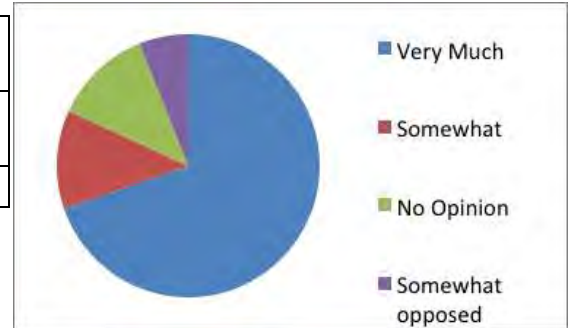
Pool Specific Summary

Improvements to the pool include a new pool deck, a curb or seat wall along the east and south edges, and a new fence design. This station was informational, but received only positive comments. The curb or seat wall would help to keep water and debris from entering the pool and could provide seating for pool users. Enhancements to the pool are planned for fall 2018, but could change depending on the timing of plan development and permit acquisition.

Tennis/Pickleball Summary

Pickleball is a racquet game, similar to tennis, but played on a smaller court with a different net. Patrons supported the idea of transforming the single tennis court into a pickleball court or overlaying pickle ball lines onto it so we could offer both tennis and pickleball, if nets were changed out.

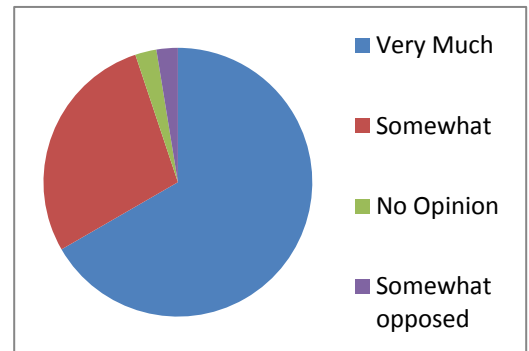
To what degree do you support the change of a tennis court to a pickleball court?				
Very Much	Somewhat	No Opinion	Somewhat opposed	Very opposed
23	4	4	2	0



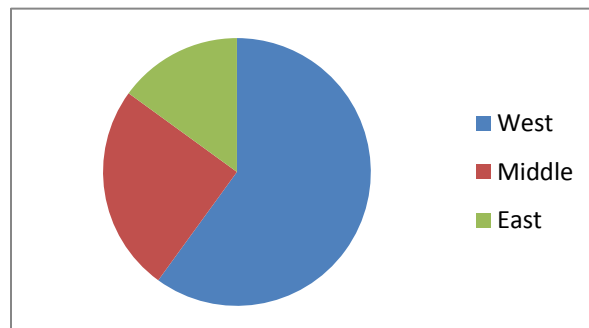
Trail System Summary

Staff presented a proposed soft-surface loop trail system which was widely supported by patrons. Park users who enter through the SW Miner Way entrance preferred that enhancements were made to create a westerly trail that connects with the existing bridge (which will eventually be improved or replaced).

How much do you support the new park-wide trail system?				
Very Much	Somewhat	No Opinion	Somewhat opposed	Very opposed
26	11	1	1	0



Which of the three Ash Grove trails would you be most likely to use?		
West	Middle	East
12	5	3



Representative Trail-Specific Comments:

- I would like to see a perimeter trail/path around the whole park, including North side - N middle park N of stream.
- Leave area for walking around perimeter - don't plant to the edge of the park - N middle park N of stream.
- Nature Play area - N middle park N of stream.

General Park Comments:

- Off-leash dogs still a concern
- Please do something about the wet and slippery areas on the slope below the apple trees and to the north of the footbridge.
- Please restore the wetlands. I'd like more bike parking, less car parking, more natural space. Flooded homes, roads, and basements downstream is not cool. Change status quo.
- An impromptu discussion led to an interest list for a bocce court. Fourteen people found this amenity favorable.

Next Steps

1. Refine trail plan to incorporate natural areas SW Miner Way entrance. Evaluate trail routing in areas where patrons expressed drainage concerns. Determine if a trail along the north side of the park is feasible.
2. Decide whether whole court pickle ball or dual court option is best for lower tennis court.
3. Refine stream and forest enhancement planting plans. Determine if or how patrons can access these areas safely.
4. Evaluate general park amenity requests including more bicycle parking, a bocce court, and play equipment for older children.
5. Review current park management in regard to dogs on/off leash.



Raleigh Park Open House #3 Summary (9/27/17)

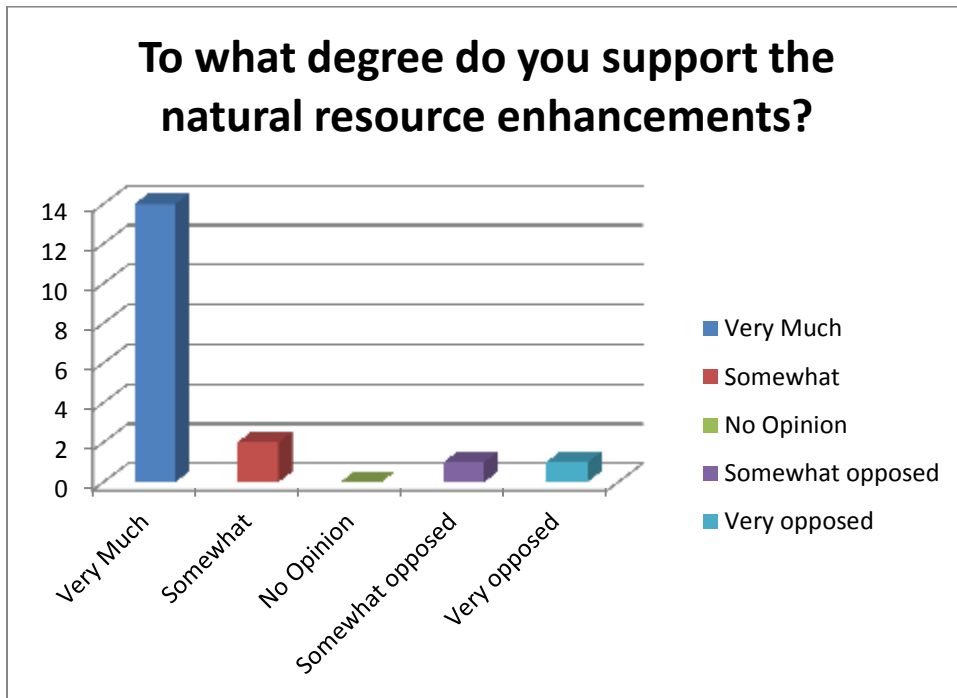
Nearly 35 community members participated in an open house meeting about the draft Raleigh Park concept plan on 9/27/17. During the meeting, staff presented a final draft of the plan. Patrons rotated through four stations (overview, stream/forest enhancement, trails, and recreation, which included the tennis courts and future recreation amenities). The comments below are arranged thematically.

Content summary:

- There continued to be a high interest in natural resource enhancements, providing they were well maintained.
- A majority of patrons supported the new trail system, but a few questioned the need and impact.
- Pickleball was still a desired feature. Many patrons would like to see a shared use court.
- Additional recreation amenities were of interest to the community, but further study on the best location and item should be studied further.
- Continuing to plant apple trees was desired by many patrons, though others consider them messy and cause maintenance challenges.

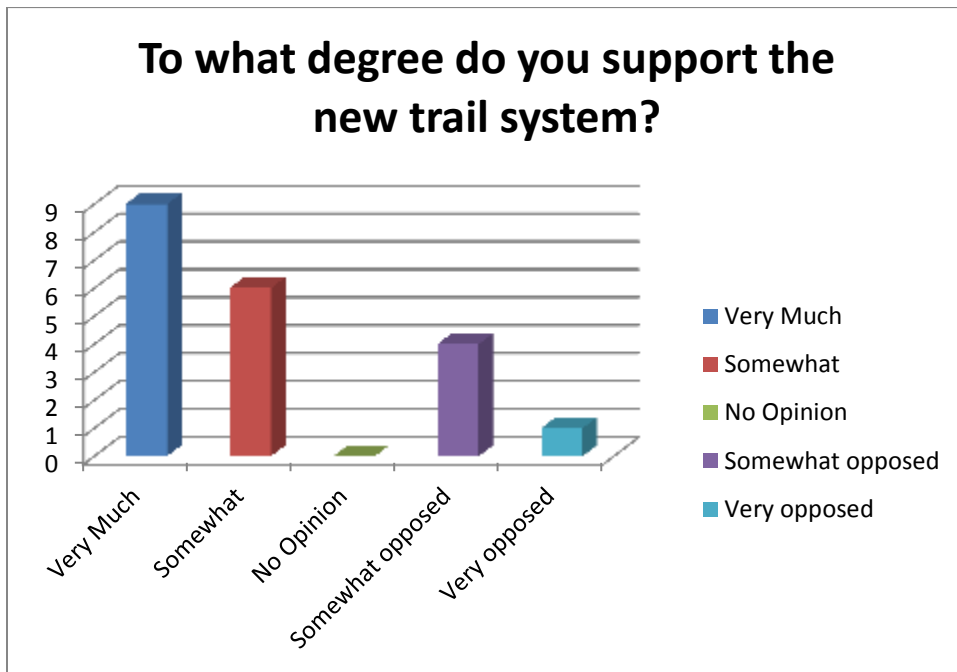
Natural Resource Comments:

- Weed removal, followed by planting of native trees, shrubs, and forbs was widely supported.
- Several patrons noted that they expect THPRD to provide ongoing maintenance to these areas so it looks “kept up.”
- If the ash grove is planted with natives, open sight lines are desired for safety.
- Two picnic tables were requested to be left in an open area along the ash grove trail.
- People still have a desire to walk through the forested areas, even if additional plants are installed.



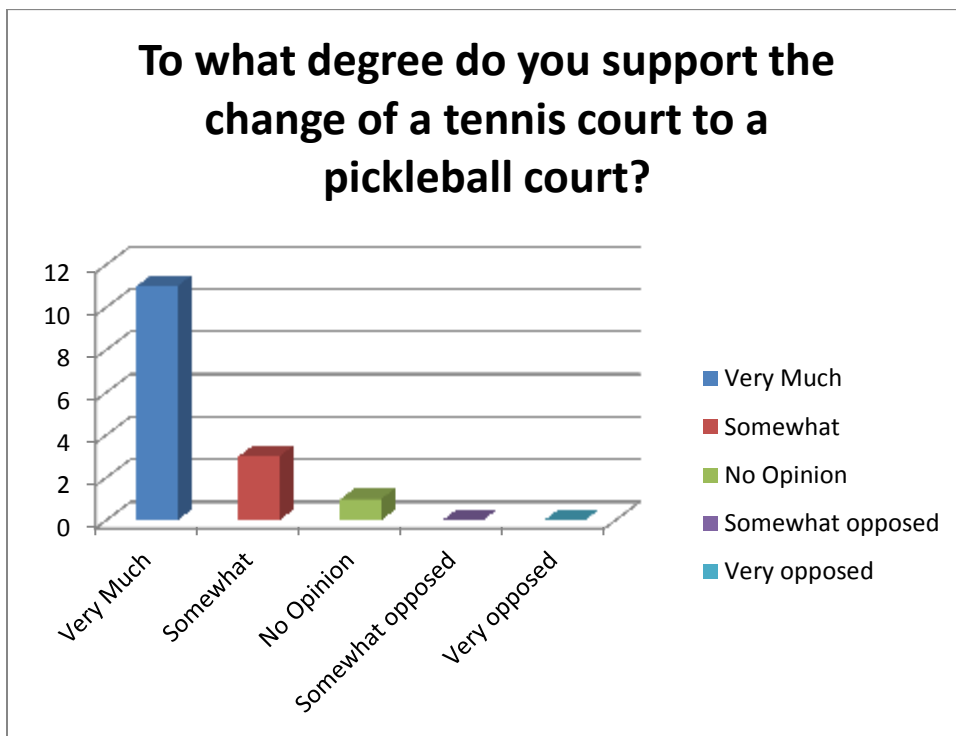
Trail Comments:

- Overall, the trail proposal was well received.
- Because many people use the park as a neighborhood connector, lighting was requested along the paved trail.
- One patron was concerned that the trail would disturb wildlife in the forested areas.
- Comments were received that the trails on the north side should extend all the way to the west. Other people requested that the trails remain where they are proposed and do not stretch out further.
- A question was raised about whether neighbors who reside near the new trails were informed of the trail proposal.
- Two patrons questioned whether trails were needed at all since people can walk wherever they want now.



Recreation Comments:

- Patrons appreciated new and existing opportunities for recreation in the park.
- Pickleball courts were widely supported. Many people prefer a dual use court that would support tennis and pickleball.
- Two people asked why the pool is not covered and used year-round.
- Several requests were made to add play equipment for older children (ages 7-12 in particular) and teens.
- The potential future recreation area noted on the map is very wet. Consider moving it up hill or to the northwest.
 - Requests for future amenities included: skate park, basketball court, volleyball court, bocce, covered picnic area, swings for people experiencing disabilities, adult fitness stations.



General Park Comments:

- Many comments were received about apple trees.
 - Some patrons wanted to see trees maintained at a high enough level that fruit could be harvested easily.
 - Others requested that the trees are just replanted with other species as they die.



MEMO

DATE: February 24, 2021
TO: Doug Menke, General Manager
FROM: Aisha Panas, Director of Park & Recreation Services
RE: **Amendment to Intergovernmental Agreement with Clean Water Services for Fanno Creek Greenway**

Introduction

Since 2013, THPRD has been partnering with Clean Water Services to conduct habitat restoration in the Fanno Creek Greenway. In 2017, the project scope expanded to include a bridge and stream channel enhancements.

Background

THPRD was awarded a Metro Nature in Neighborhoods grant for the Fanno Creek Greenway. Staff worked with Clean Water Services (CWS) on designs that would change the channel location of Fanno Creek in order to allow the creek to better access its floodplain and remove culverts that restrict fish passage. The project is now largely complete.

Due to the complexity of the project, additional funds were needed for design, permitting, and construction. CWS agreed to cover additional costs to keep the project moving, but requested that THPRD share some of the costs totaling \$80,000. These funds are available and allocated via the 2008 bond measure.

In order to pay THPRD's portion of the costs, an amendment to the original intergovernmental agreement (Attachment A) is needed. The attached amendment agreement (Attachment B), requiring a signature, has been reviewed and approved by the park district's legal counsel.

Proposal Request

Approval of the intergovernmental agreement with Clean Water Services and authorization for the general manager or designee to sign the agreement.

Benefits of Proposal

The agreement will allow the habitat to be enhanced and aging culverts to be replaced with a bridge.

Potential Downside of Proposal

There is no apparent downside.

Maintenance Impact

Bridge maintenance costs will be slightly higher than the culvert, but will improve access for patrons during the wet season.

Action Requested

Board of directors' approval/authorization of an intergovernmental agreement and authorization for the general manager or designee to sign the document.

**INTERGOVERNMENTAL AGREEMENT
FANNO CREEK GREENWAY MEANDER PROJECT
ECOLOGICAL ENHANCEMENT AND STEWARDSHIP ACTIVITIES**

**CLEAN WATER SERVICES AND
TUALATIN HILLS PARK AND RECREATION DISTRICT**

This Agreement (Agreement), dated September 1, 2017, is between **CLEAN WATER SERVICES** (District) and **TUALATIN HILLS PARK AND RECREATION DISTRICT** (THPRD).

RECITALS

1. ORS 190.003 - 190.110 provides for intergovernmental cooperation and authorizes local governments to enter into written agreements with other local governments to perform any or all functions and activities that a party to the Agreement has the authority to perform.
2. District and THPRD collaborate on projects that enhance riparian and floodplain ecological functions and values, improve wildlife habitat, monitor stream conditions, pretreat storm water, and allow for sanitary sewer service in an effort to improve water quality in the Tualatin Basin.
3. District and THPRD entered into an Agreement dated February 14, 2001 that outlines the procedures for working together on projects.
4. District and THPRD desire to improve the efficiency and cost effectiveness of service to the public and ratepayers by streamlining processes and improving delivery mechanisms.
5. District and THPRD have agreed to work cooperatively to facilitate ecological restoration of the THPRD owned Fanno Creek Greenway property (Project Area). THPRD has previously provided District with a Grant of Rights over the Fanno Creek Greenway property.

NOW, THEREFORE, District and THPRD agree as follows:

A. DESCRIPTION

The Fanno Creek Greenway property is more fully described in Exhibit A attached hereto and covers approximately 20 acres between SW Denney Road and SW Hall Boulevard in Beaverton. The Project consists of meandering Fanno Creek in a new channel, backfilling some or all of the old channel and replacing two culverts with a bridge. The Project complements other habitat restoration work that has occurred upstream and downstream of the Project Area.

Major elements of the Project include, but are not limited to:

1. Development of final construction documents and a construction schedule for the meander and bridge.
2. Construction of the enhancement project and bridge project based on final construction documents. To increase efficiency and to minimize trail closures, both projects will be designed, permitted and constructed together.

B. DISTRICT OBLIGATIONS

District shall provide the following services to THPRD using existing staff and contractors to complete the Project. District shall:

1. Hire consultants to develop construction documents, conduct engineering and environmental investigations, and prepare permit applications.
2. Work with regulators and secure all necessary permits for the enhancement and bridge from the Division of State Lands, the Corps of Engineers, NOAA-Fisheries, Oregon Department of Fish and Wildlife, District, and the City of Beaverton.
3. Provide final construction documents (plans, specifications in District format, and estimate) and a construction schedule to THPRD prior to the start of construction.
4. Administer the bid process and award the construction contract for the enhancements and bridge. Perform contract administration for all contracts issued by District for the Project, and conduct construction inspection and management of the enhancement and bridge.
5. Construct the enhancement and bridge projects in accordance with construction documents approved by THPRD.

C. THPRD OBLIGATIONS

THPRD shall:

1. Provide District with a Temporary Construction Easement over a portion of the Fanno Creek Greenway property substantially in the form attached hereto as Exhibit B. The legal description for the easement will be determined by the parties at a later date.
2. Provide timely review and comments to District on Project related requests.
3. Contribute to on-site construction visits and provide timely input on bridge and trail elements of the Project during construction.
4. Pay District within 30 days of receipt and approval of District's annual invoice.

5. Provide public outreach in the form of meetings, signage, and mailings.

D. COMPENSATION

THPRD shall pay District for bridge design, engineering, materials, and construction costs, not to exceed \$245,700. District will invoice THPRD annually and provide copies of expenses and materials in support thereof.

E. GENERAL TERMS

1. Laws and Regulations. District and THPRD agree to abide by all applicable laws and regulations.
2. Term of this Agreement. This Agreement is effective from the date listed on page one and remains in effect until the respective obligations of THPRD and District have been performed or this Agreement is terminated as provided in Section E.5. below.
3. Indemnification. Consistent with the terms of the Oregon Constitution and Oregon Tort Claims Act, THPRD and District hereby agree to indemnify and defend each other, their officers, employees and agents (collectively (as appropriate either THPRD or District)) from and against all claims, demands, penalties, and causes of action of any kind or character relating to or arising from this Agreement in favor of any person on account of personal injury, death, damage to property or violation of law, which arises out of, or results from the fault of the indemnitor, its officers, employees or agents.
4. Integration. This document constitutes the entire agreement between THPRD and the District on the subject matter hereof and supersedes all prior or contemporaneous written or oral understandings, representations or communications of every kind on the subject. Acceptance or acquiescence in a course of performance rendered under this Agreement shall not constitute a waiver by either party of any right under this Agreement nor prejudice the waiving party's exercise of the right in the future.
5. Termination. This Agreement may be terminated immediately by mutual written agreement of the parties with the termination taking effect 30 days from the written agreement to terminate.
6. Resolution of Disputes. If any dispute arises out of this Agreement and cannot be resolved by the respective Project Managers, THPRD's General Manager and District's General Manager will attempt to resolve the issue. If THPRD's General Manager and District's General Manager are not able to resolve the dispute, the parties will submit the matter to mediation, each party paying its own costs, including attorney's fees, and sharing equally in common costs. If any dispute is not resolved by mediation, the parties agree to arbitrate any dispute in accordance with the then effective arbitration rules of (and by filing a claim with) Arbitration Service of Portland, Inc., and judgment upon the award rendered pursuant to the arbitration may be entered in any court having jurisdiction thereof.

