



Administration Office
503/645-6433
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**Board of Directors Regular Meeting
March 2, 2015
6:00 p.m. Executive Session; 7:00 p.m. Regular Meeting
HMT Recreation Complex, Peg Ogilbee Dryland Meeting Room
15707 SW Walker Road, Beaverton**

AGENDA

1. Executive Session*
 - A. Land
2. Call Regular Meeting to Order
3. Action Resulting from Executive Session
4. [Public Hearing: Request for Exemption from Competitive Bidding Process for Synthetic Turf](#)
 - A. Open Hearing
 - B. Staff Report
 - C. Public Comment**
 - D. Board Discussion
 - E. Close Hearing
 - F. Board Action
5. Audience Time**
6. Board Time
7. Consent Agenda***
 - A. [Approve: Minutes of February 2, 2015 Regular Board Meeting](#)
 - B. [Approve: Monthly Bills](#)
 - C. [Approve: Monthly Financial Statement](#)
 - D. [Approve: Resolution Authorizing the Issuance and Sale of General Obligation and Refunding Bonds and Issuance and Sale of Full Faith and Credit Refunding Obligations](#)
 - E. [Approve: Resolution Authorizing Local Government Grant Program Application](#)
 - F. [Approve: Resolution Adopting the Supplemental Budget for Capital Outlay Costs for the Fiscal Year 2014/15 Budget](#)
 - G. [Approve: Intergovernmental Agreement with Washington County and Oregon Department of Transportation for Westside Trail Segment #18](#)
8. Unfinished Business
 - A. [Approve: Diversity & Inclusion Vision Statement](#)
 - B. [Information: General Manager's Report](#)
9. New Business
 - A. [Review: Athletic Facilities and Trails Functional Plans Development](#)
10. Adjourn

Executive Session:** Executive Sessions are permitted under the authority of ORS 192.660. Copies of the statute are available at the offices of Tualatin Hills Park & Recreation District. *Public Comment/Audience Time:** If you wish to be heard on an item not on the agenda, or a Consent Agenda item, you may be heard under Audience Time with a 3-minute time limit. If you wish to speak on an agenda item, also with a 3-minute time limit, please wait until it is before the Board. Note: Agenda items may not be considered in the order listed. *****Consent Agenda:** If you wish to speak on an agenda item on the Consent Agenda, you may be heard under Audience Time. Consent Agenda items will be approved without discussion unless there is a request to discuss a particular Consent Agenda item. The issue separately discussed will be voted on separately. In compliance with the 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 23, 2015
TO: Board of Directors
FROM: Doug Menke, General Manager

RE: Information Regarding the March 2, 2015 Board of Directors Meeting

Agenda Item #4 – Public Hearing: Request for Exemption from Competitive Bidding Process for Synthetic Turf

Attached please find a memo requesting board of directors' approval of an exemption from the public bidding process for the selection of a synthetic turf product, in accordance with the State of Oregon competitive bidding exemption process pursuant to ORS 279C.335. Keith Hobson, director of Business & Facilities, will be at your meeting to provide an overview of the memo and to answer any questions the board may have.

Action Requested: Board of directors, acting as the Local Contract Review Board, approval of the following actions:

1. Adopt the after-the-fact evaluation comparing the actual results to the findings in the original exemption of the public improvement projects for the installation of the synthetic turf field HMT Recreation Complex Field #1.
2. Approval of the findings to exempt from competitive bidding the selection and installation of a synthetic turf product for upcoming projects within the next five years, in accordance with the State of Oregon competitive bidding exemption provisions outlined in ORS 279C.335;
3. Approval for the resulting supplier selected from the RFP process to be exclusively included as the supplier in future synthetic turf product construction contracts at district facilities; and
4. Authorization for the general manager or his designee to negotiate and execute an agreement with the selected synthetic turf supplier.

Agenda Item #7 – Consent Agenda

Attached please find consent agenda items #7A-G for your review and approval.

Action Requested: Approve Consent Agenda Items #7A-G as submitted:
A. [Approve: Minutes of February 2, 2015 Board Meeting](#)
B. [Approve: Monthly Bills](#)
C. [Approve: Monthly Financial Statement](#)
D. [Approve: Resolution Authorizing the Issuance and Sale of General Obligation and Refunding Bonds and Issuance and Sale of Full Faith and Credit Refunding Obligations](#)

- E. [Approve: Resolution Authorizing Local Government Grant Program Application](#)
- F. [Approve: Resolution Adopting the Supplemental Budget for Capital Outlay Costs for the Fiscal Year 2014/15 Budget](#)
- G. [Approve: Intergovernmental Agreement with Washington County and Oregon Department of Transportation for Westside Trail Segment #18](#)

Agenda Item #8 – Unfinished Business

A. [Diversity & Inclusion Vision Statement](#)

Attached please find a memo presenting THPRD's proposed diversity and inclusion vision statement. Kylie Bayer-Fertterer, diversity & inclusion coordinator, and Lisa Durden, Portland State University Hatfield Resident Fellow, will be at your meeting to provide an overview of the memo and to answer any questions the board may have.

Action Requested: Board of directors' approval of the diversity and inclusion vision statement.

B. [General Manager's Report](#)

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

Agenda Item #9 – New Business

A. [Review: Athletic Facilities and Trails Functional Plans Development](#)

Attached please find a memo providing an overview of the development process for the Athletic Facilities and Trails Functional Plans. Aisha Willits, director of Planning, will be at your meeting to provide an overview of the memo and to answer any questions the board may have.

Other Packet Enclosures

- [Management Report to the Board](#)
- [Monthly Capital Report](#)
- [Monthly Bond Capital Report](#)
- [System Development Charge Report](#)
- [Newspaper Articles](#)



MEMO

DATE: February 12, 2014
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business & Facilities

RE: Request for Exemption from Competitive Bidding Process for Synthetic Turf

Introduction

Staff requests board of directors' approval of an exemption from the public bidding process for the selection of a synthetic turf product, in accordance with the State of Oregon competitive bidding exemption process pursuant to ORS 279C.335.

Background

In 2004, staff launched an effort to determine the best approach to purchasing and installing synthetic turf for the district's athletic fields. It was determined that given the cost of quality synthetic turf, a sole source contract was the most effective method to negotiate a price agreement for the district, as well as to ensure a consistent product and reduced maintenance coordination and training. After extensive research, staff recommended selecting FieldTurf as the preferred synthetic turf product because of its safety, product performance, field history, warranty, installation experience and competitive pricing. In March 2005, the board of directors approved staff's recommendation for a five-year agreement with FieldTurf expiring in March 2010. Near the 2010 contract expiration date, an after-the-fact evaluation required by Oregon law, revealed the installation of the synthetic turf fields at PCC Rock Creek Recreation Facility and HMT Recreation Complex to be a successful venture for the park district.

In January 2010, with the board of directors' approval, staff pursued a second five-year sole source agreement for synthetic turf. Of the seven prospective vendor submittals, FieldTurf was again selected. The current agreement with FieldTurf is set to expire in May 2015.

Based upon the assessment of the current agreement, staff feels it would be beneficial to pursue another five-year sole source agreement for the synthetic turf product and installation. The bond program includes three projects that call for the installation of synthetic turf fields, a multi-field project at Cedar Hills Park, a second multi-field project at Southwest Quadrant Community Park, and a single field at Conestoga Middle School. In addition, staff anticipates the synthetic turf replacement within the next five years at HMT Recreation Complex Field #2 and PCC Rock Creek Recreation Facility.

As required by ORS 279C.355, Exhibit A is the 2015 after-the-fact evaluation comparing the actual results to the findings in the original 2010 exemption of the public improvement projects for the replacement of the synthetic turf field at HMT Recreation Complex Field #1.

Proposal Request

Staff is requesting that the board of directors, acting as the Local Contract Review Board, conduct a public hearing to review the findings in support of an exemption from the public bidding process

in accordance with ORS 279C.335. If the board approves the exemption from the public bidding process, staff will prepare a Request for Proposals (RFP) to issue for competitive solicitation for this contract. The RFP would request submittals that allow staff to evaluate companies on the basis of selected criteria: cost, quality, durability of materials, documented customer service, warranties, sustainable features of the company and the system, and any other criteria deemed important. The exemption would permit the district to directly solicit proposals from qualified suppliers of synthetic turf, but staff intends to go through a public solicitation process. The exemption would also permit the district to consider and review proposals based on qualitative criteria in addition to the price offered by a proposer. For public improvement projects in Oregon, an exemption from traditional competitive bidding must be secured if a public agency wants to evaluate bids and award a contract based on a basis other than cost to the agency.

Within the RFP process, staff will be pursuing opportunities to substitute the crumb rubber infill material. Staff will evaluate the use of traditional crumb rubber systems along with alternative sources of crumb rubber including owner provided. The review will include but is not limited to the safety, sustainability, warranty and procurement of this infill material.

