



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

A regular meeting of the Tualatin Hills Park & Recreation District Board of Directors was held on Monday, November 2, 2015, at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton. Executive Session 6 pm; Regular Meeting 7 pm.

Present:

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

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

Secretary Jones called executive session to order for the following purposes:

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

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

Secretary Jones noted that representatives of the news media and designated staff may attend the executive session. All other members of the audience were asked to leave the room. Representatives of the news media were specifically directed not to disclose information discussed during executive session. No final action or final decision may be made in executive session. At the end of executive session, the board will return to open session and welcome the audience back into the room.

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

President Pelatt called the regular meeting to order at 7:05 pm.

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

**Bob Scott moved that the board of directors authorize staff to acquire a property in the northwest quadrant of the district for \$438,900.81, using system development charge funds, subject to standard due diligence review and approval by the general manager. Ali Kavianian seconded the motion.**

Jerry Jones Jr. declared a potential conflict of interest for this motion due to his construction firm having completed work under contract for the property owner.

Roll call proceeded as follows:

Jerry Jones Jr.      Yes  
Ali Kavianian        Yes  
Bob Scott             Yes  
Larry Pelatt          Yes

The motion was **UNANIMOUSLY APPROVED**.

Bob Scott moved that the board of directors authorize staff to grant a new permanent access easement in the southeast quadrant of the district, subject to appropriate due diligence review and approval by the general manager. Jerry Jones Jr. seconded the motion. Roll call proceeded as follows:

Ali Kavianian        Yes  
Jerry Jones Jr.        Yes  
Bob Scott             Yes  
Larry Pelatt          Yes

The motion was **UNANIMOUSLY APPROVED**.

Jerry Jones Jr. moved that the board of directors authorize staff to acquire a property in the northwest quadrant of the district, using system development charge funds, subject to standard due diligence review, including inspections, appraisal review and survey, and approval by the general manager. Bob Scott seconded the motion. Roll call proceeded as follows:

Ali Kavianian        Yes  
Bob Scott             Yes  
Jerry Jones Jr.        Yes  
Larry Pelatt          Yes

The motion was **UNANIMOUSLY APPROVED**.

Jerry Jones Jr. moved that, pursuant to the Request for Proposals for the Sale of North Bethany Development Parcels dated October 5, 2015, the board of directors authorize staff to award the sale of the subject properties to Polygon Northwest Company and authorize the general manager to enter into a purchase and sale agreement consistent with the terms of the proposal dated October 22, 2015. Ali Kavianian seconded the motion. Roll call proceeded as follows:

Bob Scott             Yes  
Ali Kavianian        Yes  
Jerry Jones Jr.        Yes  
Larry Pelatt          Yes

The motion was **UNANIMOUSLY APPROVED**.

#### **Agenda Item #4 – Audience Time**

There was no public testimony during audience time.

#### **Agenda Item #5 – Board Time**

President Pelatt recalled the recent rainstorm's impact on the Fanno Creek Trail tunnel under Scholls Ferry Road, which experienced significant flooding.

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

Bob Scott moved that the board of directors approve consent agenda items (A) Minutes of October 5, 2015 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, and (D) HMT Aquatic Center Renovation Consultant Contract. Jerry Jones Jr. seconded the motion. Roll call proceeded as follows:

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

**The motion was UNANIMOUSLY APPROVED.**

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

#### **A. Synthetic Turf Infill**

General Manager Doug Menke introduced Gery Keck, facilities & project manager, to present research compiled on the different types of infill available for use with synthetic turf fields. Doug noted that district staff would need a decision from the board by January in regard to which infill material is preferable in order to inform the specifications for the construction of the district's next synthetic turf fields.

Gery provided a detailed overview of the memo included within the board of directors' information packet focusing on the following three topic areas: the different types of infill material available for use with synthetic turf fields, including cost, composition and compatibility; reported health concerns stemming from the use of crumb rubber infill; and reported environmental concerns stemming from the use of crumb rubber infill. In the studies reviewed by staff, there was no conclusive evidence identified that crumb rubber has any elevated health concern for participants playing on a synthetic turf field. However, staff did find evidence stating that crumb rubber has the potential to leachate zinc into local stormwater runoff, but it can be reduced with the use of stormwater treatment measures. Clean Water Services already requires all newly developed synthetic turf fields to include a stormwater treatment facility. Gery concluded his presentation by noting that although no formal board action is requested this evening, two projects that include synthetic turf installation will go to bid this spring and staff requests board guidance on whether to continue to specify crumb rubber as a component of the infill material. Gery offered to answer any questions the board may have.

Jerry Jones Jr. referenced research he conducted on this topic, copies of which would be distributed to the board, noting that much of it relates to the use of recycled tires and the chemicals that get onto the tires throughout their useful lives being on vehicles. He called out speculation that there is an increased cancer risk to those who use fields that have crumb rubber infill, noting that although the research may be somewhat inconclusive, he would rather the district choose the cleaner product if one is available. He described how the infill material gets inhaled by players, as well as into clothing, maintaining contact with a person's skin much longer than just during play. However, there is a cleaner product available and it is only about a 3% cost difference. He noted that this would not be the first time the district has chosen to provide a cleaner product, and provided examples of sustainability practices. He encouraged the board members to review the research he has compiled.