7. Interpretation of Agreement.

- A. This Agreement shall not be construed for or against any party by reason of the authorship or alleged authorship of any provision.
- B. The paragraph headings contained in this Agreement are for ease of reference only and shall not be used in construing or interpreting this Agreement.

8. Severability/Survival. If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the enforceability of the remaining provisions shall not be impaired. All provisions concerning the limitation of liability, indemnity and conflicts of interest shall survive the termination of this Agreement for any cause.

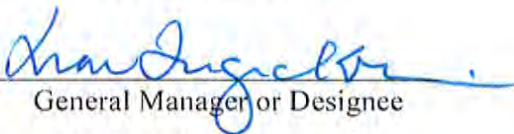
9. Approval Required. This Agreement and all amendments, modifications or waivers of any portion thereof shall not be effective until approved by 1) District's General Manager or the General Manager's designee and when required by applicable District's rules, District's Board of Directors and 2) THPRD.

10. Choice of Law/Venue. This Agreement and all rights, obligations and disputes arising out of the Agreement shall be governed by Oregon law.

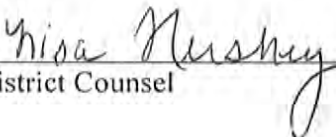
11. No Third Party Rights. District and THPRD are the only parties to this Agreement and the only parties entitled to enforce its terms. There are no intended beneficiaries and no rights granted to any third party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the day and year first written above.


CLEAN WATER SERVICES

By: 
General Manager or Designee

APPROVED AS TO FORM


District Counsel

TUALATIN HILLS PARK AND RECREATION DISTRICT

By: 
Title: General Manager

APPROVED AS TO FORM



THPRD Counsel

EXHIBIT A
LEGAL DESCRIPTIONS FOR THE TAX LOTS COMPRISING THE FANNO CREEK
GREENWAY PROPERTY:

Tax Lot No. 1S122DA00500:

A tract of land in Section 22, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the Northeast corner of a tract of land described in Deed Book 468, Page 526, Washington County, Oregon, said tract conveyed to Cresmoor Homes, Inc.; thence North 89° 54' 30" East 490 feet more or less to a point in the center of Fanno Creek which is South 0° 06' 30" West 9.337 chains from the East and West center line of said Section 22; thence down the center of said Creek to a point which is South 68° 18' 40" East of the Southeast corner of Cresmoor No. 2; thence North 68° 18' 40" West 129.75 feet to a point; thence Northeasterly to the Southeast corner of Lot 2, Block 13, CRESMOOR; thence Northerly along the Easterly line of CRESMOOR on a 728.54 foot radius curve to the left to the Northeasterly corner of Lot 1, Block 12 of CRESMOOR; thence North 06° 31' 40" East 307.56 feet to the point of beginning.

Tax Lot No. 1S122DD00202

A parcel of land in Section 22, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at an iron pipe at the intersection of the West right-of-way line of the Southern Pacific Railway Company's right-of-way and the North property line of that certain parcel conveyed to Portland General Electric Company by that certain deed recorded April 11, 1958, in Book 403, Page 634 Deed Records of said county; thence along said North property line South 89° 43' 09" West 771.32 feet to the True Point of Beginning; thence from the True Point of Beginning continuing along said North property line South 89° 43' 09" West 172.38 feet to the intersection of the center line of Fanno Creek; thence downstream along the meanderings thereof, the following courses and distances; South 15° 40' 09" West 18.00 feet; South 56° 58' 09" West 57.91 feet; South 53° 40' 49" West 174.30 feet; South 10° 11' 29" West 24.32 feet; South 20° 09' 51" East 62.38 feet; South 03° 28' 29" West 20.00 feet; South 26° 05' 29" West 38.01 feet; thence leaving the meandered centerline of Fanno Creek, North 89° 43' 09" East parallel to the first herein mentioned North property line, along the North property line of Koll Business Center, recorded in Book 33, Page 24 Deed Records of said county, a distance of 70.19 feet to an iron rod; thence North 44° 23' 32" East 355.03 feet to the True Point of Beginning.

Tax Lot No. 1S122DC00600

Tract "A" of the Koll Business Center in a portion of the S. E. 1/4 Section 22 T1S R1W WM and in a portion of the N. E. 1/4 Section 27 T1S R1W WM Washington County, Oregon, as shown on a plat recorded on Page 24, Book 35 of the Record of Plats of said county.

Tax Lot No. 1S122CD09017

All of Block 16, RIDGEVIEW HEIGHTS NO. 6, Washington County, Oregon, EXCEPTING THEREFROM all that portion contained within the Plat of RIDGEVIEW HEIGHTS NO. 7, Washington County, Oregon, recorded February 27, 1976, in Book 36, Page 1, Plat Records of Washington County, Oregon.

Tax Lot No. 1S127AB00301

A tract of land located in the northeast one-quarter of Section 27, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at the north one-quarter corner of said Section 27; thence North 89°48'09" East along the North line of said Section 27, 498.18 feet; thence South 17°31' 04" East 116.94 feet; thence South 69°11'14" West 182.94 feet; thence South 48°23'35" West 179.21 feet; thence South 11°42'21" West 147.57 feet to a point that is 50.00 feet from (when measured at right angles) to the centerline of S. W. Hall Blvd.); thence North 67°16'07" West, parallel to said centerline 217.00 feet to a point on the West line of the northeast one-quarter of said Section 27; thence North 0°16'37" East 354.45 feet to the point of beginning.

EXHIBIT B

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

Project:
Tax Lot No.:
Legal Description:
Square Feet:

TEMPORARY CONSTRUCTION EASEMENT

Name of GRANTOR: Tualatin Hills Park and Recreation District

Address: 6220 SW 112th Avenue, Beaverton, OR 97008

GRANTOR, owner of the property described in Exhibit A attached hereto and by this reference incorporated herein (Easement Area), does hereby grant, convey and warrant unto Clean Water Services, GRANTEE, the temporary, nonexclusive right to enter the Easement Area and construct stream channel and floodplain modifications, sanitary sewer protection and modification, and trail and bridge improvements within the properties subject to the Grant of Rights conveyed to GRANTEE pursuant to an Intergovernmental Agreement dated October 28, 2013 between GRANTOR and GRANTEE. Stream channel and floodplain modifications include, but are not limited to grading, placing large wood habitat, and removing debris, obstructions, and culverts. Sanitary sewer protection and modification includes, but is not limited to, constructing pipe protection, and removing and reconstructing sanitary sewer segments. Trail and bridge improvements include, but are not limited to removing existing paved trail, constructing bridge abutments, installing a prefabricated bridge, and constructing new trail segments. This grant is made subject to no other conditions. This grant of 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. 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.

The temporary easement granted hereby is automatically extinguished upon acceptance by GRANTEE of the completed stream channel and floodplain modifications, sanitary sewer protection and modification, and trail and bridge improvements.

The consideration for this grant is **\$nonmonetary**.

Tualatin Hills Park and Recreation District

By: _____
(Sign here for entity)

Title: _____

Date: _____

ACCEPTED

APPROVED AS TO FORM

By: _____
General Manager or Designee
Clean Water Services

District Counsel

STATE OF _____)

County of _____)

This instrument was acknowledged before me on _____ (date)
by _____ (name of person) as
_____ (title) of Tualatin Hills Park and Recreation District.

Notary Public

EXHIBIT A

(To be inserted.)

**FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT
FANNO CREEK GREENWAY MEANDER PROJECT
ECOLOGICAL ENHANCEMENT AND STEWARDSHIP ACTIVITIES**

**CLEAN WATER SERVICES AND
TUALATIN HILLS PARK AND RECREATION DISTRICT**

This Amendment, dated _____, is between Clean Water Services (District), and Tualatin Hills Park and Recreation District (THPRD), and amends the parties' Intergovernmental Agreement dated effective September 1, 2017 (Collectively, IGA).

RECITALS

1. District and THPRD previously entered into the IGA to provide for ecological enhancement and stewardship activities.
2. The parties now wish to amend the Contract to revise the compensation items and increase the not-to-exceed amount.

TERMS AND CONDITIONS

1. Compensation

Delete Section D from the IGA and replace it with the following:

“THPRD shall pay District for bridge design, engineering, materials, floodplain analysis, permitting, and construction costs, not to exceed \$325,700. District will invoice THPRD annually and provide copies of expenses and materials in support thereof.”

2. Electronic Signature

This IGA may be executed in several counterparts, each of which will be an original, all of which will constitute one and the same instrument. An electronic signature will be considered an original. The individuals signing this Contract certify that they are authorized to execute this IGA on behalf of THPRD and District, respectively.

3. Effect of Amendment

Except as amended herein, the IGA shall remain in full force and effect.

CLEAN WATER SERVICES

**TUALATIN HILLS PARK AND
RECREATION DISTRICT**

By: _____
Chief Executive Officer or Designee

By: _____
Doug Menke, General Manager

APPROVED AS TO FORM

APPROVED AS TO FORM

District Counsel

THPRD Counsel



MEMO

DATE: February 22, 2021
TO: Doug Menke, General Manager
FROM: Jeannine Rustad, Planning Manager

RE: **Amendments to Intergovernmental Agreements for System Development Charge Collection with City of Beaverton and Washington County**

Introduction

Staff is seeking approval of proposed amendments to the district's intergovernmental agreements (IGAs) with the City of Beaverton ("city") and Washington County ("county") for system development charge (SDC) collection, as well as board authorization for the general manager to execute the IGA amendments on behalf of the district.

Background

The original IGA, which was the same form for the city and county, is attached as Attachment A. Staff introduced proposed amendments to the SDC IGAs to the board at its December 2020 meeting. These amendments are necessary due to the updated methodology, adopted in November 2020. Since introducing the proposed amendments to the SDC IGAs to the board in December 2020, staff has completed negotiations with both the city and county.

The city IGA amendment (Attachment B) is simplified from the original proposal, providing for the increase in collection and disbursement of SDCs on behalf of the district, as well as a one-time payment of \$10,000 to cover costs of updating software to accommodate the new single-family tiered SDC rate structure. Each of these points was accounted for in the SDC methodology adopted in November 2020. The city does not wish to charge for SDC waivers or credits, which are provided for in the county IGA amendment (Attachment C). The changes proposed by the county to the IGA amendment are stylistic, not substantive.

Legal counsel has reviewed and approved both the city and county proposed IGA amendments.

Proposal Request

Staff is seeking approval of proposed amendments to the district's IGAs with the city and county for SDC collection, as well as board authorization for the general manager to execute the IGA amendments on behalf of the district.

Benefits of Proposal

Approval of the IGA amendments is necessary for implementation of the updated methodology.

Potential Downside of Proposal

There is no apparent downside of the proposal.

Action Requested

Staff is seeking approval of proposed amendments to the district's IGAs with the city and county for SDC collection, as well as board authorization for the general manager to execute the IGA amendments on behalf of the district.

RESOLUTION NO. 2007 - ____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE

TUALATIN HILLS PARK & RECREATION DISTRICT

APPROVING INTERGOVERNMENTAL AGREEMENTS WITH WASHINGTON

COUNTY AND THE CITY OF BEAVERTON FOR THE COLLECTION OF SYSTEM

DEVELOPMENT CHARGES

WHEREAS, ORS 223.297 to 223.314 authorize the District to establish system development charges ("SDC's") to provide for the acquisition and construction of certain capital improvements; and

WHEREAS, in November 1998, the District adopted "A Resolution to Establish a Parks and Recreation System Development Charge on New Development Applicable at the Time of Application for a Building Permit." The Resolution established SDC's for the construction of certain capital park and recreation uses within the District; and

WHEREAS, the District territory encompasses the City of Beaverton ("City") and portions of unincorporated Washington County ("County"); and

WHEREAS, SDC's are assessed at the time building permits are issued and the City and County issue building permits within the District territory; and

WHEREAS, the District is authorized under ORS 190.010 to enter into intergovernmental agreements ("IGA's") for the performance of any or all functions and activities that a party to the agreement has authority to perform; and

WHEREAS, District staff has negotiated IGA's with both the City and County to have the City and County assess and collect the District's SDC's at the time the City and County issue building permits for property located within the District's boundary; and

WHEREAS, the IGA's authorize the City and County to retain an amount equal to 1.6 percent of the SDC revenue to reimburse the City and County for the administrative costs of collecting the SDC and remitting it to the District; and

WHEREAS, the proposed IGA with the City is attached as Attachment A to this Resolution and hereby incorporated by reference; and

WHEREAS, the proposed IGA with the County is attached as Attachment B to this Resolution and hereby incorporated by reference.

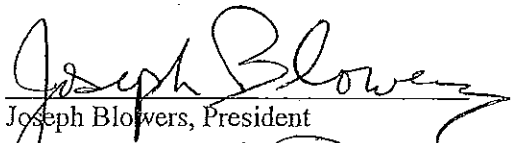
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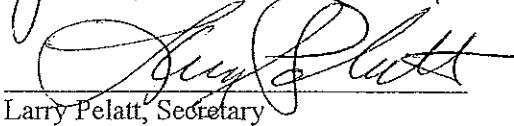
Resolution No. 2007-____ APPROVING INTERGOVERNMENTAL AGREEMENTS WITH WASHINGTON COUNTY AND THE CITY OF BEAVERTON FOR THE COLLECTION OF SDCA

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TUALATIN HILLS PARK & RECREATION DISTRICT:


- Section 1. The proposed Intergovernmental Agreement with the City of Beaverton for the collection of District system development charges is hereby approved.
- Section 2. The proposed Intergovernmental Agreement with Washington County for the collection of District system development charges is hereby approved.
- Section 3. The District President is authorized to execute the IGA's with the City of Beaverton and Washington County for the collection of District system development charges on behalf of the District.
- Section 4. This Resolution shall be effective immediately upon its adoption by the Board.

Adopted this 10th day of December, 2007


Joseph Blowers, President


Larry Pelatt, Secretary

ATTEST:


Doug Menke, General Manager

INTERGOVERNMENTAL AGREEMENT
between
CITY OF BEAVERTON and TUALATIN HILLS PARK AND RECREATION DISTRICT
FOR SYSTEM DEVELOPMENT CHARGE COLLECTION

This agreement is entered into by TUALATIN HILLS PARK and RECREATION DISTRICT, hereinafter "DISTRICT" and CITY OF BEAVERTON, hereinafter "City," both political subdivisions of the State of Oregon.

RECITALS

ORS 190.007 provides for the furthering of economy and efficiency in local government and that intergovernmental cooperation is a matter of statewide concern; and

ORS 190.010 provides that units of government may enter into agreements for the performance of any and all functions and activities that a party of the agreement, its officers, or agencies have authority to perform; and

ORS 223.297 to 223.314 authorize governmental units to establish system development charges (hereinafter "SDCs") to provide for the construction of certain capital improvements, including parks. Charges are imposed on development at the time building permits are issued.

On November 17, 1998, the District adopted "A Resolution to Establish a Parks and Recreation System Development Charge on New Development Applicable at the Time of Application for a Building Permit" (hereinafter "Resolution"), to establish an SDC for construction of certain capital improvements for park and recreation uses within the District. The methodology report, which satisfies the requirements of ORS 223.297 to 223.314, is part of the Resolution. The District's territory encompasses the City of Beaverton and portions of unincorporated Washington County.

District has proposed that City collect SDCs for parks and recreation on certain development within District boundaries and within the unincorporated area of City on behalf of the District. So long as the liability of City is limited by the terms of this agreement, City is willing to collect the District's system development charge within this territory.

AGREEMENT

In consideration of the foregoing recitals and the mutual promises hereinafter stated, the parties agree as follows:

Section 1. General

- a. The purpose of this Agreement is to facilitate and coordinate the collection of SDCs for parks and recreation imposed by the District pursuant to the District Resolution.
- b. It is agreed that the District has adopted an SDC charge for park and recreation facilities solely for the benefit of the District and that the City shall collect such SDC charge as agent of the District.

Section 2. Collection of System Development Charge.

a. Subject to the limitations in subsections 2b, the City will collect, on behalf of the District, SDC charges imposed on development within the District in accordance with the District's Resolution described as either:

(1) The Resolution adopted November 17, 1998. A copy of the Resolution is attached as Exhibit "A" and is incorporated herein as if fully set forth; or

(2) Any later Ordinance or Resolution adopted by District, which amends or supersedes the Resolution described in paragraph (1) of this subsection or any other ordinance or resolution adopting and imposing an SDC on development within the District boundaries, a copy of which is provided by District to City not less than 30 days prior to the date such superseding ordinance or resolution is intended to become effective.

b. Before issuing a building permit for the construction of any structure in the City subject to the SDC fee, the City shall collect, in addition to all other applicable fees, the District's SDC. The amount collected as the District's SDC shall be distributed as follows:

(1) The City shall remit the amounts collected to District at least every 30 days without request by District after retaining a fee equal to one and six tenths percent (1.6 %) to cover City's administrative and accounting expenses associated with collection and distribution.

(2) District system development charges, which have been collected but have not yet been distributed to District, shall be held in a separate account and treated in the same manner as other surplus City funds.

c. District's SDC shall be imposed on all development within the boundaries for the City and the District for which a building permit application is received on or after February 1, 1999. Except as otherwise specifically provided in District's Resolution, as the same may be amended, the District's SDC shall be collected in full at the time any building permit subject to the SDC is issued by the City.

Section 3. City Obligations

a. The City shall account for all such funds collected pursuant to this agreement separately from other funds received from the date of receipt until remitted to District.

b. The City shall make a good faith effort to determine whether a parcel of property for which a building permit (subject to payment of District's SDC) is sought is located within District boundaries. If the City mistakenly fails to collect the District's SDC based on an erroneous City determination that the building site was outside District territory, the City shall so inform the District but shall have no further obligation to collect the District's SDC. If the City mistakenly collects the District's SDC based on an erroneous City determination that the building site was inside District territory, it shall so inform District, and District shall promptly reimburse such mistakenly collected amount to the payee.

Section 4. District Obligations

a. District shall adopt and maintain a plan listing: (1) capital improvements to be funded by collected SDCs; (2) the estimated costs of those improvements; and (3) a timetable for completion of such improvements, as required by ORS Chapter 223. District shall provide City with a copy of the plan. District shall adopt an implementing ordinance or resolution, providing sufficient authority for District to impose an SDC on various categories of new development and, as determined appropriate by District, a method for determining credits, exemptions, and discounts, if any. District shall provide City with a

current copy of such implementing ordinance or resolution. District shall advise City of any changes to the plan and/or implementing ordinance or resolution and shall automatically provide City with copies of any such changes.

b. District shall expend collected parks SDC funds only as permitted under District's SDC Resolution then in effect and ORS 223.297 to 223.314. District shall perform all work under its plan and expend SDC funds for its own benefit and not as a contractor of the City.

c. District is responsible for payment of City's administrative and accounting expenses, as set forth in Section 2(b).

d. District shall provide City with a map showing District boundaries and an updated map showing such boundaries at least annually. District shall automatically provide notice to City of any changes to District boundaries. District shall, upon City's request, promptly verify District boundaries.

e. If allowed under District's Resolution and upon request by City or a permit applicant, District shall promptly approve, deny, or approve in part and deny in part requests for credits, exemptions and discounts, interpretations, calculations and alternative calculations, as to all or part of SDCs payable to District. Upon request District shall verify such decision in writing. The City shall refer questions regarding the validity, legality, interpretations or correctness of the District's SDC that may arise during the collection process to the District for resolution.

f. Defense and Indemnity of City. District shall defend, indemnify, and hold harmless City, its officers, agents, and employees from and against any and all claims, suits, actions, damages, costs, losses and expenses in any manner resulting from or arising out of any claim:

(1) challenging the validity of the SDCs, including without limitation on the methodology for such charges adopted by the District; or

(2) challenging the City's collection or calculation of such system development charges on behalf of the District; or

(3) for any and all injury to any and all persons or property caused directly or indirectly by reason of any and all acts or omissions of the District in the performance of this Agreement; or

(4) from decisions of City staff on permit applications concerning the amount of any District SDC, including without limitation calculation of such charge and/or any credits(s), exemptions(s), and discount(s); or

(5) refusal or denial of any permit for failure to pay District SDCs.