Prior to final adoption of the findings required for the public bid exemption, the board must hold a public hearing for the purpose of taking comments on the draft findings. In accordance with ORS 279C.335(5)(b), staff has published the public hearing notice for the purpose of taking comments on the draft findings. During this time, staff is also requesting the board adopt the after-the-fact evaluations in Exhibit A comparing the actual results to the findings in the original exemption of the public improvement projects, for the installation of the synthetic turf field at HMT Recreation Complex Field #1. Both sets of findings have been reviewed by district legal counsel.

In addition, staff is requesting the board authorize the supplier selected out of the RFP process to be specified in future construction contracts to install the synthetic turf product at district facilities.

Finally, staff is requesting that the board authorize the general manager or his designee to negotiate and execute an agreement with the resulting supplier.

Findings to support exemption from Competitive Bidding

Initial findings to support an exemption in accordance with ORS 279C.335(2b).A-N include:

A. How many persons are available to bid;

There are very few locally represented synthetic turf product companies in the region. Due to the limited number of companies available, exemption and a move to a brand name specification will not diminish the competition. The traditional solicitation would be that of a competitive bidding process and would be awarded based on cost. This proposal will still provide for an open competitive procurement, but it will be based on qualitative factors related to the synthetic turf product, installation, and warranty rather than cost alone. Staff will advertise an RFP to solicit proposals. As such, competition for the contract will not be substantially diminished.

B. The construction budget and the projected operating costs for the completed public improvement;

The district can negotiate a contract discount for more than one anticipated project. The cost savings would help the district deliver the bond projects successfully and help with implementation of future projects.

Using the same product for these projects will reduce maintenance costs and simplify maintenance strategies by minimizing staff training, and allowing staff to develop a relationship with one supplier. It will also assist staff in tracking product warranties for these systems by having one point of contact and warranty agreement.

C. Public benefits that may result from granting the exemption;

The selection of a specified product through the RFP process will allow staff to select and retain a product company that meets the needs of the park district with the best product and warranty.

D. Whether value engineering techniques may decrease the cost of the public improvement;

The components and tasks associated to the synthetic turf product are minimal with little ability to be value engineered.

E. The cost and availability of specialized expertise that is necessary for the public improvement;

Having a product supplier will reduce design consultant fees by eliminating the need for future product specifications and product review, and simplifying design options.

F. Any likely increases in public safety;

Providing a single product allows district staff to establish a standard and consistency in safety to monitor. The installation of synthetic turf allows the district to ensure the safest playing surface possible by eliminating ruts and holes, and worn playing surfaces (i.e., mud) that can cause injuries in grass turf fields.

G. Whether granting the exemption may reduce risks to the contracting agency, the state agency or the public that are related to the public improvement;

As mentioned above, this proposal will still provide for an open competitive procurement, but it will be based on qualitative factors related to the synthetic turf product, installation, and warranty rather than cost alone.

H. Whether granting the exemption will affect the sources of funding for the public improvement;

This finding is not applicable to this exemption because it will not affect the source of funding.

I. Whether granting the exemption will better enable the contracting agency to control the impact that market conditions may have on the cost of and time necessary to complete the public improvement;

As mentioned above, the district can negotiate a contract discount for more than one anticipated project. The cost savings would help the district deliver the bond projects successfully and help with implementation of future projects.

- J. Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvement;

This finding is not applicable to this exemption because the size and technical complexity of the synthetic product is not relevant or a concern.

- K. Whether the public improvement involves new construction or renovates or remodels an existing structure;

The anticipated projects within the proposed exemption time frame include both new and renovated fields.

- L. Whether the public improvement will be occupied or unoccupied during construction;

Any renovated field projects would be completed while the field is unoccupied but the surrounding park would be open to the public. New construction field projects would be unoccupied including the surrounding park.

- M. Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions; and

The projects within this proposed exemption are scheduled to be a single phase construction period.

- N. Whether the contracting agency has, or has retained under contract, and will use contracting agency or state agency personnel, consultants and legal counsel that have necessary expertise and substantial experience in alternative contracting method that the contracting agency or state agency will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract.

The district has internal staff with the necessary expertise and substantial experience in alternative contracting methods. These staff will be assigned to assist with negotiations, administration and enforcement of the contract terms.

Benefits of Proposal

An exemption from competitive bidding will allow the district to negotiate with the supplier for an agreed-upon contract cost for design and materials. It will allow the district to establish common maintenance, staff training, warranties and product representation. It will minimize consultant fees and project management costs by familiarizing staff with a system and preparing a set of standard documents and specifications that will serve for multiple bid packages.

This exemption will not substantially diminish competition since the district will still conduct a RFP process to select the specified product. It merely changes the process from being a cost based solicitation to a qualitative solicitation. It also ensures that the solicitation is done before design is completed, ensuring that the design is compatible with the selected brand of equipment.

Potential Downside of Proposal

There are no apparent drawbacks to this proposal.

Action Requested

Board of directors, acting as the Local Contract Review Board, approval of the following actions:

1. Adopt the after-the-fact evaluation comparing the actual results to the findings in the original exemption of the public improvement projects for the installation of the synthetic turf field HMT Recreation Complex Field #1.
2. Approval of the findings to exempt from competitive bidding the selection and installation of a synthetic turf product for upcoming projects within the next five years, in accordance with the State of Oregon competitive bidding exemption provisions outlined in ORS 279C.335;
3. Approval for the resulting supplier selected from the RFP process to be exclusively included as the supplier in future synthetic turf product construction contracts at district facilities; and
4. Authorization for the general manager or his designee to negotiate and execute an agreement with the selected synthetic turf supplier.

Tualatin Hills Park & Recreation District

Exhibit A

Evaluation Report Justifying an Exemption for Synthetic Turf

The following is an assessment of the HMT Recreation Complex Field #1 synthetic turf project generated during the five-year contract (March 2010 - March 2015) with FieldTurf, in support of the initial findings anticipated by the exemption from competitive bidding, as required by ORS 279C.355(2).

- (a) Actual project costs as compared with original project estimates: The HMT Recreation Complex Field #1 met the project budget estimates in the initial findings. A price agreement was established with a base of \$4.10 per square foot throughout the agreement period.
- (b) Amount guaranteed maximum price: The price agreement with a base of \$4.10 per square foot with no escalation per year. The HMT Recreation Complex Field #1 project was executed in the fourth year of the agreement for \$4.10 per square foot, and met the projected cost in the initial findings. There were no escalation costs incurred throughout the agreement.
- (c) The number of project change orders issued by the contracting agency: No change orders were issued for the synthetic turf product or installation at HMT Recreation Complex Field #1.
- (d) Narrative description of successes and failures: From design and installation, to maintenance and warranty service, the synthetic turf purchased from FieldTurf has exceeded staff's expectations. FieldTurf was responsive during construction projects, responding to the site within 24 hours after notice, and provided input on the specifications at no cost. When a warranty issue arises, they continue to provide a timely response and complete the repairs. Staff has been very pleased at all levels and departments involved.
- (e) Objective assessment of the contracting process as compared to the findings as required by ORS 279C.335 (presented at March 2005 Board of Directors meeting):
 - a. Operational and Budget –
 - i. Maintenance Familiarity – Using the same turf product for future synthetic turf fields will reduce maintenance costs by minimizing staff maintenance requirements and training.
 - ii. Standardization of the maintenance practices and increased experience working with this synthetic turf has eliminated the need to provide staff with additional training.
 - iii. Product Discount – More competitive prices have been provided due to larger potential purchase quantities. The cost savings will help the park district with implementation of future synthetic projects.
 - iv. See findings (a) and (b) above.
 - v. Reduced Design Scope – Sole sourcing one synthetic turf company will reduce future design consultant fees by eliminating the need for product specifications, product review, and simplifying design options.

- vi. By using a standard turf product, the district reduced the costs associated with the design documentation and procurement process for the HMT Recreation Complex Field #1 project, as follows:

Consultant	\$3,600
Planning Staff	\$1,900
Maintenance Staff	\$2,300
Sports Staff	\$1,000
TOTAL	\$8,800

In addition, by standardizing the synthetic turf product company, the district realized savings of approximately \$600 associated with not having to conduct a separate RFP process for the HMT Recreation Complex Field #1 project.



**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, February 2, 2015, at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton. Executive Session 5:45 pm; Regular Meeting 7 pm.

Present:

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

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

President Griffiths 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,
- To consider information or records that are exempt by law from public inspection, 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)(f) & (h), which allows the board to meet in executive session to discuss the aforementioned issues.

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

Agenda Item #3 – Action Resulting from Executive Session

Joe Blowers moved that the board of directors include an additional negotiation point as described and approved at the January 13, 2015 executive session to authorize staff to work with district legal counsel to determine the appropriate legal instrument to limit uses to only those consistent with park development activities on the balance of the future park site in the southeast quadrant of the district. Jerry Jones Jr. seconded the motion. Roll call proceeded as follows:

Bob Scott **Yes**
Larry Pelatt **No**
Jerry Jones Jr. **Yes**
Joe Blowers **Yes**
John Griffiths **Yes**

The motion PASSED by MAJORITY vote.