Ali Kavianian commented that if it is only an incremental cost increase to provide a cleaner product, he would support it.

Bob Scott expressed agreement with Jerry and Ali's comments. He asked what type of water treatment facility is required in order to reduce the zinc contamination.

- ✓ Gery replied it is a retention pond or bioswale, such as what the district is required to provide anyway.

President Pelatt questioned the total carbon footprint in switching from crumb rubber infill, which is made of recycled used automobile tires, to a different material that may require more resources to be produced and may have a greater environmental impact.

- ✓ Jerry replied that Nike Grind is made from recycled shoe materials, the trimmings that are unused when a shoe is produced, so it is not a product that requires new resources, although the district is not limited to that specific brand.
- ✓ Gery noted that some of the other infill materials profiled are made with new resources, but that there are other options.
- ✓ Bob noted that he views the issue from a standpoint of health of the users versus potential environmental issues. He would rather err on the side of safety of the users, even if that meant using a product that requires new resources. He wants to ensure that there are no health consequences for whichever infill material is designated.

Larry explained that he is suggesting that any change in infill material be evaluated thoroughly from all angles. Nothing the district will do is without risk; it is a matter of finding what has the least risk overall.

- ✓ Jerry expressed agreement. He explained that different infill manufacturers will provide different methods of testing and that the district may wish to choose particular compounds that it does not want in the infill product it purchases.

Larry agreed that the infill material does tend to come home with the players based on his own experience.

- ✓ Jerry agreed and questioned the impact of crumb rubber against skin for extended amounts of time.

General Manager Doug Menke requested that board members contact him with any other questions that they might have within the next few weeks until this item can come back to the board for additional discussion and a decision.

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

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

- Tennis Center & Aquatic Center Roof Projects Update & Timeline
  - Gery Keck, facilities & project manager, provided a PowerPoint presentation, a copy of which was entered into the record, regarding the recently completed Tennis Center Roof Project and upcoming Aquatic Center Roof Project.
- Southwest Quadrant Community Park Fundraising Campaign Update
  - Geoff Roach, director of Community Partnerships, provided a PowerPoint presentation, a copy of which was entered into the record, on the campaign to fund accessibility features at Southwest Quadrant Community Park.
- McMillan Park Local Government Grant Program Application
  - Aisha Panas, director of Park & Recreation Services, provided a PowerPoint presentation, a copy of which was entered into the record, regarding a grant recently received from Oregon Parks & Recreation Department's Local Government Grant Program in the amount of \$50,000 for relocation and replacement of play equipment at McMillan Park.
- Willow Creek Greenway Nature in Neighborhoods Grant Application
  - Aisha Panas, director of Park & Recreation Services, provided a PowerPoint presentation, a copy of which was entered into the record, regarding a grant recently received from Metro's Nature in Neighborhoods program in the amount of \$25,000 for improvements to the Willow Creek Greenway.
- Board of Directors Meeting Schedule
- System Development Charge Methodology Review Open House

Doug offered to answer any questions the board may have.

*John Griffiths arrived at the meeting.*

Jerry Jones Jr. commended Geoff and district staff for their efforts on the fundraising campaign for Southwest Quadrant Community Park. He noted that raising nearly \$1 million is an extraordinary accomplishment.

**Agenda Item #8 – New Business**

**A. North Bethany Abbey Meadows Phase 1 Site Master Plan**

Jeannine Rustad, superintendent of Planning, and Nicole Paulsen, Design & Development coordinator, provided an overview of the memo included within the board of directors' information packet regarding the first phase site master plan for North Bethany Abbey Meadows that is needed in order to move forward with entering into a System Development Charge (SDC) credit agreement with the site's developer, DR Horton. Jeannine provided an overview of the master plan, which included improvements such as play equipment, an asphalt pathway, and site furnishings via a PowerPoint presentation, a copy of which was entered into the record. Jeannine noted that the action requested this evening is board approval of the Abbey Meadows first phase site master plan and offered to answer any questions the board may have.

President Pelatt asked how much the developer is expected to pay in SDCs for their development.

- ✓ Jeannine replied \$2.6 million at today's SDC rates.
- ✓ Nicole noted that the estimated cost for the phase one project is \$120,000 which includes the play equipment and trail.

Larry asked for the approximate length of trail that would be constructed.

- ✓ Nicole replied approximately 100 feet.

**Ali Kavianian moved that the board of directors approve the Abbey Meadows Phase 1 Site Master Plan as presented. Jerry Jones Jr. seconded the motion. Roll call proceeded as follows:**

<b>John Griffiths</b>	<b>Yes</b>
<b>Bob Scott</b>	<b>Yes</b>
<b>Jerry Jones Jr.</b>	<b>Yes</b>
<b>Ali Kavianian</b>	<b>Yes</b>
<b>Larry Pelatt</b>	<b>Yes</b>

**The motion was UNANIMOUSLY APPROVED.**

**Agenda Item #9 – Adjourn**

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

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Larry Pelatt, President

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Jerry Jones Jr., Secretary

Recording Secretary,  
Jessica Collins