In the event a claimant successfully challenges the District's system development charge, or any action of District or City as described in this subsection, the District shall be solely responsible for paying any required refunds of the charge. City shall be allowed to retain any administrative and accounting expenses collected under this agreement. In addition, District shall be responsible for reimbursing the City the cost of City employee(s) providing testimony in any such proceeding, based on the hourly rate of pay and benefits for such employees(s). District's obligation to defend and indemnify City under this subsection shall not be limited by the Oregon Tort Claim Act, ORS 30.260.30.300. This provision shall survive termination and expiration of this agreement.

Section 5. Representatives and Notice

a. Contact Representatives. Each party shall appoint a contract representative to represent the party for the purpose of administering this agreement and giving or receiving any notice provided for in this agreement, and to perform such other functions as are set forth in this agreement and the Exhibits hereto. District and City will designate the initial contract representatives in writing. A party may change its contract representative by providing written notice to the other party, as provided in subsection b. of this section.

b. Notice. Any notices permitted or required by this agreement shall be deemed given when personally delivered or upon deposit in the United States Mail, first-class postage prepaid, and addressed to the contract representative of the other party. Either party may change its address by notice given to the other party in accordance with this paragraph.

Section 6. Costs and Attorney Fees

In the event that either party to this agreement shall take any action, judicial or otherwise, against the other party to enforce or interpret any of the terms of this agreement, each party shall be wholly responsible for its own expenses which may reasonably incur in taking such action, including costs and

attorney's fees, whether incurred in a suit or action or appeal from a judgment or decree therein or in connection with any nonjudicial action.

Section 7. Term and Cancellation

a. This agreement shall become effective at 12:01 a.m. on January 1, 2008. This agreement shall expire on June 30, 2009, but shall be automatically renewed for each succeeding fiscal year until canceled in accordance with subsection b. of this section.

b. Provided that neither party is in breach, either party may cancel this agreement by giving the other party at least 180 days in advance written notice of cancellation. In the event that a party shall fail to comply with any term or condition or fulfill any obligation of this agreement, the other party may terminate this agreement by giving thirty (30) days' written notice to the defaulting party. In the event of termination the City shall pay to District any undisbursed SDC revenues, less any amounts to which the City may be entitled for administrative accounting expenses.

Section 8. Entire Agreement; Severability

THIS AGREEMENT CONSTITUTES THE COMPLETE AND EXCLUSIVE STATEMENT OF THE AGREEMENT BETWEEN THE PARTIES RELEVANT TO THE PURPOSE DESCRIBED HEREIN AND SUPERSEDES ALL PRIOR AGREEMENTS OR PROPOSALS, ORAL OR WRITTEN, AND ALL OTHER COMMUNICATION BETWEEN THE PARTIES

RELATING TO THE SUBJECT MATTER OF THIS CONTRACT. NO WAIVER, CONSENT, MODIFICATION, OR CHANGE OR TERMS OF THIS CONTRACT WILL BE BINDING ON EITHER PARTY EXCEPT AS A WRITTEN ADDENDUM SIGNED BY AUTHORIZED AGENTS OF BOTH PARTIES.

District and City agree that, if any term or provision of this contract is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the particular term or provision held to be invalid.

IN WITNESS WHEREOF, the City and the District have executed this agreement on the date first written above.

Tualatin Hills Parks & Recreation District

By: [Signature]

Title: General Manager

Date: December 12, 2007

Approved as to Legal Sufficiency

By: [Signature]
District Legal Counsel

City of Beaverton, Oregon

By: [Signature]

Title: Mayor

Date: 12/18/07

Approved as to Form:

By: [Signature]
City Attorney

**FIRST AMENDMENT TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
CITY OF BEAVERTON AND TUALATIN HILLS PARK AND RECREATION DISTRICT
FOR SYSTEM DEVELOPMENT CHARGE COLLECTION**

This First Amendment is entered into by TUALATIN HILLS PARK & RECREATION DISTRICT (“District”), an Oregon park and recreation district, and the City of Beaverton (“City”), an Oregon municipal corporation, collectively referred to as Parties.

RECITALS

1. The City and District entered into an Intergovernmental Agreement for System Development Charge Collection (“Agreement”) on December 12, 2007.
2. The District completed an update to its System Development Charge (SDC) methodology and SDC fees in late 2020.
3. As a result of the District’s SDC update, the Parties desire to amend the Agreement to:
1) provide a one-time payment to the City to compensate it for modifying its practices and implementing the new SDC fees, and 2) modify the City’s administrative fee under Section 2(b)(1) of the IGA.

AGREEMENT

NOW THEREFORE, the Parties agree as follows:

Section 1. Amendment. Section 2(b)(1) of the original Agreement is replaced in its entirety with the following:

- (1) The City shall remit the amounts collected to District at least every 30 days without request by District after retaining a fee equal to two and six tenths percent (2.6 %) of the amount collected to cover the City’s administrative and accounting expenses associated with collection and distribution.

Section 2. New Section. A new subsection, Section 4(g), is added to read as follows:

- (g) The District shall remit a one-time payment of ten thousand dollars (\$10,000) to the City within thirty days of execution of this First Amendment.

Section 3. Effective Date. This First Amendment shall become effective when it is fully executed by both Parties.

Section 4. Entire Agreement. This First Amendment together with the Agreement constitute the complete agreement between the Parties regarding the collection of SDC. All prior agreements or proposals, oral or written, are superseded. No modification to the Agreement or First Amendment will be binding on either Party unless executed by authorized representatives of both Parties. Except as amended by this First Amendment, all terms and provisions of the Agreement shall remain in full force and effect.

THE PARTIES executed this Agreement on the dates written below.

CITY:

DISTRICT:

Lacey Beaty, Mayor

Doug Menke, General Manager

Approved as to form:

Approved as to form:

City Attorney

District Legal Counsel

**FIRST AMENDMENT TO
INTERGOVERNMENTAL AGREEMENT
between
WASHINGTON COUNTY and TUALATIN HILLS PARK AND RECREATION DISTRICT
FOR SYSTEM DEVELOPMENT CHARGE COLLECTION**

This First Amendment is entered into and effective as of the date of the last signature to this First Amendment by and between the Washington County (hereinafter referred to as the “County”) and the Tualatin Hills Park & Recreation District (hereinafter referred to as “THPRD”), an Oregon park and recreation district organized and existing pursuant to ORS Chapter 266, collectively hereinafter referred to as the Parties.

WHEREAS, the County and THPRD entered into an Intergovernmental Agreement, effective January 1, 2008, related to the collection of system development charges by the County for THPRD (hereinafter referred to as “Agreement” or “IGA”); and

WHEREAS, the Tualatin Hills Park & Recreation District (THPRD) adopted a system development charge and corresponding methodology by resolution in November 1998 (the “SDC Resolution”), which was amended in September 2001 and August 2003, and updated in November 2007, March 2016 and November 2020; and

WHEREAS, on October 14, 2020, THPRD adopted Resolution 2020-24 adopting an SDC affordable housing waiver policy; and

WHEREAS, on November 12, 2020, THPRD adopted Resolutions 2020-25 (adopting an updated SDC methodology) (the “2020 Methodology”) 2020-26 (adopting an SDC fee schedule) and 2020-27 (adopting an SDC project list); and

WHEREAS, the 2020 Methodology provides for the “tiering” of single-family residential SDCs; and

WHEREAS, the Parties individually and collectively desire to amend the Agreement to reflect updated information and obligations regarding the collection of THPRD’s system development charges (“SDCs”).

NOW THEREFORE, based on the foregoing, the County and THPRD hereby agree as follows:

Terms of the Amendment

New text is indicated by underline and deleted text by ~~strikethrough~~.

A. Section 2.b is hereby amended to read as follows:

Before issuing a building permit for the construction of any structure in the County subject to the SDC fee, the County shall collect, in addition to all other applicable fees, the District’s SDC. The amount collected as the District’s SDC shall be distributed as follows:

- (1) The County shall remit the amounts collected to the District at least every 30 days without request by the District. Prior to remitting the District’s SDC, the County shall retain a fee as provided in this agreement ~~after retaining a fee equal to one and six tenths percent (1.6%)~~

~~to cover County's administrative and accounting expenses associated with collection and distribution.~~

- (2) Except in the case of waivers or credits provided by the District for affordable housing, for which no fee may be charged, the County may retain the following fees to cover its administrative costs:
 - a) 2.6% of the SDCs paid by a building permit applicant.
 - b) Up to \$50 per building permit for waivers or credits for market rate housing or nonresidential development.
- (3) The fee schedule in 2(a) and (2)(b), above, may be modified under the following circumstances:
 - a) On an annual basis provided that the County provides notice and documentation supporting any fee increase to the district no later than May 1. Updated fees shall be implemented no earlier than July 1.
 - b) Where the District amends the 2020 Methodology set forth in the District's Resolution 2020-25 or the SDC fee schedule set forth in District's Resolution 2020-26, whether by subsequent resolution or other action.
 - c) Where th4e County experiences an unforeseen event resulintg in increased administrative costs.
- (4) In addition to the fees provided for in Section 2.b(2), the County is entitled a one-time cost reimbursement not to exceed \$10,000 for reprogramming of its systems required to implement the 2020 Methodology. The County shall provide the District with an invoice detailing staff and consultant time required for such update, and invoice shall be paid by the District toeh County within thirty (30) days of receipt.
- (5) District SDCs, which have been collected but have not yet been distributed to the District, shall be held in a separate account and treated in the same manner as other surplus County funds.

B. Section 2.c is hereby amended to read as follows:

Unless a credit or waiver letter is provided to the County in accordance with Section 4.e., the District's SDC shall be imposed on all development within the boundaries for the County and the District for which a building permit application is received on or after February 1, 1999. Except as otherwise specifically provided in District's Resolution, as the same may be amended, the District's SDC shall be collected in full at the time any building permit subject to the SDC is issued by the County.

C. Section 3.b. is hereby amended to read as follows:

The County shall make a good faith effort to determine whether a parcel of property for which a building permit (subject to payment of District's SDC) is sought is located within District boundaries. The County shall refer questions regarding the validity, legality, interpretations or correctness of the District's SDC that may arise during the collection process to the District for resolution. If the County mistakenly fails to collect the District's SDC based on an erroneous County determination that the building site was outside District territory, the County shall so inform the District and shall make a good-faith effort to collect the fee including, but not limited to, requesting the applicant to submit the fee. ~~but shall have no further obligation to collect the District's SDC.~~ If the County mistakenly

collects the District's SDC based on an erroneous County determination that the building site was inside District territory, it shall so inform District, and ~~District shall promptly reimburse such mistakenly collected amount to the payee~~ may deduct the fee, less the administrative fee charged, from the monthly disbursement to the District.

D. Section 4.a. is hereby amended to read as follows:

District shall adopt and maintain a plan listing: (1) capital improvements to be funded by collected SDCs; (2) the estimated costs of those improvements; and (3) a timetable for completion of such improvements, as required by ORS Chapter 223. District shall provide County with a copy of the plan. District shall adopt ~~an implementing ordinance or resolution,~~ Administrative Procedures Guide (APG) providing sufficient authority for District to impose an SDC on various categories of new development and, as determined appropriate by District, a method for determining credits, exemptions, and discounts, if any. District shall provide County with a current copy of such ~~APG implementing ordinance or resolution.~~ District shall advise County of any changes to the APG plan and/or implementing ordinance or resolution and shall automatically provide County with copies of any such changes.

E. Section 4.e. is hereby amended to read as follows:

If allowed under District's Resolution, APG or other District resolution as may be adopted from time to time, and upon request by County or a permit applicant, District shall promptly approve, deny, or approve in part and deny in part requests for credits, exemptions and discounts, interpretations, calculations and alternative calculations, as to all or part of SDCs payable to District. ~~Upon request~~ District shall verify such decision in writing. For credits and/or waivers, District shall provide County with a letter that includes (1) the permit applicant's name, (2) the address and tax lots of the properties entitled to credits or waivers, (3) the permit numbers, if available, (4) whether credits or waivers are for affordable housing, market rate housing or non-residential development and (5) any such other information as County may require to process the credits or waivers. The County shall refer questions regarding the validity, legality, interpretations or correctness of the District's SDC that may arise during the collection process to the District for resolution, to which the District shall promptly reply.

IN WITNESS WHEREOF, this Amendment has been executed as of the dates below.

Tualatin Hills Park & Recreation District

Washington County

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Approved as to Legal Sufficiency

Approved as to Legal Sufficiency

By: _____
District Legal Counsel

By: _____
County Attorney



[8A]

MEMO

DATE: February 23, 2021
TO: Doug Menke, General Manager
FROM: Aisha Panas, Director of Park & Recreation Services

RE: 2021 Legislative Update

The board held a work session in December 2020 to discuss the district's 2021 Legislative Platform, a document intended to guide THPRD's legislative consultant in engaging on topics of interest to the district during the 2021 legislative session. The district's legislative affairs consultant, Kylie Grunow with Meriwether Strategies, attended the February board of directors meeting to share a high-level overview of bills, themes, and trends observed thus far.

At the March 10 meeting, Ms. Grunow and Aisha Panas, Director of Park & Recreation Services, will provide an updated report on legislative activities, bills on which the district has engaged, and discuss the outreach meetings to newly-elected legislators that recently occurred. Board members will also have the opportunity to ask questions about any emerging legislative topics.

Action Requested

Board discussion and concurrence on positions for legislative topics of interest.



MEMO

DATE: February 23, 2021
TO: Doug Menke, General Manager
FROM: Jeannine Rustad, Planning Manager

RE: Westside Trail Bridge Update

Introduction

Staff are presenting an update to the board on the Westside Trail bridge over Highway 26 and seeking board input on alignment recommendations.

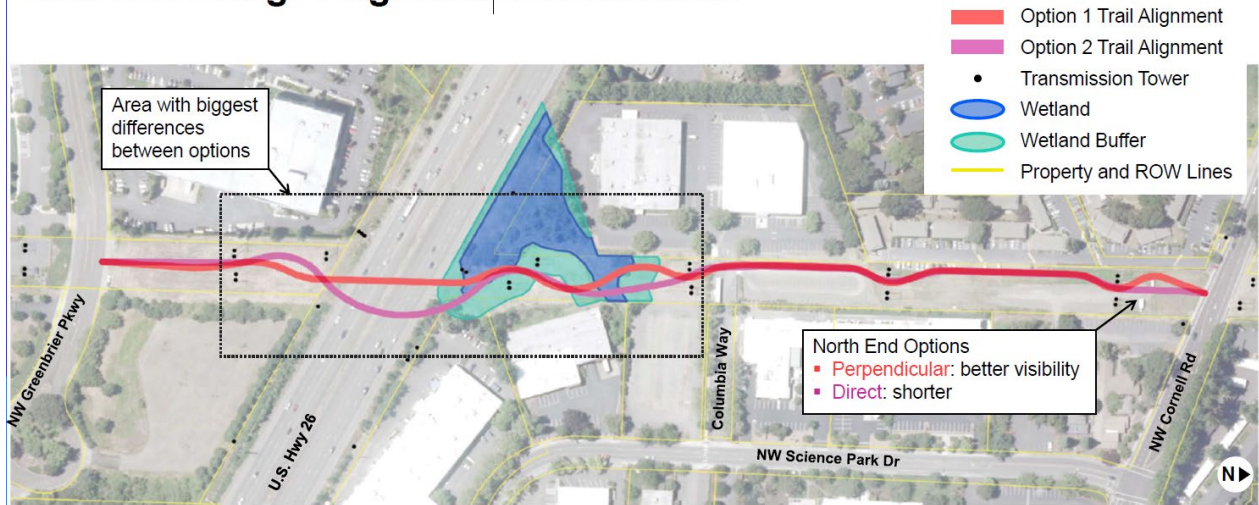
Background

In 2018, staff received a \$400,000 Regional Flexible Funds Allocation grant from Metro to design the Westside Trail bicycle and pedestrian bridge over Highway 26 (WST Bridge). Staff subsequently engaged Jacobs as the consultant for the project. The scope of the project is to identify the type, size and location of the WST Bridge. The intent is to complete sufficient design to generate estimated construction costs of the WST Bridge with enough confidence to pursue additional required funding for construction. In order to advance the project to the next stage, several questions on the alignment of the bridge and approaches must be resolved.

Staff have held two property and agency stakeholder meetings, a virtual community meeting and completed one on-line survey. Additionally, staff have made presentations to Community Participation Organization (CPO) 1 and the Beaverton Bicycle Advisory Committee. A "Love Your Trails" event is scheduled for February 27, 2021 at Pioneer Park, and a second survey is out to seek public input on design elements. Themes that emerged from the first survey and engagement process include: (1) traffic safety; (2) accessibility and personal safety; (3) nature and sustainable design; (4) aesthetics; and (5) resting places.

The alignment alternatives are shown below. The three recommendations for the alignment of the bridge and approaches are addressed in turn below.

Trail and Bridge Alignment Alternatives

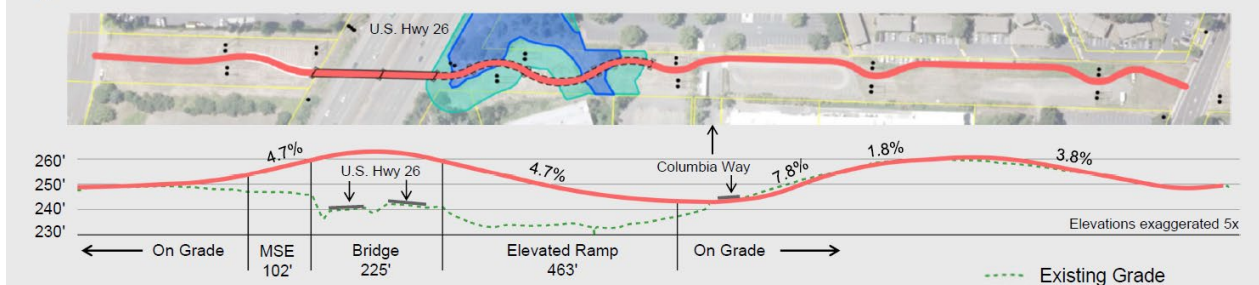


Recommendation 1: Staff recommends the perpendicular alignment at NW Cornell Road.

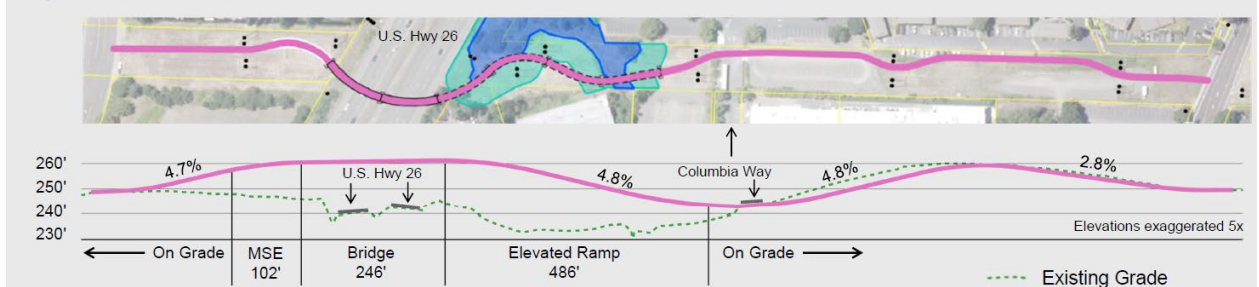
Reasoning: This approach is safer, with better visibility. While slightly longer, it is not uncommon on existing trails in the district, such as the Waterhouse Trail at SW Walker Road.

Recommendation 2: For the north section of the trail from Columbia Way to NW Cornell Road, staff recommends the profile of Option 2.

Option 1 Profile



Option 2 Profile



Reasoning: While both options meet ADA requirements, Option 2 maintains a grade of less than 5%. It is also worth noting that, in response to feedback from the Beaverton Bicycle Advisory Committee, that the flatter bridge deck of Option 2 is preferred, the consultant indicated that a bridge with less of a peak than what is shown in Option 1 is feasible (it will just take a longer approach on the south side of the highway).