Agenda Item #4 – Bonny Slope West (Area 93) Update

Aisha Willits, director of Planning, introduced Washington County Principal Planner Theresa Cherniak and Senior Planner Suzanne Savin to make a presentation to the board of directors on the conceptual planning process for Bonny Slope West, a 160-acre group of properties formerly known as Area 93. The area was previously served by Multnomah County, but through a legislative act, became part of Washington County as of January 1, 2014. Multnomah County had started the conceptual planning process for urbanization of the area, but was unable to adopt a plan due to service provision and governance issues.

Theresa and Suzanne provided a detailed PowerPoint presentation regarding the current conceptual planning process for the Bonny Slope West area, a copy of which was entered into the record, and included the following information:

- Geographical and historical information regarding the urbanization planning efforts for the area, including current residential development status and future rezoning considerations.
- Proposed areas for neighborhood park locations (for a total of one to two sites, each 1.5 to 2 acres in size), trail routes, and a pedestrian/bicycle bridge spanning the creek to link the northern and southern neighborhoods.
- Potential funding sources, including district System Development Charge (SDC) funds and opportunities for cost-sharing specific improvements, such as the bridge (estimated cost around \$2 million).

Theresa and Suzanne offered to answer any questions the board may have.

Joe Blowers commented on the potential for the majority of the parkland within the area to be natural area acreage versus active-use. He asked for additional information regarding the existing parkland shown on the map adjacent to, but outside of, Bonny Slope West's northwestern boundary.

- ✓ Aisha replied that this is a district-owned, undeveloped park site, of which a significant portion is encumbered by wetland, although there may be a segment that could function as active-use. She noted that there is another future neighborhood park site across from Findley Elementary School that, although not within the Bonny Slope West area's boundaries, would be able to serve some of its residents.

Joe asked if that particular site falls within the desired half-mile service area radius.

- ✓ Aisha replied that it does not; however, she referenced the Parks Functional Plan currently in development that will help the district explore how to better measure service levels based on overall amenities provided in an area versus distance-related measurements. Even with a change in the service level analysis method used, there will be an acknowledged need for additional service near the eastern boundary of the area.

Joe noted that, when taking this information into consideration, the identified neighborhood park areas to the north and east would seem to make the most sense in meeting service level needs.

- ✓ Aisha agreed that focusing on those areas would be in line with the most recent level of service analysis.

Larry Pelatt inquired whether the district would still be expected to construct a pedestrian/bicycle bridge if there was no park located to the north of the creek.

- ✓ Joe commented that the residents north of the creek would likely want access to the parks and trail located to the south, as well as a walking route for school children.

Larry theorized that if the bridge is being utilized for purposes other than recreational, that the district should receive some funding from other agencies for its construction.

President Griffiths commented that the need for greenspace will be more apparent in the areas zoned R-9. In addition, he does not believe funding the pedestrian/bicycle bridge should be the sole responsibility of the district, as it will serve a transportation function, as well. Lastly, he suggested that consideration be given to matching the boundaries of the proposed neighborhood parks to the creek, noting that the parkland would then encompass not only neighborhood park amenities, but also the trail corridor and natural area.

Jerry Jones Jr. stated that while he likes the overall conceptual plan, he is concerned about the funding shortage between the amount of SDCs expected to be generated from the area versus the estimated costs of the proposed improvements. He expressed agreement with John's comment that the district should not be expected to fund the entire cost of the bridge, noting that it is a significant cost and that it will need to be determined which other local agencies benefit from the bridge and should be contributing to its cost.

- ✓ Suzanne noted Tualatin Valley Water District's potential interest in running a waterline under the bridge, although they have not expressed an interest in cost sharing.
- ✓ Larry commented on the cost effectiveness of running a waterline under the bridge rather than via boring.

Jerry asked what would bind the district to purchasing parkland in the designated areas, and referenced the process the district has been involved in purchasing parkland in the North Bethany area. He asked if the district would be required to purchase parks in the identified areas, such as with North Bethany, or if there would be some flexibility.

- ✓ Suzanne replied that this has not yet been determined. She noted that while the county is familiar with the process used for North Bethany, the other method that has been used in the past was not designating any areas at all for parkland, which presented its own challenges. She offered that at least with the North Bethany method, the developers know that they need to speak with the district before they get too far along in their development plans.

Jerry agreed that there are some benefits, but that it can also be a double-edged sword in that the district is forced to purchase properties in particular areas that may be highly-developable, and therefore more expensive, or are not the right area for other reasons. He suggested the district and county continue the discussion on how to evolve away from such rigid requirements of forcing the district to purchase in specific areas.

- ✓ Theresa commented that her sense is that the current process for Bonny Slope West would not preclude the district from purchasing property in another area, but would give the developers notice that specific areas are under consideration as possible parkland. Upon exploring the Bonny Slope West area for potential park sites, the county used criteria provided to them by district staff, which included flatter land adjacent to the creek with access to the proposed trail route. The potential parkland areas that have been identified fit those criteria better than some of the other areas that were looked at. However, if the district found land in a different area that it desired to purchase, she does not believe that this would preclude the district from doing so.

President Griffiths asked what community park would serve this area.

- ✓ General Manager Doug Menke replied that the Teufel property would serve the area once it is developed.

President Griffiths thanked Washington County staff on behalf of the board for the informative presentation, noting that they appreciate being provided an opportunity to comment this early in the process.

Agenda Item #5 – Board Time

Earl Egan, 9015 SW Jameson Road, Portland, is before the board of directors this evening regarding the district's recent elimination of the 20-punch pass for fitness and aquatic programs. He stated that he has lived in the district since 1977 and is grateful for the services provided; however, he objects to the discontinuation of the 20-punch pass, which has been replaced by the deluxe pass. Although the price per visit based on his normal usage is about the same for each method, the main difference is that he would still be charged if he is unable to attend his regular class due to illness or other obligations under the rules of the deluxe pass. He requested that the district reinstate the 20-punch pass.

- ✓ Jim McElhinny, director of Park & Recreation Services, replied that, as with any new program or fee change, the district evaluates how the change has been received by its patrons. District staff is currently evaluating how the 20-punch pass can be reincorporated based on feedback received similar to the testimony this evening.

Neil Soiffer, 9215 NW Lovejoy Street, Portland, is before the board of directors this evening regarding the district's practice of not applying the senior discount to non-primetime rates at the Tennis Center. He stated that he has lived in the district for 30 years, noting that he regularly uses the Tennis Center during non-primetime hours, for which the rates are reduced in order to encourage more participation during the low-use times of day. However, the senior discount is no longer being offered for those rates, although there is no such limitation noted within the district's policy. He explained that while there is a policy statement prohibiting patrons from receiving a double discount, it pertains to those who would qualify for a senior and military discount, or other such example. There is no statement contained within that precludes the previous practice of providing a discount on non-primetime rates. He elaborated that without the senior discount, there is no incentive for seniors to play during non-primetime hours since when the senior discount is applied to prime-time rates, it equals that of the non-primetime rates. He theorized that offering the senior discount to non-primetime rates would likely be revenue neutral as the small amount of revenue lost would be balanced by the greater number of courts being booked during low-use hours. In addition, it would facilitate greater use of the district's facilities to the benefit of both seniors and non-seniors alike without any cost to the district. He urged the board to instruct staff to reinstate the senior discount for non-primetime hours.

- ✓ Jim McElhinny, director of Park & Recreation Services, replied that while the district does not have a final policy yet in place, the testimony this evening is accurate in that only one discount or pricing adjustment should be applied to each fee. The language in the draft policy that the board reviewed in November was not as clear on those pricing adjustments as needed. The intent will be to bring the draft policy back to the board for review and clarification later this spring when the board is asked to approve the Comprehensive Fee Policy update.
- ✓ Discussion occurred between board members and Mr. Soiffer regarding the continuation of the current practice of denying a senior discount to non-primetime rates until it comes to the board for review in the spring, with the conclusion that staff would make an effort to inform Mr. Soiffer when the policy is back in front of the board for review.

Annalee Lander, 14075 SW Maverick Court, Beaverton, is before the board of directors this evening regarding the proposed rezoning of the district's Cobb property, located at Murray Boulevard and Sexton Mountain Drive. She referenced the district's Natural Resources Functional Plan, noting that the plan calls for public input, public support, natural resources assessment, and an environmental impact assessment. She expressed concern regarding the

lack of public process for the rezoning request, as well as the district not having completed any due diligence, including any environmental assessment or impact report for the property. She described the diverse wildlife that has been seen on the property, which serves as an extension to the Hyland Woods Natural Area corridor, including indigenous species listed as fragile, threatened or endangered. She expressed concern regarding the impact development of the property would have on that wildlife. She stated that the public trusted the district with its money in 2010 when the district purchased the property and in order to maintain that trust she requested that the district first complete an environmental impact study on what will happen to the wildlife on the property should the development move forward as planned.

William Comer, 8350 SW Sexton Mountain Court, Beaverton, is before the board of directors this evening regarding the proposed rezoning of the district's Cobb property, located at Murray Boulevard and Sexton Mountain Drive. He stated that he has lived in the district since 1975 and has used the services provided extensively, along with members of his family. He commented that the district's website, as well as the 2010 press release by the district announcing the purchase of the Cobb property, stated that the entire 8.6-acre site would become a park and that the property to the south owned by City of Beaverton could potentially be added in the future as parkland, too. He expressed concern regarding the lack of public notice regarding the proposed rezoning, as well as no notice on the district's website to this day. Although he supports the mission of Bridge Meadows, he does not believe that the development should come at the expense of a park and believes that a better property could be found in the Beaverton area for the development. He noted that residents from the surrounding neighborhood plan on attending the upcoming City of Beaverton Planning Committee meeting, as well as the City Council meeting, in order to provide more testimony on this topic.