Recommendation 3: Staff recommends Option 1 (straight versus curved alignment) for the bridge structure.

Reasoning: Option 2 was considered to see if it would minimize wetland and wetland buffer impacts. However, as shown on the following table, there is little difference between the two options. Additionally, these impacts may be lessened by further spacing out the steel girders for the ramps on the north side, thus reducing the number of sub-structure footings and columns in the wetlands.

Wetland Impacts (sf)

Location	Impact Type	Option 1	Option 2
Wetland	Temporary	1180	380
	Permanent	20	10
Wetland Buffer	Temporary	830	1200
	Permanent	10	20

Temporary assumes excav 5' larger than footing (1:1 slope)
Totals rounded up to nearest 10 SQFT

Significant considerations supporting Option 1 include:

- There is no impact to private property; whereas Option 2 does encroach over a private property to the north of the highway.
- Option 1 can be constructed with a pre-fabricated bridge, whereas Option 2 will require a custom-made structure. This is advantageous given ease of constructability cost savings (\$400/sf for prefabricated bridge versus \$530/sf for a custom bridge; early estimated cost range is between \$5.5 mil to \$9.5 for the Option 1 bridge and between \$6 to \$10.9 for Option 2).
- Option 2 will be more challenging to construct around the power lines than Option 1.
- It may be difficult to justify Option 2 for federal funding, as there is a more viable, less costly alternative.

The cost savings of Option 1 could allow additional amenities, such as trailhead improvements, as well as incorporating additional art in the surrounding area and aesthetic components into the bridge and approaches. Staff will present examples of such elements at the board meeting.

Proposal Request

Staff are presenting an update to the board on the Westside Trail bridge over Highway 26 and seeking board input on alignment recommendations.

Benefits of Proposal

Board input on staff recommendations will allow the project to proceed on schedule.

Potential Downside of Proposal

There is no potential downside to the proposal.

Action Requested

Staff are presenting an update to the board on the Westside Trail bridge over Highway 26 and seeking board input on alignment recommendations.



MEMO

DATE: February 26, 2021
TO: Board of Directors
FROM: Doug Menke, General Manager

RE: General Manager's Report for March 10, 2021

Talking Walls

Lulú Ballesteros, Cultural Inclusion Specialist, will share a presentation on the district's second Talking Walls project that was recently completed in partnership with Color Outside the Lines and the Native American Youth and Family Center (NAYA) at Greenway Park. Talking Walls are murals that are meant to visually express socially relevant themes. In the summer of 2020, with the national spotlight on systemic racism and injustice, THPRD staff developed this project as an expression of the district's values, and to stand with the community in solidarity for racial and social justice reform.



MEMO

DATE: March 2, 2021
TO: Board of Directors
FROM: Doug Menke, General Manager

RE: **Resolution Appointing Budget Committee Member**

Introduction

Interviews of budget committee applicants have been arranged to take place during your March 10, 2021 Regular Board meeting. After the interviews take place, staff requests board appointment of one applicant to the budget committee.

Background

There is currently an open position on the district’s budget committee due to the resignation of a committee member (Ryan Bansbach). The remaining term for the open position is through June 30, 2022.

Notice of the vacancy was published and applications to serve on the committee were accepted from February 12-26, 2021. Seven applications were received. Board President Hartmeier-Prigg directed that each board member individually review and rank the applications received with the intent to conduct board interviews of the finalists at the March board meeting. Based on the results of the scoring exercise, two candidates were selected for interviews: Li Lin and Teresa Payne (applications attached).

Proposal Request

Staff requests that the board conduct interviews of the following budget committee applicants during your March board meeting:

- Li Lin
- Teresa Payne

In order to facilitate a fair and random process, the recommendation is that the order of the interviews be conducted alphabetically based on last name.

After the interviews take place, district staff requests board discussion regarding the selection of one of the applicants to fill the current vacancy on the THPRD Budget Committee, with a term expiring on June 30, 2022.

The first 2021 THPRD Budget Committee meeting took place on Wednesday, February 24. The next scheduled meeting, the annual work session, has been set for Wednesday, April 21.

Action Requested

Board of directors’ approval of Resolution 2021-07 appointing _____ to the budget committee, with a term expiring on June 30, 2022.

**RESOLUTION 2021-07
TUALATIN HILLS PARK & RECREATION DISTRICT**

**A RESOLUTION APPOINTING
A BUDGET COMMITTEE MEMBER**

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

WHEREAS, there is currently a vacancy on the THPRD Budget Committee due to a resignation, with a remaining term through June 30, 2022; and

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

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

The Board of Directors approves the appointment of

to the Budget Committee.

Duly passed by the Board of Directors of the Tualatin Hills Park & Recreation District this 10th day of March 2021.

Ashley Hartmeier-Prigg, Board President

Tya Ping, Board Secretary

ATTEST:

Jessica Collins, Recording Secretary

Budget Committee ApplicationFirst/Last Name: Li LinToday's Date (mm/dd/yy): 02/25/2021**Please answer the following questions.**

1. Please explain your interest in serving on the THPRD Budget Committee.

I am passionate about serving my community, keeping public informed, analyzing data, and making recommendations that are in the best interest of our community.

2. What is THPRD's most notable asset to you as a user?

Parks, programs, and classes are all notable asset to me. Parks provide access to outdoor recreational opportunities for health and wellbeing, which is tremendous during this pandemic. Various programs and classes provided gathering opportunities for families, friends, and social groups, as well as for individuals of all races and economic status. Our family moved to the area about three years ago, and it helped us integrate into the community more quickly.

3. Have you served on other (including THPRD) boards or volunteer committees? If so, please describe your involvement.

I served on the social committee at my previous employer, responsible for budgeting, planning, and organizing office events, such as volunteering at local food bank and Habitat for Humanity, holiday party, STEPS challenge, painting class, room escape game, murder mystery dinner, annual picnic, happy hours, and various office celebrations. I was a representative of the Graduate International Student Association at Boston College, hosting events that would help international students adjust to living and studying abroad.

4. Please describe your work experience or areas of expertise that you believe would benefit the Budget Committee.

I have more than fifteen years of experience in auditing, accounting, and financial analysis. I currently work in the internal audit department of Bonneville Power Administration (BPA), conducting compliance, financial, and operational audits to help the agency improve its processes, and providing ad-hoc consulting services to help business lines resolve issues. Prior to joining BPA, I worked for over 5 years as an inspections specialist at a nonprofit organization - Public Company Accounting Oversight Board (PCAOB), the U.S. regulator of the public accounting firms. I conducted inspections on registered public accounting firms to evaluate audit quality and identify audit deficiencies, contributing to the mission of protecting investors and the integrity of the capital market. I also worked for over 7 years as an external auditor at multiple "Big Four" international accounting firms both in the U.S. and overseas. As an audit manager, I managed audit engagements, evaluated management processes, and helped clients understand and address complex financial reporting issues. I received a Bachelor of Science in Accounting from Tsinghua University in Beijing, and a Master of Science in Accounting from Boston College.

5. Do you live within the boundaries of the Tualatin Hills Park & Recreation District? Yes No
6. If you are not selected for the committee, would you be interested in other volunteer opportunities with THPRD? Yes No

Budget Committee Application

First/Last Name: Teresa A. PayneToday's Date (mm/dd/yy): 02/12/2021

Please answer the following questions.

1. Please explain your interest in serving on the THPRD Budget Committee.

I love Beaverton!

I make it a point to be a good steward of things I love. My stewardship extends to my neighborhood and the city at large. I take great pride, and fulfillment in being civically engaged. I firmly believe that since I have passion and extra time, I can and should be a part of the change that I want to see within Beaverton. In addition to being proactive in upholding the best parks (or parts [pun intended]) of Beaverton. As a community member I want to have a well-rounded understanding of my community from how it runs to what makes parks & recreation function so in a time that they are more essential than ever. I am interested in the THPRD Budget Committee to gain knowledge, diversify the board, and moreover contribute in developing and/or maintaining a concurrent resolution on the budget to serve as a framework for spending, revenue, and debt limit within THPD.

2. What is THPRD's most notable asset to you as a user?

The continuation of park usage through the COVID-19 pandemic. I live near McMillan Park and I have enjoyed the walking trail. I have seen, first hand, the joy that parks bring to community members and I find it interesting how unique each park is within the Tualatin Hills Park and Recreation District.

I love that parks and recreation facilities are welcoming, where people can gather. The outreach with THPRD has been wonderful and I hope to find more notable remarks as time goes on.

3. Have you served on other (including THPRD) boards or volunteer committees? If so, please describe your involvement.

No, I have not served on any THPRD board, or committee.

4. Please describe your work experience or areas of expertise that you believe would benefit the Budget Committee.

Through civic engagement, I have had the opportunity to review budget statements for the Cultural Coalition of Washington County, which are reviewed on a quarterly basis. The largest budget I helped manage was \$74,680.94. What I lack in knowledge I make up for with my persistence to learn, grow and ask questions to more experienced staff and fellow board members.

I am an expert at managing funds while evaluating the impact on historically marginalized communities. As diversity, equity and inclusion continue to be utilized more often, I can share what I have learned in my time on the Diversity Advisory Board for the City of Beaverton and give a fresh perspective to THPD.

5. Do you live within the boundaries of the Tualatin Hills Park & Recreation District? Yes No
6. If you are not selected for the committee, would you be interested in other volunteer opportunities with THPRD? Yes No



THPRD Management Report

March 2021

Recreation & Aquatics

- **Spring Registration is Open:** THPRD has a wide range of options. Please visit our website and register for your class today. (Recreation)
- **Summer Planning is Underway:** THPRD will be offering a larger number of summer camp options this year. In-District Summer Registration opens Saturday, May 1st. We will be releasing summer camp info on our website on Monday, April 12th. We will not be producing a summer activities guide – so you will want to look online for summer camps and classes. (Recreation)
- **Buildings Update:** We're watching the COVID case counts and state guidance closely. If we stay in the Moderate Risk Category you will see some expanded days and hours for centers. Keep watch on our website for updates. We expect the Aquatic Center will open in early March. (Recreation)
- **Preschool Registration is Open:** Preschool registration is open for the 21/22 school year. (Recreation)



Greenway Talking Walls event



Fallen tree clean-up

Spring Term April 5 - June 12

Spring registration starts Monday, March 1

Classes in Art, Dance, Karate, and Sports

Visit the Cedar Hills Recreation Center website for detailed list of classes.

For questions call 503-629-6340.

thprd.org/facilities/recreation/cedar-hills

Summer 2021 Camps

Summer Registration opens May 1 (in-district)

Camps/Classes will be on website by April 12

Safety Sports
Nature Games

Register Online: www.thprd.org

For safety, Camp Pods will be limited in size.

Spring & Summer Marketing

Partnerships

- **Vaccine Clinic:** THPRD hosted a Washington County Emergency Management, City of Beaverton, and TVF&R COVID vaccine site at the Athletic Center on February 20. 739 first dose vaccines were given. A second clinic will be held on March 20. (Safety Services & Sports)
- **Food Distribution:** Continued assistance to Virginia Garcia/Oregon Food Bank with a food pantry at Cedar Hills Park. (Safety Services)
- **NW Saltzman Road:** Staff participated in an additional public advisory committee meeting to review potential realignments for NW Saltzman Road near NE Park. The Washington County Board of Commissioners is expected to make a decision on a preferred road alignment at their April meeting. (Nature & Trails)

thprd.org

@THPRD



Sports

- **Athletic Center:** The Athletic Center reopened to the public on February 22. Offerings include badminton, pickleball, table tennis, weight room, and track access as drop-in programs. Patrons can also sign up for fitness classes or youth instructional classes that include baseball, basketball, soccer, taekwondo, and speed & agility classes. (Sports)
- **Spring Sports:** The Sports department will be allocating fields for our spring sports with soccer, youth baseball, and softball beginning in March. We are also resuming adult volleyball leagues that were postponed during the shutdown. (Sports)
- **Babette Horenstein Tennis Center:** BHTC reopened for public use on February 16. Currently, we are taking court reservations for tennis and pickleball. Soon, tennis center staff will be expanding our group and private lessons for players that wish to continue skill development and improve their game. (Sports)
- **Fitness In the Park:** A new Wheelchair Fitness class outside at Mt. View Champions Park is being offered. Classes begin April 8 from 5:30-6:15 pm on Thursdays. Classes are free and will continue through June 17. (Sports)
- **Fitness Classes:** We are once again hosting fitness classes at facilities. Classes began on February 22 at both Cedar Hills and Conestoga. Classes began March 1 at the Tualatin Hills Athletic Center. (Sports)
- **Online classes:** Online classes are continuing for Spring term, and registration began March 1. A variety of classes are being offered, including preschool, art, science, Spanish, SPLASH, and nature. (Sports)
- **Mobile Programs:** The free mobile recreation programs will continue this spring with funding from the Tualatin Hills Park Foundation. The spring schedule for mobile programs will begin April 5 and run through June. Mobile programs include; Rec Mobile, Nature Mobile, Fitness In the Parks, and Adaptive Recreation. (Sports)

Nature & Trails

- **Snow Response:** Staff have been actively cleaning up downed trees and pruning drooping shrubs along trails and property lines following the mid-February snow storm. Although a boardwalk at the Tualatin Hills Nature Park was damaged, overall, park district natural areas fared well. (Nature & Trails)
- **Planting:** Staff, contractors, and volunteers installed nearly 35,000 trees and shrubs since Fall 2020. (Nature & Trails)
- **Trails Pilot Project:** In collaboration with Nature & Trails staff, Park Patrol began trails patrol pilot project on the Fanno Creek Trail. (Park Patrol)
- **155th Avenue Wetland Trail project:** Staff held a kick-off meeting in February for the proposed soft surface trail that will connect the Westside Trail to the end of Sexton Mountain Dr. adjacent to Sexton Mountain Elementary on property owned by the district. Staff anticipates seeking public input in the summer of 2021. (Design & Development)



Tree planting



Clearing fallen trees and shrubs

Public Engagement

- **Greenway Talking Walls:** On Sunday, February 21 artists and youth came together again to create the district's second Talking Walls project in Greenway Park. In partnership with Color Outside the Lines (COL) the district provided a space for mentorship and community collaboration.

For this occasion, COL brought together three Native American artists from the Pacific Northwest to create three murals:

- **Rudy Redstone Serna with the piece "Beloved Ancestors."** More on Rudy: <http://www.redstonecollective.org/>
- **Toma Villa with the piece "Those who live along the rivers."** More on Toma https://www.instagram.com/p/B95pOpZF12/?utm_source=ig_web_copy_link
- **Patrick Price with the piece "Sunset Hummingbird."** More on Patrick <https://www.instagram.com/patrickprice/>

We invited youth to participate through the American / Alaska Native Education Program from Beaverton School District, the Native American Youth and Family Center NAYA, the Arts & Communication Magnet Academy ACMA, and other BIPOC youth connected with COL.

As additional activities to the painting sessions, we had an activity led by Mariah Makalapua "Meaning and Creation of a Truth Stick," and "Storytelling - Elk & Sturgeon" with Toma Villa.



Talking Walls event at Greenway

Public Engagement continued

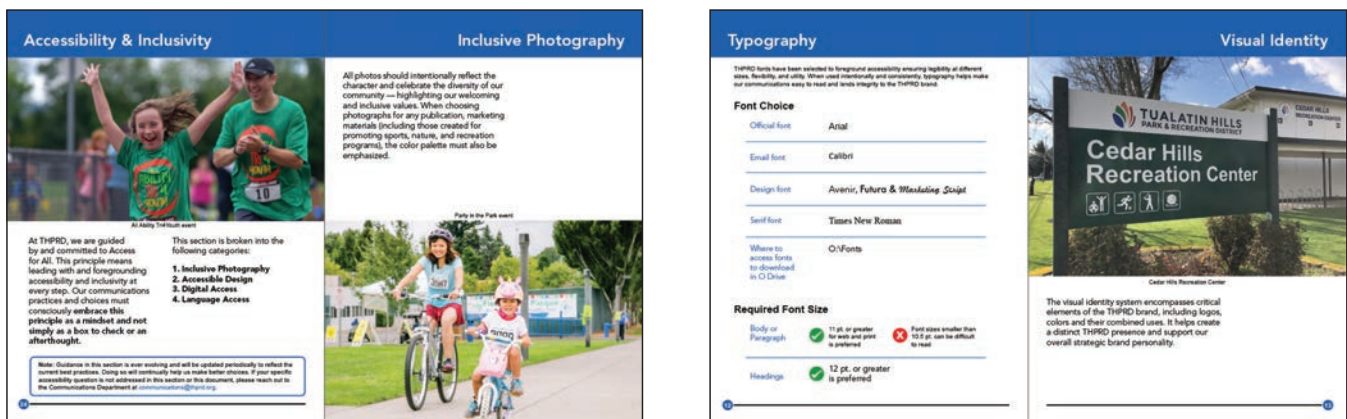
- **Westside Trail Bridge Design Project:** The second property and agency stakeholder meeting was held at the end of January. Staff gave a presentation to the Beaverton Bicycle Advisory Committee on the Westside Trail Bridge design, gathering feedback on alignment options. A second survey on the project is now open to the public through March 22. (https://www.surveymonkey.com/r/WSTB_Hwy26_2). And the project was highlighted at a Love Your Trails event in late February.
- **Volunteer Clean-Ups and Youth Opportunities:** Staff are coordinating a number of volunteer clean-up opportunities throughout the district in March. Staff are also recruiting volunteers for a Park Adoption Program as well as youth for the RISE Youth Leadership Program. (Volunteer Services)
- **Process for using district property for home construction or maintenance projects.** With nicer weather returning to the region, we're seeing an increase in people needing to use district property to access their yards for maintenance and construction projects. Anyone needing to cross or otherwise access district property needs to secure a Permit of Entry (POE) or Temporary Construction Easement (TCE). Please contact Melanie Moon (m.moon@thprd.org or 971-998-7618). (Planning)
- **Community Events:** On February 27, staff hosted a Love Your Trails Event at Pioneer Park. The event provided community members an opportunity to learn about the upcoming Westside Trail bridge over Highway 26 and share input on the project. Event activities included a scavenger hunt, free raffle drawings and giveaways, and free bike helmets provided by the Beaverton Safe Routes to School organization. (Community Programs)
- **Photo Pass Program Under Development:** Staff are in the process of developing a photo pass program designed for commercial photographers who take photos or shoot video for profit in THPRD parks. A photo pass permit would be purchased and issued for one year and would grant access to THPRD outdoor park facilities. Photographers would be asked to carry the permit with them when working in THPRD parks. The idea for the pass was developed to provide a consistent set of guidelines for staff as THPRD receives dozens of requests each year from professional photographers to work with their clients in our parks. The plan is to market the pass to local photographers this spring with a program launch date early this summer. (Community Programs)
- **Summer Registration Marketing:** Staff are very busy with preparing marketing materials for summer registration. The district has multi-tiered marketing approach with digital advertising, print advertising, and more. (Communications)



Volunteers gardening and removing ivy

Staff Development and Updates

- **New Timekeeping System:** In February, staff utilized both the old and new timekeeping systems as the district underwent parallel testing. The district is expected to completely transition to the new system in the second pay period of March. (Finance)
- **2021 Style Guide Update:** The district is updating the Style Guide to provide visual, digital, and written communication guidelines for all staff. With a focus on consistency and district values, and new sections that center accessibility and inclusivity in all forms of communication, the update is meant to be user-friendly. 70+ staff participated in two of three draft review sessions so far. The final document will be informed by intentional staff input and should be completed by the end of March. (Communications)
- **Equity Conversations Training:** Staff participated in a Partners in Diversity hosted training on the topic of Appropriation versus Appreciation. (Communications)
- **Park Equity Training:** Staff from multiple departments participated in a UCLA Luskin Summit webinar entitled "A Landmark Opportunity for Park Equity" that framed how investments in parks and recreation provide critical support for racial and social justice efforts. (Districtwide)
- **Health Equity Training:** Staff participated in a Health Equity in Parks and Recreation: Framework for Action (NRPA) training. Assessment tools designed to guide park and rec professionals in intentionally incorporating health equity were shared. (Communications)