Joseph Marietta, 8445 SW Maverick Place, Beaverton, is before the board of directors this evening regarding the proposed rezoning of the district's Cobb property, located at Murray Boulevard and Sexton Mountain Drive. He described that his backyard is directly adjacent to the Cobb property and that when he was considering the purchase of his home a few years ago, he first called the district to inquire of its plans for the Cobb property. He was told that the property would be a park, with no mention of a potential for development. He echoed previous testimony regarding the district's press release announcing the purchase of the property and current website information, noting that this issue is affecting the trust the public has for the district. He described the traffic impact that additional development would have on the area and stated that he and a group of neighbors have gathered over 300 signatures of fellow neighbors that agree with the stated concerns. Lastly, he expressed agreement with earlier testimony regarding the detrimental effect a development would have on the wildlife seen on the property and referenced the district's own materials noting that the property is unique and that it is difficult to find comparable property in the Beaverton area. He urged the district to keep it that way.

Greg Cody, 13953 SW Barlow Place, Beaverton, is before the board of directors this evening regarding the proposed rezoning of the district's Cobb property, located at Murray Boulevard and Sexton Mountain Drive. He expressed agreement with the previous testimony regarding the area having plentiful wildlife, noting that Hyland Woods Natural Area is across the street from the Cobb property, as is Sexton Mountain Park. While he agrees that the area is full of diverse wildlife, he also believes the area is in need of additional active recreation facilities for sports. He described that the property to the south of the Cobb property owned by the City of Beaverton would be able to facilitate a new sports field well due to its topography. He expressed the need for more sports facilities for middle school-aged children in particular, noting that as the area becomes denser, the need for more active recreation and sports fields becomes even greater.

President Griffiths opened the floor for comments from the board regarding the Cobb property. Jerry Jones Jr. stated that he will continue to keep an open mind and consider all of the input received on the topic, including from the neighborhood, district staff, City of Beaverton, and Bridge Meadows. However, he will also consider the district's mission for the entire community when formulating his decision on the subject. He supports moving forward in the discussions with the city because the result could be a park with the highest and best use of the land, with both a natural area component and active use, which he believes could be the best use of the property for the community as a whole. Although he acknowledges that this is a difficult decision due to the proximity of the neighbors, the needs of the entire community need to be considered. He clarified that any funds received for the sale of a portion of the Cobb property would be returned to the 2008 Bond Measure fund in order to purchase additional property and expressed the need for the district to be as transparent as possible through that process. Lastly, he expressed the need for the communications to the public from the district and the city to be aligned and correct, noting that he has seen firsthand the conflicting information that has been presented to the public on this topic.

Joe Blowers apologized to the public for any miscommunication and offered assurance that the district would attempt to do a better job in the future, noting that part of the difficulty is in having multiple government entities involved, each with their own public notice requirements and practices. He offered a historical perspective on the purchase of the Cobb property, noting that at the time of purchase, it was acknowledged that the property is much larger than the size of a typical neighborhood park and that even with the proposed Bridge Meadows development, the site would still be one of the largest neighborhood parks in the district.

Bob Scott expressed agreement with Jerry and Joe's comments, noting that he serves as the board liaison on the district's Parks Bond Citizen Oversight Committee. The committee has been well-aware that a portion of the Cobb property could be sold, and that although the district would not actively seek to sell the property, a time may come where an opportunity presents itself for consideration.

Larry Pelatt explained that the district did not actively seek an opportunity to sell a portion of the Cobb property. Rather, the City of Beaverton approached the district with this idea, which he feels would help integrate another aspect into the Beaverton community. He also apologized for the lack of communication, noting that he feels that the more people that are engaged in this process, the better. He also pointed out that having use of the City of Beaverton property to the south of the Cobb property would bring the total acreage for the site back up to 8.6 acres, which is the same acreage as the property is now and is land that could facilitate a more active use element. He encouraged the public to stay engaged through this process, noting that public input will only benefit the end result.

President Griffiths agreed with Larry's comments that the district was approached by the City of Beaverton regarding this proposal from the standpoint that the district had over-purchased the amount of land needed for a neighborhood park. Generally, he feels that there is no such thing as owning too much land; however, he supports the concept because it enhances the district's mission and furthers the mission in a way that the existing property under its current boundaries does not. The benefits to the district of the proposal include the city purchasing the portion of property at today's dollars, which is more than what was paid, and with which the district can then acquire other property. The district would also acquire an easement for the city's property to the south, in addition to the city agreeing to fill the hole on the property to a level surface on which the district could facilitate active use recreation. In order for the district to turn the existing Cobb property into land suitable for active use or sports fields, it would easily cost over a million dollars. This easement would also enable a connection to Wildwood Park. Lastly, the significant

trees located primarily on the western portion of the Cobb property would be preserved. President Griffiths concluded that the city's proposal would result in better, more usable land for the district, the same amount of acreage as originally purchased, as well as additional land acquisition funds and no need to allocate future funding to grading the existing Cobb property site for active use improvements. For these reasons, he believes that the proposal is in the best interest of the district. The district has not had a public outreach process on this topic because it is not the district's development; it is the city's development. He reiterated that the district is not acting opportunistically in this situation, but is solely interested in provided a better park, better topography, and more public funds for roughly the same amount of land as originally purchased.

Agenda Item #6 – Board Time

There were no comments during board time.

Agenda Item #7 – Consent Agenda

Joe Blowers moved that the board of directors approve consent agenda items (A) Minutes of January 13, 2015 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Resolution Appointing Audit Committee Members, and (E) Resolution Reappointing Stuhr Center Advisory Committee Members. Bob Scott seconded the motion. Roll call proceeded as follows:

Larry Pelatt	Yes
Jerry Jones Jr.	Yes
Bob Scott	Yes
Joe Blowers	Yes
John Griffiths	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #7 – Unfinished Business

A. Bond Update

Aisha Willits, director of Planning, provided an overview of the memo included within the board of directors' information packet regarding implementation of the bond program via a PowerPoint presentation, a copy of which was entered into the record, showing photos of projects currently under construction. Aisha referenced the detailed overview of the budget status of the three remaining large bond projects (Southwest Quadrant Community Park, Somerset West Park, and Cedar Hills Park) that was provided at the November 2014 board meeting, noting that not much has changed regarding the projects' budgets since that presentation. Aisha offered to answer any questions the board may have.

- ✓ Hearing no comments or questions, President Griffiths requested the staff report for the next agenda item.

B. Resolution Amending District Compiled Policies Chapter 8 – Sponsorships/Naming of District Property/Memorials

Geoff Roach, director of Community Partnerships, provided a detailed overview of the memo included within the board of directors' information packet regarding proposed amendments to District Compiled Policies (DCP) Chapter 8, District Property, and specifically to the district's policies and procedures for naming of district properties, sponsorships, and memorials and tributes. With the adoption of the district's Comprehensive Plan Update in late 2013, the recommendation was made that the district evaluate certain policies and practices in order to either control costs or increase participation and cost recovery. The initial presentation to the board on the topic of naming of district properties, sponsorships, and memorials and tributes occurred at the September 22, 2014 regular board meeting.

Geoff noted that the three policies relate to each other because the application of all determines how a vast majority of other names (of people, of organizations, and of businesses) relate to THPRD and appear side by side with our name on district properties. Formal naming is one end of the continuum that should be carefully considered acts with the decision making held at the highest levels of the organization, the board of directors and general manager. On the other end of the continuum is memorials and tributes, which is an accommodation that the district would like to continue to offer its citizens, but done so thoughtfully in order to ensure that the placement of such features neither detracts from the overall visitor experience nor adds substantial impacts to the district's maintenance and management burden. In between are sponsorships, which simply afford a negotiation between the district and a potential sponsor that assures the sponsor a right to temporarily receive recognition of its brand, logo and/or name through placement at THPRD, and secures resources for THPRD, primarily cash and in-kind services, to build and operate the district. Geoff provided an overview of the recommended amendments to DCP Chapter 8, as well as the draft procedures that would implement each of the policies, and offered to answer any questions the board may have.

Jerry Jones Jr. asked for an overview of the different approval levels recommended for the three policies.

- ✓ Geoff replied that all naming requests would be approved by the board of directors and/or general manager. Any sponsorships with a value of \$150,000 or greater would be approved by the board. Sponsorships under that threshold would be approved by various levels of staff based on the value of the sponsorship, from the general manager down. Memorials and tributes would be approved by staff and would include an interdepartmental team that would review memorial and tribute requests twice per year.

Joe Blowers referenced the draft procedures provided for sponsorships, specifically the section noting that sponsorship opportunities with the district are ineligible for products or services incompatible with the district's mission, values and policies. He asked whether the bulleted list of ineligible products and services is limited to only those listed, or if there are other potential products or services that should be considered ineligible beyond that list.