Preview of 2021 Style Guide

Maintenance

- **Somerset Meadows Park Plantings:** This week staff planted five trees: two oaks and three maples. The work was done in response to neighborhood feedback received last fall concerning the number of trees that had been removed from the park and not replaced over the last 10-15 years. Neighbor input was solicited regarding the location of the new trees and the types of species that were planted. (Maintenance)
- **Lost Park Plantings:** Staff planted three new maple trees at Lost Park. This was also in response to neighbor feedback that we received last fall. (Maintenance)
- **Spring Cleaning:** Athletic field staff are spending most of their time preparing fields for spring play. With limited part-time staff and wet weather, it has been challenging. Maintenance staff are working closely with the Sports department to determine which fields will be ready first. Park maintenance staff are also servicing sport courts throughout the district for spring play. (Maintenance)



Oak tree planting

Parks

- **Pío Pío Park:** Staff completed a substantial completion walk through for the new park. Staff anticipates the park opening to the public in late March. The new park includes two pavilions, multi-purpose sport court, nature themed play areas, community garden, walking paths, open field area and two preserved wooded areas. (Design & Development)
- **North Bethany Park - Highlands Area Park:** The project has been advertised for construction bid and a contractor will be recommended to the board of directors for approval in March. Construction permits have been approved. The project is anticipated to start in April 2021 with project completion by October 2021. (Design & Development)



Pío Pío Park

Finance

- **Budget:** The district's FY 21/22 budget process is under way. The first Budget Committee meeting was held on February 24 and the staff work session was held on February 18. Budget Committee sessions are scheduled for April 21 and May 19. The public hearing for adoption of the budget is scheduled for June 16. (Finance)
- **Debt Refinancing:** The district's finance team has successfully completed the refinancing of the remaining 2010 bonds, which will provide savings of \$111,336 in interest costs over the bond's remaining 10-year payoff period. (Finance)

Upcoming Community Events

March 2021

- 3/6: Natural Areas Restoration • Fir Grove Park • 9 – 11:30 am
- 3/10: Board of Directors Regular Meeting • Online • 5 pm
- 3/13: Community Garden Work Party • Harman Swim Center • 9 – 11:30 am
- 3/13: Cultural Afternoon with Venezuela's Voice • Jenkins Estate • 1 – 4 pm
- 3/16: Programs & Events Advisory Committee • Online • 6:30 pm
- 3/17: Parks & Facilities Advisory Committee • Online • 6 pm
- 3/17: Nature & Trails Advisory Committee • Online • 6:30 pm
- 3/20: Community Garden Work Party • HMT • 9 – 11:30 am
- 3/20: Community Garden Work Party • Mt. View Champions Park • 9 – 11:30 am
- 3/27: Community Garden Work Party • AM Kennedy Park • 9 – 11:30 am
- 3/27: Natural Areas Restoration • Fanno Creek Trail • 9 – 11: 30 am



Storm clean-up



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GENERAL FUND													
CAPITAL OUTLAY DIVISION													
<u>CARRY FORWARD PROJECTS</u>													
Financial Software	803,958	792,458	-	803,958	792,458	91,796	113,580	598,582	Award	803,958	712,162	-	80,296
Roof Repairs and Analysis	250,000	250,000	-	250,000	250,000	14,632	-	85,368	Award	100,000	85,368	150,000	164,632
Boiler	188,000	188,000	-	188,000	188,000	1,518	-	186,482	Award	188,000	186,482	-	1,518
Panic Hardware	17,738	17,738	-	17,738	17,738	-	-	17,738	Budget	17,738	17,738	-	-
Stuhr Center Boiler Chemical Feeder Pot	4,000	4,000	-	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
Bridges & Boardwalks (3 sites)	1,133,000	567,792	-	1,133,000	567,792	461,476	55,050	512,742	Award	1,029,268	567,792	103,732	-
Drone	8,645	2,000	-	8,645	2,000	2,821	-	-	Complete	2,821	-	5,824	2,000
Pool Tank (CRAC)	268,083	268,083	195,000	463,083	463,083	125,856	2,411	334,816	Budget	463,083	337,227	-	125,856
Pool Tank and Deck (Raleigh Park)	980,000	-	-	980,000	-	1,015,711	3,153	-	Unbudgeted	1,018,864	3,153	(38,864)	(3,153)
Pump and Motor (4 sites)	73,000	73,000	20,000	93,000	93,000	-	-	93,000	Budget	93,000	93,000	-	-
Asphalt Pedestrian Pathways (3 sites)	560,000	525,000	-	560,000	525,000	-	114,250	220,750	Budget	335,000	335,000	225,000	190,000
Skate Park Mesh and Rails	20,000	17,900	2,100	22,100	20,000	3,000	-	19,100	Budget	22,100	19,100	-	900
Desktop Printers	67,000	5,000	-	67,000	5,000	-	-	5,000	Budget	5,000	5,000	62,000	-
Servers	37,000	20,500	-	37,000	20,500	16,476	-	20,500	Budget	36,976	20,500	24	-
LAN / WAN Equipment	5,000	5,000	-	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
ADA Improvements	90,000	80,000	-	90,000	80,000	19,081	4,019	66,901	Budget	90,000	70,919	-	9,081
TOTAL CARRYOVER PROJECTS	4,505,424	2,816,471	217,100	4,722,524	3,033,571	1,752,366	292,463	2,169,979		4,214,808	2,462,441	507,716	571,130
<u>ATHLETIC FACILITY REPLACEMENT</u>													
Tennis Court Resurface (2 sites)	-	-	97,000	97,000	97,000	-	-	97,000	Budget	97,000	97,000	-	-
Cricket Net	-	-	10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
Protective Net	-	-	15,000	15,000	15,000	-	-	15,000	Budget	15,000	15,000	-	-
Parking Lot	-	-	15,000	15,000	15,000	-	-	15,000	Budget	15,000	15,000	-	-
TOTAL ATHLETIC FACILITY REPLACEMENT			137,000	137,000	137,000	-	-	137,000		137,000	137,000	-	-
<u>PARK AND TRAIL REPLACEMENTS</u>													
Bridges and Boardwalks	-	-	20,000	20,000	20,000	-	-	20,000	Budget	20,000	20,000	-	-
Concrete Sidewalk Repair (4 sites)	-	-	91,000	91,000	91,000	-	-	91,000	Budget	91,000	91,000	-	-
Drinking Fountain and Pad (2 sites)	-	-	19,000	19,000	19,000	-	-	19,000	Budget	19,000	19,000	-	-
Irrigation Systems (4 sites)	-	-	75,000	75,000	75,000	-	-	47,500	Budget	47,500	47,500	27,500	27,500
Asphalt Pedestrian Pathways (6 sites)	-	-	144,000	144,000	144,000	-	-	93,000	Budget	93,000	93,000	51,000	51,000
Pedestrian Pathway Design	-	-	25,000	25,000	25,000	-	-	25,000	Budget	25,000	25,000	-	-
Pedestrian Pathway Preventative Maintenance	-	-	25,000	25,000	25,000	-	-	-	Deferred	-	-	25,000	25,000
Parking Lots (2 sites)	-	-	101,000	101,000	101,000	-	-	-	Deferred	-	-	101,000	101,000
ADA Swings (7 sites)	-	-	6,085	6,085	6,085	-	6,040	-	Complete	6,040	6,040	45	45
Playground Components	-	-	20,000	20,000	20,000	-	-	20,000	Budget	20,000	20,000	-	-
TOTAL PARK AND TRAIL REPLACEMENTS			536,085	536,085	536,085	-	6,040	325,500		331,540	331,540	204,545	204,545
<u>PARK AND TRAIL IMPROVEMENTS</u>													
Memorial Benches	-	-	8,000	8,000	8,000	-	2,615	5,385	Budget	8,000	8,000	-	-
Subtotal Park and Trail Improvements			8,000	8,000	8,000	-	2,615	5,385	-	8,000	8,000	-	-
Tualatin Watershed Improvement Grant - Bonnie Meadow Neighborhood Park Community Garden	-	-	5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Reser Family Foundation Grant - Somerset West Playground Redevelopment	-	-	50,000	50,000	50,000	-	-	-	Not Awarded	-	-	50,000	50,000
Tualatin Watershed Improvement Grant - Northwest Quadrant Youth Athletic Field	-	-	5,000	5,000	5,000	-	-	-	Not Awarded	-	-	5,000	5,000
Local Government Grant Program - Highland Park	-	-	75,000	75,000	75,000	-	-	-	Not Submitted	-	-	75,000	75,000
Capital Project Tourism Development - HMT Complex	-	-	100,000	100,000	100,000	-	-	-	Not Awarded	-	-	100,000	100,000
Local Government Grant Program - HMT Complex	-	-	600,000	600,000	600,000	-	-	-	Withdrawn	-	-	600,000	600,000
Tourism Development - HMT Complex	-	-	100,000	100,000	100,000	-	-	-	Not Submitted	-	-	100,000	100,000
Tualatin River Environmental Enhancement - Irrigation Improvements	-	-	100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
National Endowment for the Humanities - Nature Center Interpretative Signage	-	-	100,000	100,000	100,000	-	-	-	Not Submitted	-	-	100,000	100,000
Tualatin River Environmental Enhancement - Raleigh Park Creek Improvements	-	-	85,000	85,000	85,000	-	-	85,000	Budget	85,000	85,000	-	-
Land & Water Conservation Fund - Acquisition	-	-	750,000	750,000	750,000	-	-	750,000	Budget	750,000	750,000	-	-
Major Streets Transportation Improvement Program - Westside Trail Alignment Alternatives	-	-	200,000	200,000	200,000	-	-	-	Not Awarded	-	-	200,000	200,000
Metro Nature in Neighborhoods - Fanno Creek Greenway Bridge Replacement	-	-	245,700	245,700	245,700	-	-	245,700	Award	245,700	245,700	-	-
Regional Flex Funds - Westside Trail Pedestrian & Bicycle Bridge	-	-	400,000	400,000	400,000	-	-	376,013	Budget	376,013	376,013	23,987	23,987
NW Quadrant Youth Athletic Field - Living Hope Driveway Funding	-	-	-	-	-	-	-	75,000	Unbudgeted	75,000	75,000	(75,000)	(75,000)
Subtotal Park and Trail Improvements (Grant Funded)			2,815,700	2,815,700	2,815,700	-	-	1,636,713		1,636,713	1,636,713	1,178,987	1,178,987
TOTAL PARK AND TRAIL IMPROVEMENTS			2,823,700	2,823,700	2,823,700	-	2,615	1,642,098		1,644,713	1,644,713	1,178,987	1,178,987
<u>CHALLENGE GRANTS</u>													
Program Facility Challenge Grants	-	-	75,000	75,000	75,000	-	-	75,000	Budget	75,000	75,000	-	-
TOTAL CHALLENGE GRANTS			75,000	75,000	75,000	-	-	75,000		75,000	75,000	-	-

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BUILDING REPLACEMENTS													
Natorium Lighting			-	-	-	-	27,243	-	Unbudgeted	27,243	27,243	(27,243)	(27,243)
Cardio and Weight Equipment			40,000	40,000	40,000	-	-	-	Deferred	-	-	40,000	40,000
Boiler Repairs			24,000	24,000	24,000	-	53	2,947	Budget	3,000	3,000	21,000	21,000
Roof Repairs			120,000	120,000	120,000	-	-	120,000	Budget	120,000	120,000	-	-
Roof Treatment (4 sites)			10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
Ergonomic Equipment/Fixtures			6,000	6,000	6,000	-	405	5,595	Budget	6,000	6,000	-	-
Lead Abatement and Paint			40,000	40,000	40,000	-	-	30,000	Budget	30,000	30,000	10,000	10,000
Community Event Furnishings			4,000	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
Flooring and Partitions (2 sites)			86,000	86,000	86,000	-	-	15,000	Budget	15,000	15,000	71,000	71,000
Flooring Resurface			39,000	39,000	39,000	-	-	39,000	Budget	39,000	39,000	-	-
Duct Cleaning (2 sites)			11,200	11,200	11,200	-	-	11,200	Budget	11,200	11,200	-	-
Fan Bearing			2,500	2,500	2,500	-	-	2,500	Budget	2,500	2,500	-	-
Emergency Repairs			126,117	126,117	126,117	-	24,455	101,662	Budget	126,117	126,117	-	-
Boiler Cleaning			7,500	7,500	7,500	-	-	7,500	Budget	7,500	7,500	-	-
Lane Line Reels			6,000	6,000	6,000	-	-	6,000	Budget	6,000	6,000	-	-
Thermal Pool Covers (2 sites)			56,000	56,000	56,000	-	-	57,120	Budget	57,120	57,120	(1,120)	(1,120)
Underwater Lights			35,000	35,000	35,000	-	-	20,000	Budget	20,000	20,000	15,000	15,000
Ventilation Systems			-	-	-	-	60,665	10,229	Unbudgeted	70,894	70,894	(70,894)	(70,894)
TOTAL BUILDING REPLACEMENTS			613,317	613,317	613,317	-	112,821	442,754		555,574	555,574	57,743	57,743
ADA PROJECTS													
ADA Improvement - Mid-block Crossings at Waterhouse Trail			25,000	25,000	25,000	-	-	25,000	Budget	25,000	25,000	-	-
ADA Improvement - Other			25,000	25,000	25,000	-	4,042	20,958	Budget	25,000	25,000	-	-
TOTAL ADA PROJECTS			50,000	50,000	50,000	-	4,042	45,958		50,000	50,000	-	-
TOTAL CAPITAL OUTLAY DIVISION	4,505,424	2,816,471	4,452,202	8,957,626	7,268,673	1,752,366	417,980	4,838,288		7,008,635	5,256,269	1,948,991	2,012,404
INFORMATION SERVICES DEPARTMENT													
INFORMATION TECHNOLOGY REPLACEMENTS													
AEDs			9,000	9,000	9,000	-	175	8,825	Budget	9,000	9,000	-	-
Desktop Replacement			27,000	27,000	27,000	-	68,332	55,446	Award	123,778	123,778	(96,778)	(96,778)
Key Card Readers			10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
LAN / WAN Equipment			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Network Servers			42,000	42,000	42,000	-	-	42,000	Budget	42,000	42,000	-	-
Security Cameras			45,000	45,000	45,000	-	-	45,000	Budget	45,000	45,000	-	-
Storage Array			90,000	90,000	90,000	-	-	90,000	Budget	90,000	90,000	-	-
TOTAL INFORMATION TECHNOLOGY REPLACEMENTS			228,000	228,000	228,000	-	68,507	256,271		324,778	324,778	(96,778)	(96,778)
TOTAL INFORMATION SYSTEMS DEPARTMENT			228,000	228,000	228,000	-	68,507	256,271		324,778	324,778	(96,778)	(96,778)
MAINTENANCE DEPARTMENT													
FLEET REPLACEMENTS													
10K Trailer (2)			30,000	30,000	30,000	-	-	30,000	Budget	30,000	30,000	-	-
Aerator (2)			14,000	14,000	14,000	-	-	14,000	Budget	14,000	14,000	-	-
Brush Cutter			3,000	3,000	3,000	-	-	3,000	Budget	3,000	3,000	-	-
Cordless Backpack Blowers (electric)			8,820	8,820	8,820	-	4,440	4,380	Budget	8,820	8,820	-	-
eWorkman (2)			30,000	30,000	30,000	-	-	30,000	Budget	30,000	30,000	-	-
Full Size Pick Up (PCC)			38,000	38,000	38,000	-	-	38,000	Budget	38,000	38,000	-	-
High Production Mower - Unit 7650			120,000	120,000	120,000	-	113,648	-	Complete	113,648	113,648	6,352	6,352
Minibus			37,000	37,000	37,000	-	-	37,000	Budget	37,000	37,000	-	-
Plate Compactor			1,500	1,500	1,500	-	-	1,500	Budget	1,500	1,500	-	-
Pressure Washer			4,000	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
Small Tractor for Jenkins Estate			28,000	28,000	28,000	-	-	28,000	Budget	28,000	28,000	-	-
Tractor			45,000	45,000	45,000	-	-	45,000	Budget	45,000	45,000	-	-
TOTAL FLEET REPLACEMENTS			359,320	359,320	359,320	-	118,088	234,880		352,968	352,968	6,352	6,352
TOTAL MAINTENANCE DEPARTMENT	-	-	359,320	359,320	359,320	-	118,088	234,880		352,968	352,968	6,352	6,352
GRAND TOTAL GENERAL FUND	4,505,424	2,816,471	5,039,522	9,544,946	7,855,993	1,752,366	604,575	5,329,439		7,686,381	5,934,015	1,858,565	1,921,978