- ✓ Geoff replied that these would be reviewed on a case-by-case basis.
- ✓ Jerry suggested adding the phrase "but not limited to" in order to encompass a broader range of products and services.

Bob Scott referenced the DCP section for Naming of District Property and requested clarification regarding the language under B(3) which proposes to reverse the previous language that "in no case shall a District property be permanently named for a business or corporation".

- ✓ Geoff explained that prior to making this recommendation, he reviewed why that limitation was included in the initial policy, noting that he discovered that much of the district's current policy was modeled after the City of Portland's policy. Portland was defining the policy in the context of a complete city government and did not have the flexibility and latitude that the district has in making decisions for a park and recreation district. His sense is that the district is going to have businesses within the community that would like to get involved and want to be noticed if they are donors. If there is a large business donor that wants to invest in a particular amenity, why would the district want to eliminate that? The board would still have the prerogative not to move forward, but as the current policy reads, the board does not have an option to even consider it.

Larry Pelatt commented that he appreciates the flexibility provided in the proposed policy amendments.

Bob Scott moved that the board of directors' approve Resolution No. 2015-04, amending District Compiled Policies Chapter 8 - District Property. Joe Blowers seconded the motion. Roll call proceeded as follows:

Jerry Jones Jr. Yes
Larry Pelatt Yes
Joe Blowers Yes
Bob Scott Yes
John Griffiths Yes

The motion was UNANIMOUSLY APPROVED.

C. 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:

- State Legislative Minimum Wage Increase Proposal
- Board of Directors Meeting Schedule

Doug introduced Keith Hobson, director of Business & Facilities, to provide an overview of an item not included within the report regarding an opportunity for the district to refinance some General Obligation bonds resulting from the voter-approved 2008 Bond Measure.

- ✓ Keith provided a detailed overview of the benefits of refinancing at this time, noting that with all costs associated, the net present value savings on interest is estimated at \$1,654,064. In addition, it would be possible to issue the balance of the \$100 million authority (\$1.435 million) at the same time, and achieve economies of scale in closing costs. This would only be completed if it is possible to maintain existing debt levels and retirement dates. These funds could be used to potentially offset any underfunded projects originally approved in the bond measure. Keith noted that with board consensus to move forward, this issue would be brought back to the board for approval at the March regular board meeting.
- ✓ The board offered its consensus to move forward with the refinancing opportunity.

Bob Scott inquired about the subsidized bonds, asking for confirmation that if we refinanced those bonds, the district would no longer be receiving a subsidy for them, but the lower rate would compensate for the loss of the subsidy.

- ✓ Keith confirmed this, noting that the theory is that the new tax exempt rate for the refinanced bonds would be lower than the net rate that the district was receiving with the subsidy. In addition, there is a question whether the subsidy will stay intact for 30 years.

Agenda Item #9 – Adjourn

There being no further business, the meeting was adjourned at 9:00 pm.

John Griffiths, President

Bob Scott, Secretary

Recording Secretary,
Jessica Collins

<u>Check #</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
285375	01/15/2015	US Bank	1,300.00
		Bank Charges & Fees	\$ 1,300.00
285216	01/05/2015	BBL Architects	21,005.34
285470	01/23/2015	AKS Engineering & Forestry, LLC	3,173.28
285476	01/23/2015	Paul Brothers, Inc.	37,300.36
		Capital Outlay - Bond - Facility Expansion & Improvements	\$ 61,478.98
285225	01/05/2015	IRS Environmental of Portland, Inc.	4,110.00
285346	01/15/2015	Dan Riehl Excavating, Inc.	3,525.00
		Capital Outlay - Bond - Land Acquisition	\$ 7,635.00
285229	01/05/2015	Treecology, Inc.	1,185.00
		Capital Outlay - Bond - Natural Resources Projects	\$ 1,185.00
285224	01/05/2015	David Evans & Associates, Inc.	23,398.54
		Capital Outlay - Bond - New/Redeveloped Community Parks	\$ 23,398.54
285220	01/05/2015	Carlson Testing, Inc.	1,824.50
285227	01/05/2015	Milroy Golf Systems, Inc.	85,131.57
285229	01/05/2015	Treecology, Inc.	9,252.50
285232	01/05/2015	Vigil-Agrimis, Inc.	43,138.43
285472	01/23/2015	GreenWorks, PC	1,690.00
		Capital Outlay - Bond - New/Redeveloped Neighborhood Parks	\$ 141,037.00
285217	01/05/2015	BBL Architects	1,992.38
		Capital Outlay - Building Improvements	\$ 1,992.38
285218	01/05/2015	Brandsen Hardwood Floors, Inc.	2,904.00
285219	01/05/2015	Brian C Jackson, Architect LLC	1,450.00
285221	01/05/2015	Charter Mechanical Contractors, Inc.	3,845.00
285223	01/05/2015	Contech Services, Inc.	6,090.00
285223	01/05/2015	Contech Services, Inc.	6,290.00
285228	01/05/2015	Northwest Control Company, Inc.	6,658.00
285344	01/15/2015	Brian C Jackson, Architect LLC	1,885.00
285348	01/15/2015	PBS Engineering & Environmental	10,006.84
285475	01/23/2015	OP SIS Architecture, LLP	18,693.79
285477	01/23/2015	Platt Electric Supply, Inc.	1,095.17
285478	01/23/2015	RMS Pump, Inc.	3,180.00
285480	01/23/2015	Wilson Sporting Goods	2,310.91
		Capital Outlay - Building Replacements	\$ 64,408.71
285371	01/15/2015	Kronos Incorporated	3,310.00
		Capital Outlay - Information Technology Improvement	\$ 3,310.00
285326	01/15/2015	Northwest Techrep, Inc.	2,119.00
		Capital Outlay - Information Technology Replacement	\$ 2,119.00
285226	01/05/2015	Lacey Construction	2,500.00
285342	01/15/2015	3J Consulting, Inc.	7,356.02
285342	01/15/2015	3J Consulting, Inc.	6,310.62
285343	01/15/2015	AKS Engineering & Forestry, LLC	2,287.00
285410	01/21/2015	City of Beaverton	1,000.00
		Capital Outlay - Park & Trail Replacements	\$ 19,453.64
285471	01/23/2015	Earthworks Excavation and Construction, Inc.	16,847.24
		Capital Outlay - SDC - Park Development/Improvement	\$ 16,847.24
11125	01/15/2015	Beaverton Arts Foundation	1,750.00
		Conferences	\$ 1,750.00

<u>Check #</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
285237	01/05/2015	PGE	34,446.09
285383	01/16/2015	PGE	6,330.78
285486	01/26/2015	PGE	7,188.09
		Electricity	\$ 47,964.96
285351	01/15/2015	Standard Insurance Company	181,848.39
285499	01/30/2015	Kaiser Foundation Health Plan	238,632.18
285500	01/30/2015	Moda Health Plan, Inc.	30,453.48
285504	01/30/2015	Standard Insurance Co.	13,315.28
285510	01/30/2015	UNUM Life Insurance-LTC	1,269.60
		Employee Benefits	\$ 465,518.93
285350	01/15/2015	PacificSource Administrators, Inc.	8,282.72
285352	01/15/2015	Standard Insurance Company	32,028.68
285354	01/15/2015	Standard Insurance Company	2,093.32
285355	01/15/2015	Voya Retirement Insurance & Annuity Co.	7,000.00
285502	01/30/2015	PacificSource Administrators, Inc.	9,073.83
285505	01/30/2015	Standard Insurance Company	33,838.46
285507	01/30/2015	Standard Insurance Company	2,093.32
285509	01/30/2015	THPRD - Employee Assn.	15,004.28
285512	01/30/2015	Voya Retirement Insurance & Annuity Co.	7,000.00
		Employee Deductions	\$ 116,414.61
285236	01/05/2015	NW Natural	22,972.54
285485	01/26/2015	NW Natural	14,110.22
		Heat	\$ 37,082.76
285340	01/15/2015	Universal Whistles, LLC	1,062.00
285468	01/23/2015	Universal Whistles, LLC	5,717.00
		Instructional Services	\$ 6,779.00
285333	01/15/2015	SDAO	125,291.00
285361	01/15/2015	Brown & Brown Northwest	10,491.00
		Insurance	\$ 135,782.00
285195	01/05/2015	Boiler & Combustion Service	1,787.35
10956	01/15/2015	Guaranteed Pest Control Service Co, Inc.	1,404.00
11215	01/15/2015	Guaranteed Pest Control Service Co, Inc.	1,476.00
285325	01/15/2015	Northwest Control Company, Inc.	2,175.00
285338	01/15/2015	Toughstuff Industrial Floors	2,780.00
285364	01/15/2015	Cedar Mill Construction Company, LLC	5,592.00
		Maintenance Services	\$ 15,214.35
10833	01/15/2015	Airgas Nor Pac, Inc.	4,698.81
10883	01/15/2015	Wilbur-Ellis Company	1,545.00
11027	01/15/2015	Meshier Supply Co.	1,621.23
11150	01/15/2015	Coastwide Laboratories	2,838.31
11213	01/15/2015	Airgas Nor Pac, Inc.	1,454.18
11214	01/15/2015	Coastwide Laboratories	8,775.60
285451	01/23/2015	ORCA Pacific, Inc.	2,537.67
		Maintenance Supplies	\$ 23,470.80
10809	01/15/2015	OfficeMax Incorporated	3,025.89
10810	01/15/2015	OfficeMax Incorporated	3,048.27
10818	01/15/2015	GISI Marketing Group	1,064.00
		Office Supplies	\$ 7,138.16
10885	01/15/2015	GISI Marketing Group	9,044.00
11202	01/15/2015	GISI Marketing Group	1,323.20
11366	01/15/2015	GISI Marketing Group	1,273.00
		Printing & Publication	\$ 11,640.20