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SDC FUND													
LAND ACQUISITION													
Land Acq - N. Bethany Comm Pk	1,965,800	1,965,800	1,250,000	3,215,800	3,215,800	-	1,335	3,214,465	Budget	3,215,800	3,215,800	-	-
Subtotal Land Acq-N Bethany Comm Pk	1,965,800	1,965,800	1,250,000	3,215,800	3,215,800	-	1,335	3,214,465		3,215,800	3,215,800	-	-
Land Acq - N Bethany Trails	455,000	455,000	750,000	1,205,000	1,205,000	-	15,631	1,189,369	Budget	1,205,000	1,205,000	-	-
Subtotal Land Acq-N Bethany Trails	455,000	455,000	750,000	1,205,000	1,205,000	-	15,631	1,189,369		1,205,000	1,205,000	-	-
Land Acq - Bonny Slope West Neighborhood Park	1,500,000	1,500,000	-	1,500,000	1,500,000	-	2,298	1,497,703	Budget	1,500,000	1,500,000	-	-
Subtotal Land Acq-Bonny Slope West Neighborhood Park	1,500,000	1,500,000	-	1,500,000	1,500,000	-	2,298	1,497,703		1,500,000	1,500,000	-	-
Land Acq - Bonny Slope West Trails	-	-	250,000	250,000	250,000	-	-	250,000	Budget	250,000	250,000	-	-
Subtotal Land Acq-Bonny Slope West Trails	-	-	250,000	250,000	250,000	-	-	250,000		250,000	250,000	-	-
Land Acq - S Cooper Mtn Trail	535,000	535,000	500,000	1,035,000	1,035,000	-	-	1,035,000	Budget	1,035,000	1,035,000	-	-
Subtotal S Cooper Mtn Trail	535,000	535,000	500,000	1,035,000	1,035,000	-	-	1,035,000		1,035,000	1,035,000	-	-
Land Acq - S Cooper Mtn Nat Ar	846,000	846,000	-	846,000	846,000	-	-	846,000	Budget	846,000	846,000	-	-
Subtotal S Cooper Mtn Nat Ar	846,000	846,000	-	846,000	846,000	-	-	846,000		846,000	846,000	-	-
Land Acq - Neighborhood Parks - S Cooper Mtn	6,495,000	6,495,000	1,500,000	7,995,000	7,995,000	-	45,877	7,949,123	Budget	7,995,000	7,995,000	-	-
Subtotal Neighborhood Parks - S Cooper Mtn	6,495,000	6,495,000	1,500,000	7,995,000	7,995,000	-	45,877	7,949,123		7,995,000	7,995,000	-	-
Land Acq - Neighborhood Parks - Infill Areas	-	-	1,600,000	1,600,000	1,600,000	-	13,641	1,586,359	Budget	1,600,000	1,600,000	-	-
Sub total Neighborhood Parks Infill Areas	-	-	1,600,000	1,600,000	1,600,000	-	13,641	1,586,359		1,600,000	1,600,000	-	-
TOTAL LAND ACQUISITION	11,796,800	11,796,800	5,850,000	17,646,800	17,646,800	-	78,782	17,568,018	-	17,646,800	17,646,800	-	-
DEVELOPMENT/IMPROVEMENT PROJECTS													
Bethany Creek Trail #2, Segment #3 - Design & Development	1,845,000	1,561,250		1,845,000	1,561,250	625,399	518,638	700,963	Award	1,845,000	1,219,601	-	341,649
Building Expansion - site to be determined	995,000	995,000		995,000	995,000	-	-	995,000	Budget	995,000	995,000	-	-
Cedar Mill Creek Community Trail Segment #4 Master Planning and Design	300,000	299,500		300,000	299,500	1,789	47	298,164	Budget	300,000	298,211	-	1,289
Dog Parks - expansions and new sites	70,000	44,000	26,000	96,000	70,000	6,152	16,694	53,306	Budget	76,152	70,000	19,848	-
Fanno Creek Trail Seg. #5 - Scholls Ferry Rd. to 92 Ave.	-		250,000	250,000	250,000	-	1,053	248,948	Budget	250,000	250,000	-	-
Highland Park - Design and Permitting	420,000	375,000		420,000	375,000	65,215	44,680	310,104	Budget	420,000	354,785	-	20,215
MTIP Grant Match - Beaverton Crk. Trail Land Acq./ROW	247,000	235,000		247,000	235,000	20,741	22,828	203,431	Budget	247,000	226,259	-	8,741
MTIP Grant Match - Westside Trail, Segment 18	3,459,820	426,320		3,459,820	426,320	3,928,371	142	342,820	Award	4,271,333	342,962	(811,513)	83,358
Natural Area Master Plan	100,000	100,000		100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Neighborhood Park Construction - Highland Park (NWQ -6)	-		1,620,000	1,620,000	1,620,000	-	-	1,620,000	Budget	1,620,000	1,620,000	-	-
Neighborhood Park Master Planning - North Bethany (NWQ -8)	-		55,000	55,000	55,000	-	-	55,000	Budget	55,000	55,000	-	-
Neighborhood Park Master Planning - So Cooper Mtn (SWQ-6)	-		-	-	-	-	-	-	Deferred	-	-	-	-
North Bethany Park and Trail Development - Proj. Mgmt.	141,000	50,000		141,000	50,000	181,125	18,893	31,107	Award	231,124	50,000	(90,124)	0
North Bethany Park and Trail Improvements	338,000	200,000		338,000	200,000	167,519	-	170,481	Budget	338,000	170,481	-	29,519
NW Quadrant New Neighborhood Park #4 Development (Bonnie Meadow)	2,320,000	2,285,000		2,320,000	2,285,000	62,985	1,228,726	1,028,288	Award	2,320,000	2,257,015	-	27,985
NW Quadrant New Neighborhood Park Development (Crowell) Marty Ln	2,100,000	58,500		2,100,000	58,500	1,775,416	14,112	44,388	Award	1,833,916	58,500	266,084	-
RFFA Active Transportation Project Readiness Match - Westside Trail, Hwy 26 Overcrossing Design	215,000	100,000		215,000	100,000	186,165	133,329	-	Award	319,494	133,329	(104,494)	(33,329)
So. Cooper Mtn Park and Trail Development - Project Mgmt.	50,000	49,500		50,000	49,500	7,042	25,096	17,862	Budget	50,000	42,958	-	6,542
Somerset West Park - Additional funding for bond project	-		220,000	220,000	220,000	-	-	220,000	Award	220,000	220,000	-	-
SW Quadrant Neighborhood Park #5 Master Planning	275,000	267,500		275,000	267,500	3,386	81	267,419	Award	270,886	267,500	4,114	-
Trail Development - 155th Ave Wetlands	-		500,000	500,000	500,000	-	2,792	497,208	Budget	500,000	500,000	-	-
Nghbd Pk MP-Lombard Baker SEQ2	-		173,500	173,500	173,500	-	14,384	159,116	Budget Trf	173,500	173,500	-	-
Conn OR Grnt Mtch-Watruse 4	-		-	-	-	-	1,295	-	Complete	1,295	1,295	(1,295)	(1,295)
Cedar Hills Pk-addtl bond fdg	-		65,000	65,000	65,000	-	10,215	54,785	Budget Trf	65,000	65,000	-	-
Undesignated Projects	-		7,843,408	7,843,408	7,843,408	-	-	7,843,408	Budget	7,843,408	7,843,408	-	-
TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS	12,875,820	7,046,570	10,752,908	23,628,728	17,799,478	7,031,305	2,053,007	15,261,796	-	24,346,108	17,314,803	(717,380)	484,675
GRAND TOTAL SDC FUND	24,672,620	18,843,370	16,602,908	41,275,528	35,446,278	7,031,305	2,131,789	32,829,814	-	41,992,908	34,961,603	(717,380)	484,675

Tualatin Hills Park and Recreation District

Monthly Bond Capital Projects Report

Estimated Cost vs. Budget

Through 1/31/2021

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance	Percent of Variance	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Total Cost Variance to Budget		
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
BOND CAPITAL PROJECTS FUND														
<u>New Neighborhood Parks Development</u>														
SE	AM Kennedy Park & Athletic Field	1,285,250	50,704	1,335,954	1,674,551	-	1,674,551	-	Complete	1,674,551	(338,597)	-25.3%	125.3%	100.0%
SW	Barsotti Park & Athletic Field	1,285,250	27,556	1,312,806	1,250,248	-	1,250,248	-	Complete	1,250,248	62,558	4.8%	95.2%	100.0%
NW	Hansen Ridge Park (formerly Kaiser Ridge)	771,150	16,338	787,488	731,629	-	731,629	-	Complete	731,629	55,859	7.1%	92.9%	100.0%
SW	Roy Dancer Park	771,150	16,657	787,807	643,447	-	643,447	-	Complete	643,447	144,360	18.3%	81.7%	100.0%
NE	Roger Tilbury Park	771,150	19,713	790,863	888,218	-	888,218	-	Complete	888,218	(97,355)	-12.3%	112.3%	100.0%
	Sub-total New Neighborhood Parks Development	4,883,950	130,968	5,014,918	5,188,093	-	5,188,093	-		5,188,093	(173,175)	-3.5%	103.5%	100.0%
UND	Authorized Use of Savings from Bond Issuance Administration Category	-	173,175	173,175	-	-	-	-	N/A	-	173,175	n/a	n/a	n/a
	Total New Neighborhood Parks Development	4,883,950	304,143	5,188,093	5,188,093	-	5,188,093	-		5,188,093	-	0.0%	100.0%	100.0%
<u>Renovate & Redevelop Neighborhood Parks</u>														
NE	Cedar Mill Park, Trail & Athletic Fields	1,125,879	29,756	1,155,635	990,095	-	990,095	-	Complete	990,095	165,540	14.3%	85.7%	100.0%
SE	Camille Park	514,100	28,634	542,734	585,471	-	585,471	-	Complete	585,471	(42,737)	-7.9%	107.9%	100.0%
NW	Somerses West Park	1,028,200	120,124	1,148,324	454,121	606,556	1,060,677	470,458	Award	1,531,134	(382,810)	-33.3%	92.4%	69.3%
NW	Pioneer Park and Bridge Replacement	544,934	21,278	566,212	533,358	-	533,358	-	Complete	533,358	32,854	5.8%	94.2%	100.0%
SE	Vista Brook Park	514,100	20,504	534,604	729,590	-	729,590	-	Complete	729,590	(194,986)	-36.5%	136.5%	100.0%
	Sub-total Renovate & Redevelop Neighborhood Parks	3,727,213	220,296	3,947,509	3,292,634	606,556	3,899,190	470,458		4,369,648	(422,139)	-10.7%	98.8%	89.2%
UND	Authorized Use of Savings from Bond Issuance Administration Category	-	422,139	422,139	-	-	-	-	N/A	-	422,139	n/a	n/a	n/a
	Total Renovate & Redevelop Neighborhood Parks	3,727,213	642,435	4,369,648	3,292,634	606,556	3,899,190	470,458		4,369,648	-	0.0%	89.2%	89.2%
<u>New Neighborhood Parks Land Acquisition</u>														
NW	New Neighborhood Park - NW Quadrant (Biles)	1,500,000	28,554	1,528,554	1,041,404	-	1,041,404	-	Complete	1,041,404	487,150	31.9%	68.1%	100.0%
NW	New Neighborhood Park - NW Quadrant (Living Hope)	-	-	-	1,067,724	-	1,067,724	-	Complete	1,067,724	(1,067,724)	-100.0%	n/a	100.0%
NW	New Neighborhood Park - NW Quadrant (Mitchell)	-	-	-	793,396	-	793,396	-	Complete	793,396	(793,396)	-100.0%	n/a	100.0%
NW	New Neighborhood Park - NW Quadrant (PGE)	-	-	-	62,712	-	62,712	-	Complete	62,712	(62,712)	-100.0%	n/a	100.0%
NE	New Neighborhood Park - NE Quadrant (Wilson)	1,500,000	27,968	1,527,968	529,294	-	529,294	-	Complete	529,294	998,674	65.4%	34.6%	100.0%
NE	New Neighborhood Park - NE Quadrant (Lehman - formerly undesignated)	1,500,000	33,466	1,533,466	2,119,940	-	2,119,940	-	Complete	2,119,940	(586,474)	-38.2%	138.2%	100.0%
SW	New Neighborhood Park - SW Quadrant (Sterling Savings)	1,500,000	24,918	1,524,918	1,058,925	-	1,058,925	-	Complete	1,058,925	465,993	30.6%	69.4%	100.0%
SW	New Neighborhood Park - SW Quadrant (Altishin)	-	-	-	551,696	-	551,696	-	Complete	551,696	(551,696)	-100.0%	n/a	100.0%
SW	New Neighborhood Park - SW Quadrant (Hung easement for Roy Dancer Park)	-	-	-	60,006	-	60,006	-	Complete	60,006	(60,006)	-100.0%	n/a	100.0%
SE	New Neighborhood Park - SE Quadrant (Cobb)	1,500,000	15,547	1,515,547	2,609,880	-	2,609,880	-	Complete	2,609,880	(1,094,333)	-72.2%	172.2%	100.0%
NW	New Neighborhood Park (North Bethany) (McGettigan)	1,500,000	23,667	1,523,667	1,629,763	-	1,629,763	-	Complete	1,629,763	(106,096)	-7.0%	107.0%	100.0%
UND	New Neighborhood Park - Undesignated	-	-	-	-	-	-	-	Reallocated	-	-	-100.0%	n/a	0.0%
	Sub-total New Neighborhood Parks	9,000,000	154,120	9,154,120	11,524,740	-	11,524,740	-		11,524,740	(2,370,620)	-25.9%	125.9%	100.0%
UND	Authorized Use of Savings from New Community Park Land Acquisition Category	-	1,655,521	1,655,521	-	-	-	-	N/A	-	1,655,521	n/a	n/a	n/a
UND	Authorized Use of Savings from Community Center / Community Park Land Acquisition Category	-	715,099	715,099	-	-	-	-	N/A	-	715,099	n/a	n/a	n/a
	Total New Neighborhood Parks	9,000,000	2,524,740	11,524,740	11,524,740	-	11,524,740	-		11,524,740	-	0.0%	100.0%	100.0%
<u>New Community Park Development</u>														
SW	SW Quad Community Park & Athletic Field	7,711,500	343,963	8,055,463	10,518,693	-	10,518,693	151,550	Complete	10,670,243	(2,614,780)	-32.5%	130.6%	98.6%
	Sub-total New Community Park Development	7,711,500	343,963	8,055,463	10,518,693	-	10,518,693	151,550		10,670,243	(2,614,780)	-32.5%	130.6%	98.6%
UND	Authorized use of savings from Bond Facility Rehabilitation category	-	1,300,000	1,300,000	-	-	-	-	N/A	-	1,300,000	n/a	n/a	n/a
UND	Authorized use of savings from Bond Administration (Issuance) category	-	930,529	930,529	-	-	-	-	N/A	-	930,529	n/a	n/a	n/a

Tualatin Hills Park and Recreation District
Monthly Bond Capital Projects Report
Estimated Cost vs. Budget
Through 1/31/2021

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance Est. Cost (Over) Under Budget	Percent of Variance Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date							
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)							
UND	Outside Funding from Washington County / Metro													
UND	Transferred from Community Center Land Acquisition	-	384,251	384,251	-	-	-	-	N/A	-	384,251	n/a	n/a	n/a
	Total New Community Park Development	7,711,500	2,958,743	10,670,243	10,518,693	-	10,518,693	151,550		10,670,243	-	0.0%	98.6%	98.6%
	New Community Park Land Acquisition													
NE	New Community Park - NE Quadrant (Teufel)	10,000,000	132,657	10,132,657	8,103,899	-	8,103,899	-	Complete	8,103,899	2,028,758	20.0%	80.0%	100.0%
NE	Community Park Expansion - NE Quad (BSD/William Walker)	-	-	-	373,237	-	373,237	-	Complete	373,237	(373,237)	100.0%	n/a	100.0%
	Sub-total New Community Park	10,000,000	132,657	10,132,657	8,477,136	-	8,477,136	-		8,477,136	1,655,521	16.3%	83.7%	100.0%
UND	Authorized Use of Savings for New Neighborhood Parks													
UND	Land Acquisition Category	-	(1,655,521)	(1,655,521)	-	-	-	-	N/A	-	(1,655,521)	n/a	n/a	n/a
	Total New Community Park	10,000,000	(1,522,864)	8,477,136	8,477,136	-	8,477,136	-		8,477,136	-	0.0%	100.0%	100.0%
	Renovate and Redevelop Community Parks													
NE	Cedar Hills Park & Athletic Field	6,194,905	449,392	6,644,297	7,684,215	-	7,684,215	-	Complete	7,684,316	(1,040,019)	-15.7%	115.7%	100.0%
SE	Schiffler Park	3,598,700	74,403	3,673,103	2,633,084	-	2,633,084	-	Complete	2,633,084	1,040,019	28.3%	71.7%	100.0%
	Total Renovate and Redevelop Community Parks	9,793,605	523,795	10,317,400	10,317,299	-	10,317,299	-		10,317,400	-	0.0%	100.0%	100.0%
	Natural Area Preservation - Restoration													
NE	Roger Tilbury Memorial Park	30,846	1,872	32,718	30,665	5,785	36,450	-	Complete	36,450	(3,732)	-11.4%	111.4%	100.0%
NE	Cedar Mill Park	30,846	1,172	32,018	1,201	-	1,201	-	Complete	1,201	30,817	96.2%	3.8%	100.0%
NE	Jordan/Jackie Husen Park	308,460	8,961	317,421	36,236	-	36,236	-	Complete	36,236	281,185	88.6%	11.4%	100.0%
NW	NE/Bethany Meadows Trail Habitat Connection	246,768	16,178	262,946	-	-	-	-	On Hold	-	262,946	100.0%	0.0%	0.0%
NW	Hansen Ridge Park (formerly Kaiser Ridge)	10,282	300	10,582	12,929	-	12,929	-	Complete	12,929	(2,347)	-22.2%	122.2%	100.0%
NW	Allenbach Acres Park	41,128	2,318	43,446	10,217	-	10,217	-	Complete	10,217	33,229	76.5%	23.5%	100.0%
NW	Crystal Creek Park	205,640	7,208	212,848	95,401	-	95,401	-	Complete	95,401	117,447	55.2%	44.8%	100.0%
NE	Foothills Park	61,692	1,172	62,864	46,178	-	46,178	-	Complete	46,178	16,686	26.5%	73.5%	100.0%
NE	Commonwealth Lake Park	41,128	778	41,906	30,809	-	30,809	-	Complete	30,809	11,097	26.5%	73.5%	100.0%
NW	Tualatin Hills Nature Park	90,800	2,323	93,123	27,696	-	27,696	-	Complete	27,696	65,427	70.3%	29.7%	100.0%
NE	Pioneer Park	10,282	254	10,536	9,421	-	9,421	-	Complete	9,421	1,115	10.6%	89.4%	100.0%
NW	Whispering Woods Park	51,410	914	52,324	48,871	-	48,871	-	Complete	48,871	3,453	6.6%	93.4%	100.0%
NW	Willow Creek Nature Park	20,564	389	20,953	21,877	-	21,877	-	Complete	21,877	(924)	-4.4%	104.4%	100.0%
SE	AM Kennedy Park	30,846	741	31,587	26,866	-	26,866	-	Complete	26,866	4,721	14.9%	85.1%	100.0%
SE	Camille Park	77,115	1,784	78,899	61,399	-	61,399	-	Complete	61,399	17,500	22.2%	77.8%	100.0%
SE	Vista Brook Park	20,564	897	21,461	5,414	-	5,414	-	Complete	5,414	16,047	74.8%	25.2%	100.0%
SE	Greenway Park/Koll Center	61,692	2,316	64,008	56,727	-	56,727	-	Complete	56,727	7,281	11.4%	88.6%	100.0%
SE	Bauman Park	82,256	2,024	84,280	30,153	-	30,153	-	Complete	30,153	54,127	64.2%	35.8%	100.0%
SE	Fanno Creek Park	162,456	6,736	169,192	65,147	-	65,147	-	Complete	65,147	104,045	61.5%	38.5%	100.0%
SE	Hideaway Park	41,128	1,105	42,233	38,459	-	38,459	-	Complete	38,459	3,774	8.9%	91.1%	100.0%
SW	Murrayhill Park	61,692	1,031	62,723	65,712	-	65,712	-	Complete	65,712	(2,989)	-4.8%	104.8%	100.0%
SE	Hyland Forest Park	71,974	1,342	73,316	65,521	-	65,521	-	Complete	65,521	7,795	10.6%	89.4%	100.0%
SW	Cooper Mountain	205,640	13,479	219,119	14	-	14	-	On Hold	14	219,105	100.0%	0.0%	100.0%
SW	Winkelman Park	10,282	241	10,523	5,894	-	5,894	-	Complete	5,894	4,629	44.0%	56.0%	100.0%
SW	Lowami Hart Woods	287,896	9,345	297,241	130,125	-	130,125	-	Complete	130,125	167,116	56.2%	43.8%	100.0%
SW	Rosa/Hazeldale Parks	28,790	722	29,512	12,754	-	12,754	-	Complete	12,754	16,758	56.8%	43.2%	100.0%
SW	Mt Williams Park	102,820	9,269	112,089	50,587	1,775	52,362	-	Complete	52,362	59,727	53.3%	46.7%	100.0%
SW	Jenkins Estate	154,230	3,365	157,595	139,041	-	139,041	-	Complete	139,041	18,554	11.8%	88.2%	100.0%
SW	Summercrest Park	10,282	193	10,475	7,987	-	7,987	-	Complete	7,987	2,488	23.8%	76.2%	100.0%
SW	Morrison Woods	61,692	4,042	65,734	0	-	0	-	Cancelled	0	65,734	100.0%	0.0%	100.0%
UND	Interpretive Sign Network	339,306	9,264	348,570	326,776	-	326,776	-	Complete	326,776	21,794	6.3%	93.7%	100.0%
NW	Beaverton Creek Trail	61,692	4,043	65,735	-	-	-	-	On Hold	-	65,735	100.0%	0.0%	0.0%
NW	Bethany Wetlands/Bronson Creek	41,128	2,695	43,823	-	-	-	-	On Hold	-	43,823	100.0%	0.0%	0.0%
NW	Bluegrass Downs Park	15,423	1,010	16,433	-	-	-	-	On Hold	-	16,433	100.0%	0.0%	0.0%
NW	Crystal Creek	41,128	2,696	43,824	-	-	-	-	On Hold	-	43,824	100.0%	0.0%	0.0%
UND	Reallocation of project savings to new project budgets	-	(865,000)	(865,000)	-	-	-	-	Reallocation	-	(865,000)	100.0%	0.0%	0.0%
SE	Hyland Woods Phase 2	-	77,120	77,120	65,453	-	65,453	-	Complete	65,453	11,667	15.1%	84.9%	100.0%
SW	Jenkins Estate Phase 2	-	131,457	131,457	67,754	-	67,754	-	Complete	67,754	63,703	48.5%	51.5%	100.0%
NW	Somerset	-	161,030	161,030	49,000	112,030	161,030	-	Budget	161,030	-	0.0%	100.0%	100.0%
NW	Rock Creek Greenway	-	167,501	167,501	150,000	152	150,152	-	Complete	150,152	17,349	10.4%	89.6%	100.0%

Tualatin Hills Park and Recreation District
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Through 1/31/2021