<u>Check #</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
285182	01/05/2015	Mersereau & Shannon, LLP	1,000.00
285191	01/05/2015	Allegro Design	2,000.00
11075	01/15/2015	Portland State University - CPS	5,570.00
285372	01/15/2015	Linda G. Laviolette	6,868.75
285439	01/23/2015	Karen Kane Communications	1,050.00
285459	01/23/2015	Smith Dawson & Andrews	3,000.00
ACH	01/23/2015	Beery, Elsnor & Hammond, LLP	4,303.61
		Professional Services	\$ 23,792.36
285198	01/05/2015	Capital One Commercial	3,899.70
285328	01/15/2015	Oregon Youth Soccer Association	1,489.00
285331	01/15/2015	PixelSpoke	1,190.00
285332	01/15/2015	Rebecca Hocker Custom Imprint	1,436.87
285425	01/23/2015	Bubble Bump Soccer, LLC	2,397.50
285453	01/23/2015	PixelSpoke	1,190.00
		Program Supplies	\$ 11,603.07
ACH	01/30/2015	Debra Fife	1,144.38
		Staff Transportation	\$ 1,144.38
285327	01/15/2015	Northwest Tree Specialists	1,145.00
285331	01/15/2015	PixelSpoke	5,500.00
285341	01/15/2015	Western Wood Structures, Inc.	2,500.00
285434	01/23/2015	GreenPlay, LLC	2,800.00
		Technical Services	\$ 11,945.00
285202	01/05/2015	Executive Forum	3,240.00
ACH	01/15/2015	Kylie Bayer-Fertterer	1,217.59
ACH	01/23/2015	Kylie Bayer-Fertterer	1,078.22
		Technical Training	\$ 5,535.81
285484	01/26/2015	Integra Telecom	4,374.53
		Telecommunications	\$ 4,374.53
285187	01/05/2015	THP Foundation	2,250.00
285463	01/23/2015	THP Foundation	1,307.35
		THPF Reimbursed Concessions/Sales	\$ 3,557.35
285455	01/23/2015	Quality Industrial Refinishers	2,953.33
		Vehicle & Equipment Services	\$ 2,953.33
285181	01/05/2015	Marc Nelson Oil Products, Inc.	1,848.37
285443	01/23/2015	Marc Nelson Oil Products, Inc.	1,145.39
285466	01/23/2015	Tualatin Valley Water District	3,360.82
		Vehicle Gas & Oil	\$ 6,354.58
285238	01/05/2015	Tualatin Valley Water District	6,809.06
285487	01/26/2015	Tualatin Valley Water District	1,458.18
		Water & Sewer	\$ 8,267.24
Report Total:			\$ 1,292,448.91

Tualatin Hills Park & Recreation District

General Fund Financial Summary January, 2015

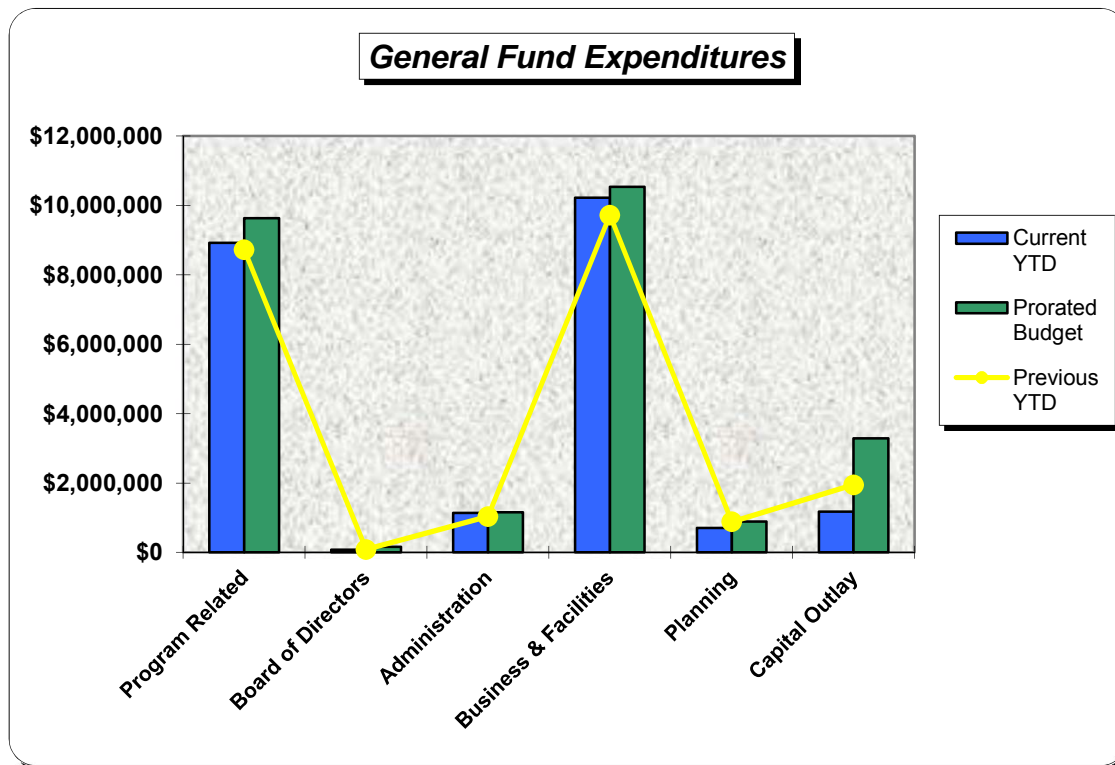
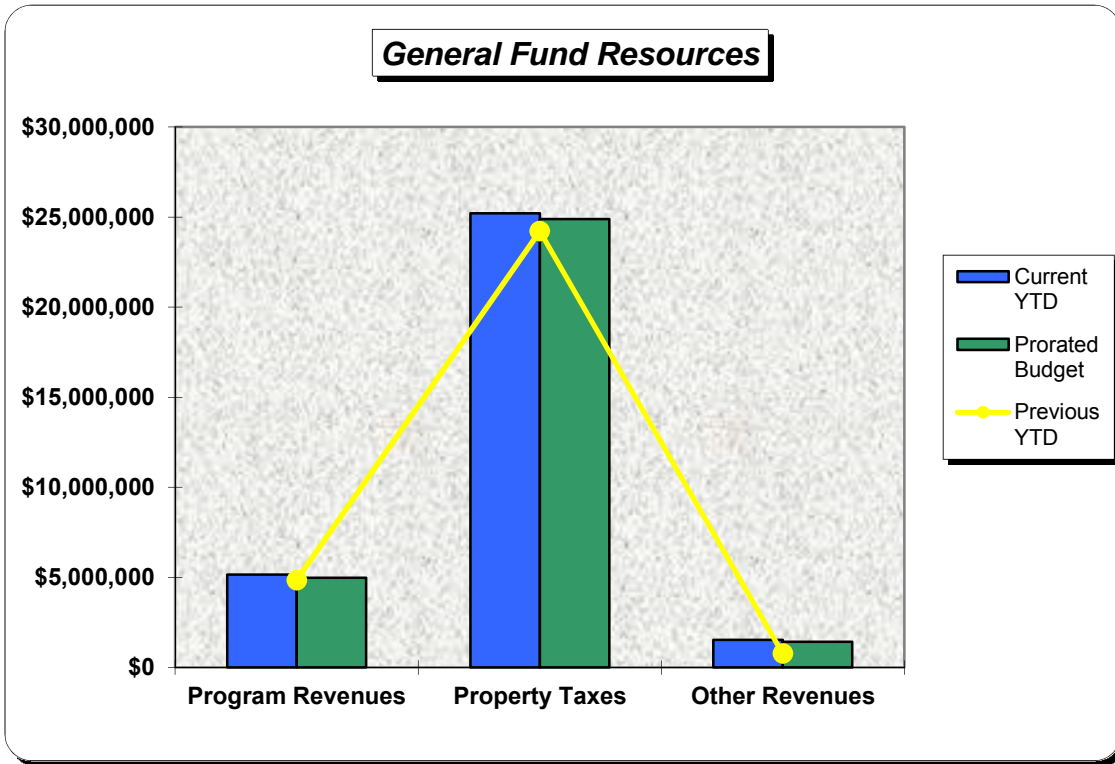


	<i>Current Month</i>	<i>Year to Date</i>	<i>Prorated Budget</i>	<i>% YTD to Prorated Budget</i>	<i>Full Fiscal Year Budget</i>
Program Resources:					
Aquatic Centers	\$ 67,741	\$ 1,346,433	\$ 1,330,524	101.2%	\$ 2,755,784
Tennis Center	76,290	525,491	554,181	94.8%	1,034,170
Recreation Centers & Programs	470,733	2,483,492	2,418,833	102.7%	4,988,370
Sports Programs & Field Rentals	40,988	672,363	570,819	117.8%	1,219,146
Natural Resources	19,738	139,011	112,213	123.9%	318,668
Total Program Resources	675,490	5,166,790	4,986,571	103.6%	10,316,138
Other Resources:					
Property Taxes	176,414	25,216,661	24,883,072	101.3%	26,535,005
Interest Income	7,407	36,210	40,966	88.4%	135,000
Facility Rentals/Sponsorships	136,727	428,355	197,018	217.4%	462,000
Grants	2,700	786,960	701,957	112.1%	701,957
Miscellaneous Income		275,844	489,700	56.3%	960,783
Total Other Resources	323,248	26,744,030	26,312,713	101.6%	28,794,745
Total Resources	\$ 998,738	\$31,910,820	\$31,299,283	102.0%	\$39,110,883
Program Related Expenditures:					
Parks & Recreation Administration	53,409	340,373	439,696	77.4%	759,647
Aquatic Centers	274,911	2,264,550	2,450,630	92.4%	4,099,609
Tennis Center	83,066	610,651	593,960	102.8%	1,043,082
Recreation Centers	279,794	2,829,020	3,023,200	93.6%	4,925,270
Programs & Special Activities	96,986	971,059	1,067,007	91.0%	1,698,668
Athletic Center & Sports Programs	151,276	949,557	975,157	97.4%	1,789,516
Natural Resources & Trails	114,544	955,856	1,081,462	88.4%	1,794,939
Total Program Related Expenditures	1,053,986	8,921,066	9,631,111	92.6%	16,110,731
General Government Expenditures:					
Board of Directors	6,956	78,490	159,656	49.2%	261,119
Administration	153,823	1,139,124	1,153,850	98.7%	2,161,629
Business & Facilities	1,261,591	10,227,622	10,534,661	97.1%	17,571,260
Planning	94,679	707,952	891,718	79.4%	1,523,286
Capital Outlay	101,285	1,178,564	3,288,683	35.8%	4,660,718
Contingency	-	-	-	0.0%	2,100,000
Total Other Expenditures:	1,618,334	13,331,752	16,028,568	83.2%	28,278,012
Total Expenditures	\$ 2,672,320	\$22,252,818	\$25,659,679	86.7%	\$44,388,743
Revenues over (under) Expenditures	\$ (1,673,582)	\$ 9,658,002	\$ 5,639,604	171.3%	\$ (5,277,860)
Beginning Cash on Hand		\$ 6,445,779	5,277,860	122.1%	5,277,860
Ending Cash on Hand		\$16,103,781	\$10,917,464	147.5%	\$ -

Tualatin Hills Park and Recreation District

General Fund Financial Summary

January, 2015





MEMO

DATE: February 17, 2015
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business & Facilities

RE: Resolution Authorizing the Issuance and Sale of General Obligation and Refunding Bonds and Issuance and Sale of Full Faith and Credit Refunding Obligations

Introduction

Staff is requesting board of directors' approval of a resolution to 1) authorize the issuance and negotiated sale of General Obligation and Refunding Bonds to advance refund the Series 2009 general obligation bonds and issue the remaining \$1,435,000 authorized balance allowed under Measure 34-156, and 2) authorize the issuance and negotiated sale of Full Faith and Credit Refunding Obligations to refund the currently outstanding full faith and credit obligations which were used to purchase and build-out the Fanno Creek Service Center. The resolution also authorizes the extraordinary redemption of the outstanding full faith and credit obligations.

Background

General Obligation and Refunding Bonds:

In 2009, the district issued \$58,505,000 in general obligation bonds (Series 2009), based on voter approval of Measure 34-156 which authorized a total of general obligation bonded indebtedness not to exceed \$100,000,000. Furthermore, in 2011, the district issued Series 2011 in the amount of \$40,060,000, leaving a balance of \$1,435,000 of authorized, but unissued bonds.

With the current interest rate environment, the district could advance refund the callable portion of the Series 2009 bonds and utilize those savings to offset the interest expense and issuance costs of the \$1,435,000 in new bonds. The net result would not increase the total debt service cost to taxpayers, and would provide additional funds to complete final projects as specified within the bond program.

Full Faith and Credit Refunding Obligations:

In November 2010, the district issued full faith and credit obligations (Series 2010B) to acquire and redevelop the site for the Fanno Creek Service Center. For a portion of the issued debt, the district received an allocation of Recovery Zone Economic Development Bonds (RZEDBs). These were a special component of the federal economic stimulus package, and were taxable bonds on which the federal government paid a direct subsidy to the issuing agency in the amount of 45% of the interest cost.

The FFC debt issued consisted of a taxable issue in the amount of \$995,000 to finance the portion of the facility that would be available for private rental, and taxable RZEDBs in the amount of \$6,820,000 to finance the balance of the costs. The term of the RZEDB portion was

for 30 years. RZEDBs were used in lieu of traditional tax-exempt financing because at that time, the net cost to the district (actual interest cost less the federal subsidy payment) was less than the interest cost on tax-exempt financing. The RZEDB instrument included a provision allowing the district to call the obligations at par as an extraordinary event should the federal subsidy payments to the district be reduced or eliminated.

With the March 1, 2013 federal sequestration, the RZEDB subsidy payments were reduced by 8.7%. Our underwriter has run comparative debt analyses showing that, under current interest rates, the district could exercise the option to call the obligations under the extraordinary event provision and reissue the debt as traditional tax exempt full faith and credit obligations at a somewhat lower overall interest cost than even the net cost with full subsidy intact.

Staff is reviewing this option with the district's bond counsel and will proceed only with their concurrence.

Proposal Request

Staff is requesting board of directors' approval of the resolution authorizing the refinancing, issuance, and redemption of both debt issues. This authorizing resolution has been prepared by Mersereau Shannon, LLP, the district's bond counsel.

The attached resolution authorizes several items necessary for the sale, with the major issues and appointments itemized below:

- Authorizes the issuance and private negotiated sale of Series 2015 Bonds in an amount not greater than the amount necessary to advance refund a portion of the Series 2009 Bonds, issue the balance of \$1,435,000 in authorization, and pay for the costs of issuance;
- Authorizes the issuance and private negotiated sale of Full Faith and Credit Obligations in an amount not greater than the amount necessary to refund the original RZEDBs and pay for the cost of issuance;
- Ensures payment of the bonds and obligations from the appropriate tax levies and general fund revenues of the district;
- Authorizes the general manager or director of Business & Facilities or any designee of the board of directors as "Authorized Representative" to determine the remaining terms of the Financing Agreement that are deemed necessary and desirable for the sale and issuance of the bonds and obligations;
- Appoints Mersereau Shannon, LLP as Special Counsel for the issuance of the bonds and obligations; and finally
- Appoints Piper Jaffray & Co. as underwriter for the issuance of the bonds and obligations.

This resolution does not obligate the district to issue either financing, but secures the authority to do so should market conditions continue to provide a positive opportunity.

Benefits of Proposal

Approval of the authorizing resolution will provide the necessary legal basis for the refunding and reissuance of debt at a lower overall borrowing cost to the district for one or both of the issues. Approval at this time provides the Authorized Representative with the flexibility to react quickly to market conditions, and ensure the most advantageous sale of the bonds and obligations.

Potential Downside of Proposal

The only apparent downside to the proposal is the risk that the market conditions could change and eliminate the opportunity to execute these refunding after the district has invested time and resources in them. Staff will work closely with the underwriter and bond counsel to ensure that this risk is minimized.

The other risk is that an advance refunding can only be done once per issue, and therefore doing it at this time takes away the opportunity of refinancing in the future. However, in staff's opinion, interest rates dropping even lower in the future is unlikely.

Action Requested

Board of directors' approval of Resolution No. 2015-05 to authorize the following actions:

1. The issuance and negotiated sale of General Obligation and Refunding Bonds to advance refund a portion of the Series 2009 general obligation bonds and issue the \$1,435,000 authorized balance allowed under Measure 34-156;
2. The issuance and negotiated sale of Full Faith and Credit Obligations to currently refund the district's Outstanding Full Faith and Credit Obligations, Series 2010B;
3. Approve financing of the bonds from the direct ad valorem tax annually levied on all taxable property;
4. Approve financing of the obligations from the general, non-restricted revenues of the district;
5. Designate the general manager or director of Business & Facilities or their designee as Authorized Representative;
6. Appoint Special Counsel and Underwriter.