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance		Percent of Variance		
		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost	
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)	
NW	Whispering Woods Phase 2	-	102,661	102,661	97,000	-	97,000	-	Complete	97,000	5,661	5.5%	94.5%	100.0%	
SE	Raleigh Park	-	118,187	118,187	8,500	21,810	30,310	87,877	Site Prep	118,187	-	0.0%	25.6%	25.6%	
NE	Bannister Creek Greenway/NE Park	-	80,798	80,798	17,284	6,134	23,419	57,379	Site Prep	80,798	-	0.0%	29.0%	29.0%	
NW	Beaverton Creek Greenway Duncan	-	20,607	20,607	-	-	-	-	Cancelled	-	20,607	100.0%	0.0%	0.0%	
SE	Church of Nazarene	-	30,718	30,718	14,121	-	14,121	-	Complete	14,121	16,597	54.0%	46.0%	100.0%	
SW	Lilly K. Johnson Woods	-	30,722	30,722	29,823	6,323	36,146	1,062	Establishment	37,208	(6,486)	-21.1%	117.7%	97.1%	
UND	Restoration of new properties to be acquired	643,023	41,096	684,119	976	-	976	6,196	On Hold	7,172	676,947	99.0%	0.1%	13.6%	
UND	Reallocation of project savings to new project budgets	-	(1,570,245)	(1,570,245)	-	-	-	-	Reallocation	-	(1,570,245)	100.0%	0.0%	0.0%	
NE	NE Quadrant Property(Findley)	-	471,984	471,984	-	9,528	9,528	462,457	Budget	471,984	-	0.0%	2.0%	2.0%	
NE	N. Johnson Greenway (Peterkort)	-	262,760	262,760	-	-	-	-	Cancelled	-	262,760	100.0%	0.0%	0.0%	
NE	Commonwealth Lake Park	-	62,932	62,932	-	-	-	62,932	Budget	62,932	-	0.0%	0.0%	0.0%	
SW	155th Wetlands	-	26,060	26,060	9,314	7,945	17,259	8,801	Site Prep	26,060	-	0.0%	66.2%	66.2%	
SW	Bronson Creek New Properties	-	104,887	104,887	-	-	-	104,887	Budget	104,887	-	0.0%	0.0%	0.0%	
SE	Fanno Creek Greenway	-	83,909	83,909	-	-	-	83,909	Award	83,909	-	0.0%	0.0%	0.0%	
NW	HMT north woods and stream	-	52,176	52,176	14,863	3,652	18,514	33,662	Site Prep	52,176	-	0.0%	35.5%	35.5%	
NE	Cedar Mill Creek Greenway	-	31,260	31,260	11,886	5,471	17,357	13,903	Site Prep	31,260	-	0.0%	55.5%	55.5%	
SW	Fir Grove Park	-	25,908	25,908	14,369	-	14,369	11,539	Site Prep	25,908	-	0.0%	55.5%	55.5%	
SW	HL Cain Wetlands	-	25,989	25,989	11,966	8,785	20,751	5,238	Site Prep	25,989	-	0.0%	79.8%	79.8%	
NW	Bronson Creek Park	-	26,191	26,191	2,701	1,359	4,061	22,130	Site Prep	26,191	-	0.0%	15.5%	15.5%	
SE	Center Street Wetlands Area	-	20,939	20,939	4,504	1,771	6,275	14,664	Site Prep	20,939	-	0.0%	30.0%	30.0%	
SW	Tallac Terrace Park	-	10,511	10,511	-	-	-	-	Cancelled	-	10,511	100.0%	0.0%	0.0%	
NE	Forest Hills Park	-	10,462	10,462	1,714	440	2,154	8,308	Site Prep	10,462	-	0.0%	20.6%	20.6%	
UND	Arborist/Tree Management	-	297,824	297,824	83,643	21,395	105,038	192,786	Award	297,824	-	0.0%	35.3%	35.3%	
NW	North Bethany Greenway	-	26,131	26,131	5,508	1,622	7,130	19,001	Site Prep	26,131	-	0.0%	27.3%	27.3%	
NW	Willow Creek Greenway II	-	26,031	26,031	17,348	5,745	23,092	6,835	Site Prep	29,927	(3,896)	-15.0%	88.7%	77.2%	
NW	Westside Trail Segment 18	-	26,221	26,221	-	475	475	25,746	Budget	26,221	-	0.0%	1.8%	1.8%	
SW	Westside Trail- Burntwood area	-	25,813	25,813	18,751	3,870	22,621	3,192	Site Prep	25,813	-	0.0%	87.6%	87.6%	
NW	Waterhouse Trail	-	26,207	26,207	654	1,042	1,696	24,511	Site Prep	26,207	-	0.0%	6.5%	6.5%	
	Sub-total Natural Area Restoration	3,762,901	293,026	4,055,927	2,157,209	227,108	2,384,317	1,257,016		3,641,333	414,594	10.2%	58.8%	65.5%	
UND	Authorized Use of Savings for Natural Area Preservation - Land Acquisition	-	(295,535)	(295,535)	-	-	-	-	N/A	-	(295,535)	n/a	n/a	n/a	
	Total Natural Area Restoration	3,762,901	(2,509)	3,760,392	2,157,209	227,108	2,384,317	1,257,016		3,641,333	119,059	3.2%	63.4%	65.5%	
	Natural Area Preservation - Land Acquisition														
UND	Natural Area Acquisitions	8,400,000	447,583	8,847,583	9,071,711	71,408	9,143,118	-	Budget	9,143,118	(295,535)	-3.3%	103.3%	100.0%	
	Sub-total Natural Area Preservation - Land Acquisition	8,400,000	447,583	8,847,583	9,071,711	71,408	9,143,118	-		9,143,118	(295,535)	-3.3%	103.3%	100.0%	
UND	Authorized Use of Savings from Natural Area Restoration	-	295,535	295,535	-	-	-	-	N/A	-	295,535	n/a	n/a	n/a	
	Total Natural Area Preservation - Land Acquisition	8,400,000	743,118	9,143,118	9,071,711	71,408	9,143,118	-		9,143,118	-	0.0%	100.0%	100.0%	
	New Linear Park and Trail Development														
SW	Westside Trail Segments 1, 4, & 7	4,267,030	85,084	4,352,114	4,381,083	-	4,381,083	-	Complete	4,381,083	(28,969)	-0.7%	100.7%	100.0%	
NE	Jordan/Husen Park Trail	1,645,120	46,432	1,691,552	1,227,496	-	1,227,496	-	Complete	1,227,496	464,056	27.4%	72.6%	100.0%	
NW	Waterhouse Trail Segments 1, 5 & West Spur	3,804,340	78,646	3,882,986	4,394,637	-	4,394,637	-	Complete	4,394,637	(511,651)	-13.2%	113.2%	100.0%	
NW	Rock Creek Trail #5 & Allenbach, North Bethany #2	2,262,040	103,949	2,365,989	1,743,667	-	1,743,667	-	Complete	1,743,667	622,322	26.3%	73.7%	100.0%	
UND	Miscellaneous Natural Trails	100,000	8,837	108,837	30,394	-	30,394	78,443	Budget	108,837	-	0.0%	27.9%	27.9%	
NW	Nature Park - Old Wagon Trail	359,870	3,094	362,964	238,702	-	238,702	-	Complete	238,702	124,262	34.2%	65.8%	100.0%	
NE	NE Quadrant Trail - Bluffs Phase 2	257,050	14,797	271,847	412,424	-	412,424	-	Complete	412,424	(140,577)	-51.7%	151.7%	100.0%	
SW	Lowami Hart Woods	822,560	55,645	878,205	1,255,274	-	1,255,274	-	Complete	1,255,274	(377,069)	-42.9%	142.9%	100.0%	
NW	Westside - Waterhouse Trail Connection	1,542,300	48,560	1,590,860	1,055,589	-	1,055,589	-	Complete	1,055,589	535,271	33.6%	66.4%	100.0%	
	Sub-total New Linear Park and Trail Development	15,060,310	445,044	15,505,354	14,739,266	-	14,739,266	78,443		14,817,709	687,645	4.4%	95.1%	99.5%	
UND	Authorized Use of Savings for Multi-field/Multi-purpose Athletic Field Development	-	(687,645)	(687,645)	-	-	-	-	N/A	-	(687,645)	n/a	n/a	n/a	
	Total New Linear Park and Trail Development	15,060,310	(242,601)	14,817,709	14,739,266	-	14,739,266	78,443		14,817,709	-	0.0%	99.5%	99.5%	
	New Linear Park and Trail Land Acquisition														
UND	New Linear Park and Trail Acquisitions	1,200,000	23,401	1,223,401	1,222,206	-	1,222,206	1,195	Budget	1,223,401	-	0.0%	99.9%	99.9%	
	Total New Linear Park and Trail Land Acquisition	1,200,000	23,401	1,223,401	1,222,206	-	1,222,206	1,195		1,223,401	-	0.0%	99.9%	99.9%	

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		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Total Cost Variance to Budget	Cost Expended to Budget	Cost Expended to Total Cost
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
Multi-field/Multi-purpose Athletic Field Development														
SW	Winkelman Athletic Field	514,100	34,601	548,701	941,843	-	941,843	-	Complete	941,843	(393,142)	-71.6%	171.6%	100.0%
SE	Meadow Way Park	514,100	4,791	518,891	407,340	-	407,340	-	Complete	407,340	111,551	21.5%	78.5%	100.0%
NW	New Fields in NW Quadrant - Living Hope	514,100	77,969	592,069	184,326	703,538	887,864	369,197	Award	1,257,061	(664,992)	-112.3%	150.0%	70.6%
NE	New Fields in NE Quadrant (Cedar Mill Park)	514,100	14,184	528,284	527,993	-	527,993	-	Complete	527,993	291	0.1%	99.9%	100.0%
SW	New Fields in SW Quadrant - MVCP	514,100	59,494	573,594	32,460	-	32,460	541,892	Budget	574,352	(758)	-0.1%	5.7%	5.7%
SE	New Fields in SE Quadrant (Conestoga Middle School)	514,100	19,833	533,933	548,917	-	548,917	-	Complete	548,917	(14,984)	-2.8%	102.8%	100.0%
	Sub-total Multi-field/Multi-purpose Athletic Field Dev.	3,084,600	210,872	3,295,472	2,642,879	703,538	3,346,417	911,089		4,257,506	(962,034)	-29.2%	101.5%	78.6%
UND	Authorized Use of Savings from New Linear Park and Trail Development category	-	687,645	687,645	-	-	-	-	N/A	-	687,645	n/a	n/a	n/a
UND	Authorized Use of Savings from Facility Rehabilitation category	-	244,609	244,609	-	-	-	-	N/A	-	244,609	n/a	n/a	n/a
UND	Authorized Use of Savings from Bond Issuance Administration Category	-	29,780	29,780	-	-	-	-	N/A	-	29,780	n/a	n/a	n/a
	Total Multi-field/Multi-purpose Athletic Field Dev.	3,084,600	1,172,906	4,257,506	2,642,879	703,538	3,346,417	911,089		4,257,506	-	0.0%	78.6%	78.6%
Deferred Park Maintenance Replacements														
UND	Play Structure Replacements at 11 sites	810,223	3,685	813,908	773,055	-	773,055	-	Complete	773,055	40,853	5.0%	95.0%	100.0%
NW	Bridge/boardwalk replacement - Willow Creek	96,661	1,276	97,937	127,277	-	127,277	-	Complete	127,277	(29,340)	-30.0%	130.0%	100.0%
SW	Bridge/boardwalk replacement - Rosa Park	38,909	369	39,278	38,381	-	38,381	-	Complete	38,381	897	2.3%	97.7%	100.0%
SW	Bridge/boardwalk replacement - Jenkins Estate	7,586	34	7,620	28,430	-	28,430	-	Complete	28,430	(20,810)	-273.1%	373.1%	100.0%
SE	Bridge/boardwalk replacement - Hartwood Highlands	10,767	134	10,901	985	-	985	-	Cancelled	985	9,916	91.0%	9.0%	100.0%
NE	Irrigation Replacement at Roxbury Park	48,854	63	48,917	41,902	-	41,902	-	Complete	41,902	7,015	14.3%	85.7%	100.0%
UND	Pedestrian Path Replacement at 3 sites	116,687	150	116,837	118,039	-	118,039	-	Complete	118,039	(1,202)	-1.0%	101.0%	100.0%
SW	Permeable Parking Lot at Aloha Swim Center	160,914	1,515	162,429	191,970	-	191,970	-	Complete	191,970	(29,541)	-18.2%	118.2%	100.0%
NE	Permeable Parking Lot at Sunset Swim Center	160,914	2,614	163,528	512,435	-	512,435	-	Complete	512,435	(348,907)	-213.4%	313.4%	100.0%
	Sub-total Deferred Park Maintenance Replacements	1,451,515	9,840	1,461,355	1,832,474	-	1,832,474	-		1,832,474	(371,119)	-25.4%	125.4%	100.0%
UND	Authorized Use of Savings from Facility Expansion & Improvements Category	-	200,634	200,634	-	-	-	-	N/A	-	200,634	n/a	n/a	n/a
UND	Authorized Use of Savings from Bond Issuance Administration Category	-	170,485	170,485	-	-	-	-	N/A	-	170,485	n/a	n/a	n/a
	Total Deferred Park Maintenance Replacements	1,451,515	380,959	1,832,474	1,832,474	-	1,832,474	-		1,832,474	-	0.0%	100.0%	100.0%
Facility Rehabilitation														
UND	Structural Upgrades at Several Facilities	317,950	(194,874)	123,076	115,484	-	115,484	-	Complete	115,484	7,592	6.2%	93.8%	100.0%
SW	Structural Upgrades at Aloha Swim Center	406,279	8,497	414,776	518,302	-	518,302	-	Complete	518,302	(103,526)	-25.0%	125.0%	100.0%
SE	Structural Upgrades at Beaverton Swim Center	1,447,363	37,353	1,484,716	820,440	-	820,440	-	Complete	820,440	664,276	44.7%	55.3%	100.0%
NE	Structural Upgrades at Cedar Hills Recreation Center	628,087	18,177	646,264	544,403	-	544,403	-	Complete	544,403	101,861	15.8%	84.2%	100.0%
SW	Structural Upgrades at Conestoga Rec/Aquatic Ctr	44,810	847	45,657	66,762	-	66,762	-	Complete	66,762	(21,105)	-46.2%	146.2%	100.0%
SE	Structural Upgrades at Garden Home Recreation Center	486,935	21,433	508,368	513,762	-	513,762	-	Complete	513,762	(5,394)	-1.1%	101.1%	100.0%
SE	Structural Upgrades at Harman Swim Center	179,987	2,779	182,766	73,115	-	73,115	-	Complete	73,115	109,651	60.0%	40.0%	100.0%
NW	Structural Upgrades at HMT/50 Mtr Pool/Aquatic Ctr	312,176	4,692	316,868	233,429	-	233,429	-	Complete	233,429	83,439	26.3%	73.7%	100.0%
NW	Structural Upgrades at HMT Aquatic Ctr - Roof Replacement	-	203,170	203,170	446,162	-	446,162	-	Complete	446,162	(242,992)	-119.6%	219.6%	100.0%
NW	Structural Upgrades at HMT Administration Building	397,315	6,080	403,395	299,599	-	299,599	-	Complete	299,599	103,796	25.7%	74.3%	100.0%
NW	Structural Upgrades at HMT Athletic Center	65,721	85	65,806	66,000	-	66,000	-	Complete	66,000	(194)	-0.3%	100.3%	100.0%
NW	Structural Upgrades at HMT Dryland Training Ctr	116,506	2,137	118,643	75,686	-	75,686	-	Complete	75,686	42,957	36.2%	63.8%	100.0%
NW	Structural Upgrades at HMT Tennis Center	268,860	5,033	273,893	74,804	-	74,804	-	Complete	74,804	199,089	72.7%	27.3%	100.0%
SE	Structural Upgrades at Raleigh Swim Center	4,481	6	4,487	5,703	-	5,703	-	Complete	5,703	(1,216)	-27.1%	127.1%	100.0%
NW	Structural Upgrades at Somerseset Swim Center	8,962	12	8,974	9,333	-	9,333	-	Complete	9,333	(359)	-4.0%	104.0%	100.0%
NE	Sunset Swim Center Structural Upgrades	1,028,200	16,245	1,044,445	626,419	-	626,419	-	Complete	626,419	418,026	40.0%	60.0%	100.0%
NE	Sunset Swim Center Pool Tank	514,100	275	514,375	308,574	-	308,574	-	Complete	308,574	205,801	40.0%	60.0%	100.0%
UND	Auto Gas Meter Shut Off Valves at All Facilities	-	275	275	17,368	-	17,368	-	Complete	17,368	(17,093)	100.0%	0.0%	100.0%
	Sub-total Facility Rehabilitation	6,227,732	132,222	6,359,954	4,815,345	-	4,815,345	-		4,815,345	1,544,609	24.3%	75.7%	100.0%

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		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Total Cost Variance to Budget		
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
UND	Authorized use of savings for SW Quad Community Park & Athletic Fields	-	(1,300,000)	(1,300,000)	-	-	-	-	N/A	-	(1,300,000)	n/a	n/a	n/a
	Sub-total Facility Rehabilitation	6,227,732	(1,167,778)	5,059,954	4,815,345	-	4,815,345	-		4,815,345	244,609	4.8%	n/a	n/a
UND	Authorized Use of Savings for Multi-field/Multi-purpose Athletic Field Development	-	(244,609)	(244,609)	-	-	-	-	N/A	-	(244,609)	n/a	n/a	n/a
	Total Facility Rehabilitation	6,227,732	(1,412,387)	4,815,345	4,815,345	-	4,815,345	-		4,815,345	-	0.0%	100.0%	100.0%
	Facility Expansion and Improvements													
SE	Elsie Stuhr Center Expansion & Structural Improvements	1,997,868	30,311	2,028,179	2,039,367	-	2,039,367	-	Complete	2,039,367	(11,188)	-0.6%	100.6%	100.0%
SW	Conestoga Rec/Aquatic Expansion & Splash Pad	5,449,460	85,351	5,534,811	5,414,909	-	5,414,909	-	Complete	5,414,909	119,902	2.2%	97.8%	100.0%
SW	Aloha ADA Dressing Rooms	123,384	158	123,542	178,764	-	178,764	-	Complete	178,764	(55,222)	-44.7%	144.7%	100.0%
NW	Aquatics Center ADA Dressing Rooms	133,666	1,083	134,749	180,540	-	180,540	-	Complete	180,540	(45,791)	-34.0%	134.0%	100.0%
NE	Athletic Center HVAC Upgrades	514,100	654	514,754	321,821	-	321,821	-	Complete	321,821	192,933	37.5%	62.5%	100.0%
	Sub-total Facility Expansion and Improvements	8,218,478	117,557	8,336,035	8,135,401	-	8,135,401	-		8,135,401	200,634	2.4%	97.6%	100.0%
UND	Authorized Use of Savings for Deferred Park Maintenance Replacements Category	-	(200,634)	(200,634)	-	-	-	-	N/A	-	(200,634)	n/a	n/a	n/a
	Total Facility Expansion and Improvements	8,218,478	(83,077)	8,135,401	8,135,401	-	8,135,401	-		8,135,401	-	0.0%	100.0%	100.0%
	ADA/Access Improvements													
NW	HMT ADA Parking & other site improvement	735,163	19,544	754,707	1,019,771	-	1,019,771	-	Complete	1,019,771	(265,064)	-35.1%	135.1%	100.0%
UND	ADA Improvements - undesignated funds	116,184	2,712	118,896	72,245	-	72,245	-	Complete	72,245	46,651	39.2%	60.8%	100.0%
SW	ADA Improvements - Barrows Park	8,227	104	8,331	6,825	-	6,825	-	Complete	6,825	1,506	18.1%	81.9%	100.0%
NW	ADA Improvements - Bethany Lake Park	20,564	194	20,758	25,566	-	25,566	-	Complete	25,566	(4,808)	-23.2%	123.2%	100.0%
NE	ADA Improvements - Cedar Hills Recreation Center	8,226	130	8,356	8,255	-	8,255	-	Complete	8,255	101	1.2%	98.8%	100.0%
NE	ADA Improvements - Forest Hills Park	12,338	197	12,535	23,416	-	23,416	-	Complete	23,416	(10,881)	-86.8%	186.8%	100.0%
SE	ADA Improvements - Greenway Park	15,423	196	15,619	-	-	-	-	Cancelled	-	15,619	100.0%	0.0%	0.0%
SW	ADA Improvements - Jenkins Estate	16,450	262	16,712	11,550	-	11,550	-	Complete	11,550	5,162	30.9%	69.1%	100.0%
SW	ADA Improvements - Lawndale Park	30,846	40	30,886	16,626	-	16,626	-	Complete	16,626	14,260	46.2%	53.8%	100.0%
NE	ADA Improvements - Lost Park	15,423	245	15,668	15,000	-	15,000	-	Complete	15,000	668	4.3%	95.7%	100.0%
NW	ADA Improvements - Rock Crk Pwrlne Prk (Soccer Fld)	20,564	327	20,891	17,799	-	17,799	-	Complete	17,799	3,092	14.8%	85.2%	100.0%
NW	ADA Improvements - Skyview Park	5,140	82	5,222	7,075	-	7,075	-	Complete	7,075	(1,853)	-35.5%	135.5%	100.0%
NW	ADA Improvements - Waterhouse Powerline Park	8,226	183	8,409	8,402	-	8,402	-	Complete	8,402	7	0.1%	99.9%	100.0%
NE	ADA Improvements - West Sylvan Park	5,140	82	5,222	5,102	-	5,102	-	Complete	5,102	120	2.3%	97.7%	100.0%
SE	ADA Improvements - Wonderland Park	10,282	163	10,445	4,915	-	4,915	-	Complete	4,915	5,530	52.9%	47.1%	100.0%
	Sub-total ADA/Access Improvements	1,028,196	24,461	1,052,657	1,242,547	-	1,242,547	-		1,242,547	(189,890)	-18.0%	118.0%	100.0%
UND	Authorized Use of Savings from Bond Issuance Administration Category	-	189,890	189,890	-	-	-	-	N/A	-	189,890	100.0%	n/a	n/a
	Total ADA/Access Improvements	1,028,196	214,351	1,242,547	1,242,547	-	1,242,547	-		1,242,547	-	0.0%	100.0%	100.0%
	Community Center Land Acquisition													
UND	Community Center / Community Park (SW Quadrant) (Hulse/BSD/Engel)	5,000,000	105,974	5,105,974	1,654,847	-	1,654,847	-	Complete	1,654,847	3,451,127	67.6%	32.4%	100.0%
UND	Community Center / Community Park (SW Quadrant) (Wenzel/Wall)	-	-	-	2,351,777	-	2,351,777	-	Complete	2,351,777	(2,351,777)	-100.0%	n/a	100.0%
	Sub-total Community Center Land Acquisition	5,000,000	105,974	5,105,974	4,006,624	-	4,006,624	-		4,006,624	1,099,350	21.5%	78.5%	100.0%
UND	Outside Funding from Washington County Transferred to New Community Park Development	-	(176,000)	(176,000)	-	-	-	-	N/A	-	(176,000)	n/a	n/a	n/a
UND	Outside Funding from Metro Transferred to New Community Park Development	-	(208,251)	(208,251)	-	-	-	-	N/A	-	(208,251)	n/a	n/a	n/a
UND	Authorized Use of Savings for New Neighborhood Parks Land Acquisition Category	-	(715,099)	(715,099)	-	-	-	-	N/A	-	(715,099)	n/a	n/a	n/a
	Total Community Center Land Acquisition	5,000,000	(993,376)	4,006,624	4,006,624	-	4,006,624	-		4,006,624	-	0.0%	100.0%	100.0%
	Bond Administration Costs													
ADM	Debt Issuance Costs	1,393,000	(539,654)	853,346	68,142	-	68,142	-	Complete	68,142	785,204	92.0%	8.0%	100.0%

Tualatin Hills Park and Recreation District
Monthly Bond Capital Projects Report
Estimated Cost vs. Budget
Through 1/31/2021

Quadrant	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance	Percent of Variance	Cost Expended to Budget	Cost Expended to Total Cost
		Initial Project Budget	Adjustments	Current Total Project Budget FY 19/20	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Total Cost Variance to Budget		
		(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(10) / (3)	(6) / (3)	(6)/(9)
ADM	Bond Accountant Personnel Costs	-	241,090	241,090	288,678	-	288,678	-	Complete	288,678	(47,588)	-19.7%	119.7%	100.0%
ADM	Deputy Director of Planning Personnel Costs	-	57,454	57,454	57,454	-	57,454	-	Complete	57,454	-	-100.0%	n/a	100.0%
ADM	Communications Support	-	50,000	50,000	12,675	-	12,675	37,325	Budget	50,000	-	0.0%	25.4%	25.4%
ADM	Technology Needs	18,330	-	18,330	23,952	-	23,952	-	Complete	23,952	(5,622)	-30.7%	130.7%	100.0%
ADM	Office Furniture	7,150	-	7,150	5,378	-	5,378	-	Complete	5,378	1,772	24.8%	75.2%	100.0%
ADM	Admin/Consultant Costs	31,520	-	31,520	48,093	-	48,093	-	Complete	48,093	(16,573)	-52.6%	152.6%	100.0%
ADM	Additional Bond Proceeds	-	1,507,717	1,507,717	-	-	-	-	Budget	-	1,507,717		0.0%	0.0%
	Sub-total Bond Administration Costs	1,450,000	1,316,607	2,766,607	504,372	-	504,372	37,325		541,697	2,224,910	80.4%	18.2%	93.1%
UND	Authorized Use of Savings for Deferred Park Maintenance Replacements Category	-	(170,485)	(170,485)	-	-	-	-	N/A	-	(170,485)	n/a	n/a	n/a
UND	Authorized Use of Savings for New Neighborhood Parks Development Category	-	(173,175)	(173,175)	-	-	-	-	N/A	-	(173,175)	n/a	n/a	n/a
UND	Authorized use of savings for SW Quad Community Park & Athletic Fields	-	(930,529)	(930,529)	-	-	-	-	N/A	-	(930,529)	n/a	n/a	n/a
UND	Authorized Use of Savings for ADA/Access Improvements Category	-	(189,890)	(189,890)	-	-	-	-	N/A	-	(189,890)	n/a	n/a	n/a
UND	Authorized Use of Savings for Renovate & Redevelop Neighborhood Parks	-	(422,139)	(422,139)	-	-	-	-	N/A	-	(422,139)	n/a	n/a	n/a
UND	Authorized Use of Savings for Multi-field/ Multi-purpose Athletic Field Dev.	-	(29,780)	(29,780)	-	-	-	-	N/A	-	(29,780)	n/a	n/a	n/a
	Total Bond Administration Costs	1,450,000	(599,391)	850,609	504,372	-	504,372	37,325		541,697	308,912	36.3%	59.3%	93.1%
	Grand Total	100,000,000	4,632,386	104,632,386	99,688,630	1,608,609	101,297,238	2,907,076		104,204,415	427,971	0.4%	96.8%	97.2%

THPRD Bond Capital Program
Funds Reprogramming Analysis - Based on Category Transfer Eligibility
As of 1/31/2021

	Category (Over) Under Budget
Limited Reprogramming	
Land: New Neighborhood Park	-
New Community Park	-
New Linear Park	-
New Community Center/Park	-
	-
	-
Nat Res: Restoration	119,059
Acquisition	-
	-
	119,059
All Other	
New Neighborhood Park Dev	-
Neighborhood Park Renov	-
New Community Park Dev	-
Community Park Renov	-
New Linear Parks and Trails	-
Athletic Field Development	-
Deferred Park Maint Replace	-
Facility Rehabilitation	-
ADA	-
Facility Expansion	-
Bond Admin Costs	308,912
	308,912
	308,912
Grand Total	427,971
	427,971



MEMORANDUM

Date: February 23, 2021
 To: Board of Directors
 From: Lori Baker, Business Services Director/CFO
 Re: **System Development Report for January 2021**

The Board of Directors approved a resolution implementing the System Development Charge program on November 17, 1998. Below please find the various categories for SDC's, i.e., Single Family, Multiple Family 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 2021. This report includes information for the program for fiscal year to date.

Current Rate per Unit		With 1.6% Discount	Current Rate per Unit		With 1.6% Discount
Single Family			Multi-Family		
North Bethany	\$ 13,513.00	\$ 13,296.79	North Bethany	\$ 10,785.00	\$ 10,612.44
Bonny Slope West	14,087.00	13,861.61	Bonny Slope West	11,251.00	11,070.98
South Cooper			South Cooper		
Mountain	13,905.00	13,682.52	Mountain	11,097.00	10,919.45
Other	11,895.00	11,704.68	Other	9,494.00	9,342.10
Accessory Dwelling			Non-residential		
Other	6,776.00	6,667.58	Other	397.00	390.65

City of Beaverton Collection of SDCs	Gross Receipts	Collection Fee	Net Revenue
57 Single Family Units	\$ 778,145.43	\$ 9,262.14	\$ 768,883.29
- Single Family Units at \$489.09	-	-	-
212 Multi-family Units	1,980,524.64	32,203.65	1,948,320.99
- Less Multi-family Credits	(167,058.30)	-	(167,058.30)
- Accessory Dwelling Units	-	-	-
2 Non-residential	29,370.13	469.92	28,900.21
271	\$ 2,620,981.90	\$ 41,935.71	\$ 2,579,046.19

Washington County Collection of SDCs	Gross Receipts	Collection Fee	Net Revenue
285 Single Family Units	\$ 3,734,358.71	\$ 59,681.55	\$ 3,674,677.16
(68) Less Credits	(897,132.38)	(14,587.52)	(882,544.86)
110 Multi-family Units	1,159,232.69	18,849.31	1,140,383.38
- Less Credits	-	-	-
9 Accessory Dwelling Units	60,983.96	975.74	60,008.22
- Non-residential	15,227.60	243.64	14,983.96
- Processing fee for waived units	-	-	-
336	\$ 4,072,670.59	\$ 65,162.73	\$ 4,007,507.86

Recap by Agency	Percent	Gross Receipts	Collection Fee	Net Revenue
271 City of Beaverton	39.16%	\$ 2,620,981.90	\$ 41,935.71	\$ 2,579,046.19
336 Washington County	60.84%	4,072,670.59	65,162.73	4,007,507.86
607	100.00%	\$ 6,693,652.49	\$ 107,098.44	\$ 6,586,554.05

System Development Charge Report, January 2021

Recap by Dwelling

	<u>Single Family</u>	<u>Multi-Family</u>	<u>ADU</u>	<u>Non-Resident</u>	<u>Total</u>
City of Beaverton	57	212	-	2	271
Washington County	217	110	9	-	336
	274	322	9	2	607

Total Receipts Fiscal Year to Date

Gross Receipts	\$	6,693,652.49	
Collection Fees		(107,098.44)	
	\$	6,586,554.05	
Interest	\$	140,090.37	\$ 6,726,644.42

Total Payments Fiscal Year to Date

Refunds	\$	-	
Administrative Costs		(3,700.00)	
Project Costs -- Development		(2,053,006.99)	
Project Costs -- Land Acquisition		(78,781.70)	(2,135,488.69)
	\$		4,591,155.73

Beginning Balance 7/1/20

27,168,251.22

Current Balance

\$ 31,759,406.94

Recap by Month, FY 2020/21

	<u>Net Receipts</u>	<u>Expenditures</u>	<u>Interest</u>	<u>SDC Fund Total</u>
July	\$ 1,474,029.05	\$ (336,745.01)	\$ 29,152.80	\$ 1,166,436.84
August	1,248,251.24	(186,571.28)	24,648.11	1,086,328.07
September	538,513.81	(312,712.12)	24,911.39	250,713.08
October	425,240.38	(334,905.46)	23,853.55	114,188.47
November	2,018,324.28	(386,192.00)	19,343.87	1,651,476.15
December	540,235.61	(338,401.28)	8,918.70	210,753.03
January	341,959.68	(239,961.54)	9,261.95	111,260.09
February	-	-	-	-
March	-	-	-	-
April	-	-	-	-
May	-	-	-	-
June	-	-	-	-
	\$ 6,586,554.05	\$ (2,135,488.69)	\$ 140,090.37	\$4,591,155.73

Beginning Balance 7/1/20

27,168,251.22

Current Balance

\$ 31,759,406.94

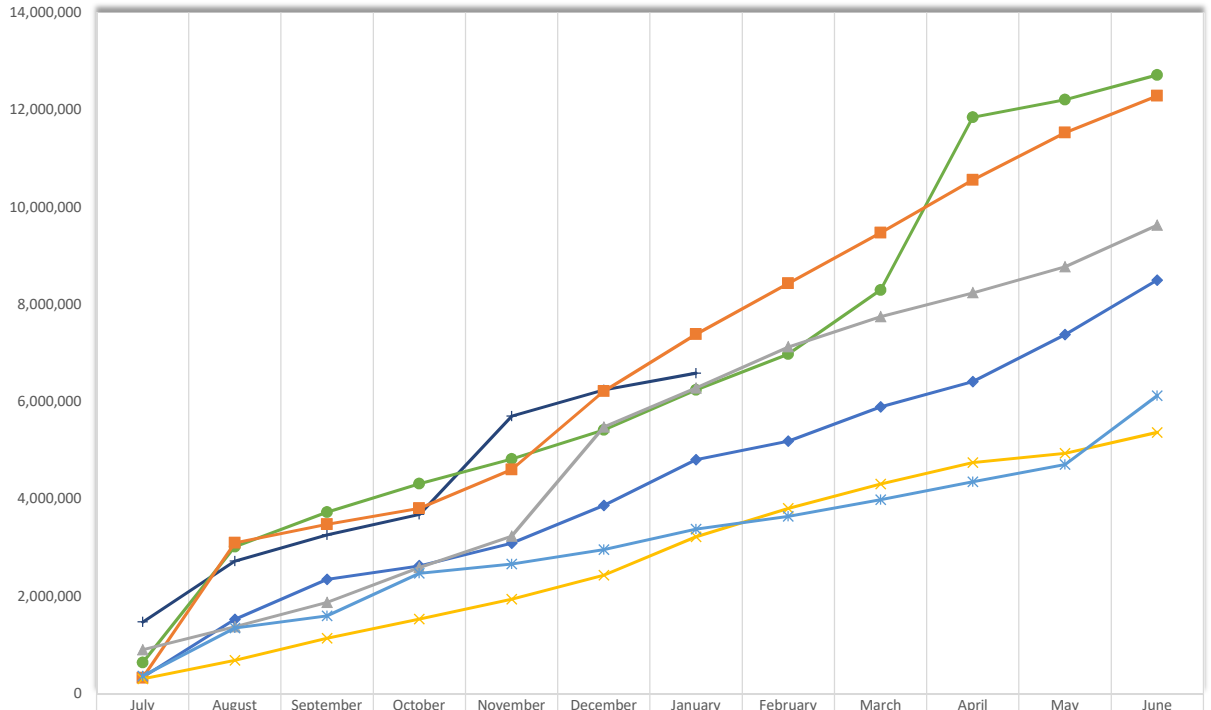
Recap by Month, by Unit

	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Residential</u>	<u>ADU</u>	<u>Total Units</u>
July	41	98	-	2	141
August	43	72	-	2	117
September	41	-	-	1	42
October	31	-	2	2	35
November	51	152	-	-	203
December	41	-	-	1	42
January	26	-	-	1	27
February	-	-	-	-	-
March	-	-	-	-	-
April	-	-	-	-	-
May	-	-	-	-	-
June	-	-	-	-	-
	274	322	2	9	607

Affordable Housing Waivers

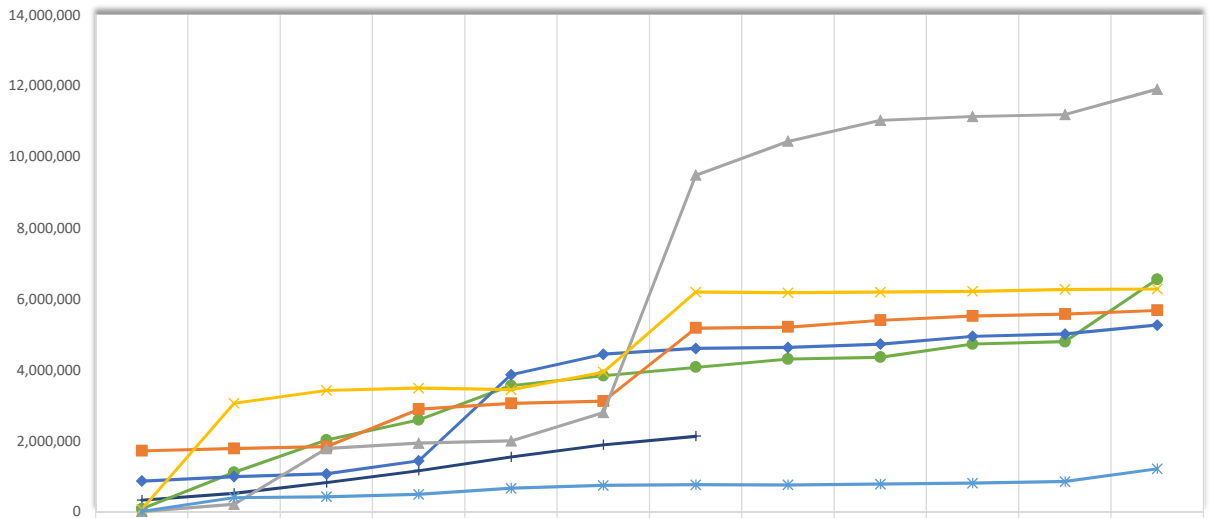
	<u># 100%</u>	<u>Value</u>	<u># 50%</u>	<u>Value</u>	<u>Total Value</u>
January	11	99,732.34	43	194,931.38	294,663.72
Total	11	\$ 99,732.34	43	\$ 194,931.38	\$ 294,663.72

SDC NET RECEIPTS



	July	August	September	October	November	December	January	February	March	April	May	June
2020/21	1,474,029	2,722,280	3,260,794	3,686,034	5,704,359	6,244,594	6,586,554					
2019/20	638,062	3,022,394	3,733,680	4,316,119	4,822,899	5,422,459	6,239,824	6,982,430	8,296,568	11,843,150	12,208,515	12,716,582
2018/19	342,858	1,526,692	2,350,386	2,629,308	3,092,119	3,868,051	4,809,035	5,188,855	5,895,483	6,416,413	7,378,531	8,500,335
2017/18	326,031	3,101,921	3,483,829	3,811,088	4,606,202	6,214,455	7,389,329	8,435,744	9,474,756	10,559,729	11,531,646	12,287,676
2016/17	903,889	1,379,228	1,878,472	2,593,985	3,237,143	5,477,462	6,284,722	7,127,328	7,748,639	8,238,832	8,775,911	9,631,363
2015/16	304,350	686,041	1,141,070	1,534,431	1,943,912	2,433,039	3,224,189	3,808,032	4,310,173	4,749,317	4,943,403	5,370,185
2014/15	362,365	1,349,536	1,598,883	2,472,283	2,666,731	2,962,403	3,381,171	3,646,866	3,989,912	4,358,505	4,711,419	6,125,495

SDC EXPENDITURES



	July	August	September	October	November	December	January	February	March	April	May	June
2020/21	336,745	523,316	836,028	1,170,934	1,557,126	1,895,527	2,135,489					
2019/20	90,850	1,117,938	2,033,035	2,599,511	3,566,694	3,844,435	4,082,474	4,311,955	4,361,775	4,734,014	4,796,361	6,557,239
2018/19	872,928	999,047	1,078,920	1,442,729	3,867,881	4,445,802	4,609,342	4,637,284	4,731,854	4,950,818	5,014,841	5,270,778
2017/18	1,724,189	1,789,956	1,841,475	2,898,204	3,062,924	3,123,925	5,183,213	5,210,292	5,399,850	5,524,037	5,573,045	5,683,260
2016/17	17,397	216,457	1,791,314	1,940,738	2,004,685	2,809,485	9,492,291	10,448,244	11,040,465	11,150,105	11,201,202	11,915,292
2015/16	80,138	3,070,662	3,432,293	3,494,999	3,445,262	3,947,129	6,195,515	6,180,111	6,197,206	6,219,324	6,273,167	6,287,671
2014/15	20,804	414,030	431,743	500,058	669,863	751,119	768,766	765,064	790,070	816,214	862,864	1,217,939