RESOLUTION NO. 2015-05

A RESOLUTION OF TUALATIN HILLS PARK AND RECREATION DISTRICT, WASHINGTON COUNTY, OREGON AUTHORIZING THE ISSUANCE AND SALE OF GENERAL OBLIGATION AND REFUNDING BONDS, SERIES 2015 TO FINANCE CAPITAL COSTS AND REFUND ALL OR A PORTION OF THE DISTRICT'S OUTSTANDING GENERAL OBLIGATION BONDS SERIES 2009; AUTHORIZING THE ISSUANCE AND SALE OF FULL FAITH AND CREDIT REFUNDING OBLIGATIONS, SERIES 2015 TO REFUND ALL OR A PORTION OF THE DISTRICT'S OUTSTANDING FULL FAITH AND CREDIT OBLIGATIONS SERIES 2010B; DESIGNATING AN AUTHORIZED REPRESENTATIVE, BOND COUNSEL AND UNDERWRITER; AUTHORIZING APPOINTMENT OF A PAYING AGENT, BOND REGISTRAR AND ESCROW AGENT; AND AUTHORIZING EXECUTION OF A BOND PURCHASE AGREEMENT AND AN ESCROW DEPOSIT AGREEMENT.

WHEREAS, the Board of Directors of Tualatin Hills Park and Recreation District, Washington County, Oregon (the "District") submitted to the voters of the District at an election on November 4, 2008 Measure 34-156 which sought the authorization to contract a general obligation bonded indebtedness in an amount not to exceed \$100,000,000, for a term not to exceed 21 years from date of issuance, to expand and improve the District's facilities; and

WHEREAS, a majority of the voters of the District voting on Measure 34-156 approved of the issuance of the general obligation bonded indebtedness; and

WHEREAS, on April 16, 2009, the District issued is General Obligation Bonds, Series 2009 (the "**Series 2009 Bonds**") in the aggregate principal amount of \$58,505,000; and

WHEREAS, on September 13, 2011, the District issued is General Obligation Bonds, Series 2011 (the "**Series 2011 Bonds**") in the aggregate principal amount of \$40,060,000; and

WHEREAS, there remains \$1,435,000 of authorized but unissued bonds under Measure 34-156; and

WHEREAS, on November 30, 2010, the District issued is Full Faith and Credit Obligations, Series 2010B (Federally Taxable Recovery Zone Economic Development Obligations – Direct Payment (the "**Series 2010B Obligations**") in the aggregate principal amount of \$6,820,000; and

WHEREAS, Oregon Revised Statutes ("**ORS**") Sections 287A.360 to 287A.380 authorize the issuance of bonds to refund outstanding bonds. The District is advised it may be desirable to refund all or a portion of the Series 2009 Bonds and/or the Series 2010B Obligations; and

WHEREAS, the Series 2009 Bonds maturing in the years 2010 through 2019 are not subject to optional redemption prior to maturity. The Series 2009 Bonds maturing on and after June 1, 2020, are subject redemption at the option of the District on and after June 1, 2019, as a whole or in part, and if in part, with maturities to be selected by the District and by DTC or by lot within a maturity at a price of par, plus accrued interest, if any, to the date of redemption; and

WHEREAS, the proceeds of the Series 2009 Bonds were expended to finance the purchase of land for new trails and trail connections, improve and create neighborhood parks and community parks and to pay the costs of issuance of the Bonds; and

WHEREAS, the proceeds of the General Obligation and Refunding Bonds, Series 2015 (the "**Series 2015 Bonds**") will be for the purpose of providing funds sufficient to (i) continue to finance the purchase of land for new trails and trail connections, improve and create neighborhood parks and community parks with the authorized but unissued general obligation bond authority of \$1,435,000; (ii) advance refund all or a portion of the Series 2009 Bonds and (iii) pay the costs of issuance of the Series 2015 Bonds. The Series 2015 Bonds will be issued as general obligations of the District, payable from ad valorem taxes levied upon all taxable property within the District without limitation as to rate or amount to

the extent funds from other legally available resources are not available. The Series 2009 Bonds are payable from these same sources of funds; and

WHEREAS, the Series 2010B Obligations are subject to prepayment prior to maturity at the option of the District, in whole or in part, at any time (with maturities to be selected by the District and by lot within a maturity) at a price of par, plus accrued interest, if any, to the date of prepayment upon the occurrence of an Extraordinary Event. An **“Extraordinary Event”** shall have occurred if the District determines that a material adverse change has occurred to Section 1400U-1 through 1400U-3 of the Internal Revenue Code of 1986 (the **“Code”**) or there is any guidance published by the Internal Revenue Service or the United States Treasury with respect to such Sections or any other determination by the Internal Revenue Service or the United States Treasury, which determination is not the result of any act or omission by the District, pursuant to which the District’s 45 percent cash subsidy payment from the United States Treasury is reduced or eliminated. The District’s 45 percent cash subsidy payment from the United States Treasury has been reduced; and

WHEREAS, the proceeds of the Series 2010B Obligations were expended to finance the acquisition, construction and renovation of a maintenance facility and related capital projects and to pay the costs of issuance of the 2010 Obligations; and

WHEREAS, the proceeds of the Full Faith and Credit Refunding Obligations, Series 2015 (the **“Series 2015 Obligations”**) will be for the purpose of providing funds sufficient to (i) currently refund all or a portion of the Series 2010B Obligations and (iii) pay the costs of issuance of the Series 2015 Obligations. The Series 2015 Obligations will be issued as full faith and credit obligations of the District, payable from the general, non-restricted revenues of the District and other funds which may be available for that purpose, including taxes levied within the restrictions of Sections 11 and 11b, Article XI of the Constitution of the State of Oregon. The obligation of the District to make Financing Payments shall not be subject to annual appropriation. The Owners of the Series 2015 Obligations shall not have a lien or security interest on the property financed with the proceeds of the Obligations. The Series 2010B Obligations are payable from these same sources of funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TUALATIN HILLS PARK AND RECREATION DISTRICT, WASHINGTON COUNTY, OREGON, AS FOLLOWS:

Section 1. Authorization

(a) Issuance of Series 2015 Bonds and Series 2015 Obligations. The Board of Directors of the District authorizes the issuance and sale of the Series 2015 Bonds and the Series 2015 Obligations. The Series 2015 Bonds shall be issued in denominations of \$5,000 each, or integral multiples thereof, and shall bear interest at a true effective rate not to exceed three percent (3.0%) per annum, payable semiannually. The Series 2015 Obligations shall be issued in denominations of \$5,000 each, or integral multiples thereof, and shall bear interest at a true effective rate not to exceed four percent (4.0%) per annum, payable semiannually. The District authorizes the General Manager or the Director of Business and Facilities, or their designee (the **“Authorized Representative”**), to determine and designate the principal amount, the dated date, interest rates, maturity dates, optional redemption dates and premiums, if any, principal serial maturities, term bond maturity or maturities, with or without premium, denominations, interest payment dates, applicable discount or premium, whether to obtain bond insurance or some other form of guaranty or security for the payment of the Series 2015 Bonds and Series 2015 Obligations, to obtain one or more ratings for the Series 2015 Bonds and Series 2015 Obligations, and such other provisions as are deemed necessary and desirable for the sale and issuance of the Series 2015 Bonds and Series 2015 Obligations and to determine if all, a portion of, or none of the Series 2009 Bonds and Series 2010B Obligations are to be refunded.

(b) Financing Agreement. The District authorizes the execution and delivery of a financing agreement (the **“Financing Agreement”**), in a form satisfactory to the Authorized Representative in connection with the Series 2015 Obligations.

(c) Escrow Agreement. The District authorizes the execution and delivery of an escrow agreement between the District and the escrow agent (the **“Escrow Agreement”**), in a form satisfactory to the Authorized Representative, pursuant to which the escrow agent shall execute the Series 2015 Obligations representing the principal amount payable under the Financing Agreement, and evidencing the right of the escrow agent to receive the District’s Financing Payments

under the Financing Agreement

Section 2. Title and Execution of Series 2015 Bonds and Series 2015 Obligations. The Series 2015 Bonds shall be entitled “Tualatin Hills Park and Recreation District, Washington County, Oregon, General Obligation and Refunding Bonds, Series 2015”, or such other name designated by the Authorized Representative, and shall bear the manual or facsimile signature of the President of the Board of Directors of the District and the manual or facsimile signature of the Secretary. The Series 2015 Bonds shall be initially issued in book-entry form as a single, typewritten bond for each maturity and issued in the registered name of the nominee of The Depository Trust Company. The Series 2015 Bonds will be issued without certificates being made available to the bondholders.

The Series 2015 Obligations shall be entitled “Tualatin Hills Park and Recreation District, Washington County, Oregon, Full Faith and Credit Refunding Obligations, Series 2015”, or such other name designated by the Authorized Representative. The Series 2015 Obligations shall be initially issued in book-entry form as a single, typewritten bond for each maturity and issued in the registered name of the nominee of The Depository Trust Company. The Series 2015 Obligations will be issued without certificates being made available to the bondholders.

Section 3. Tax Levy and Pledge. The Series 2015 Bonds shall be general obligations of the District. The full faith and credit of the District is pledged to the successive owners of the each of the Series 2015 Bonds for the punctual payment of such obligations when due. The District shall levy annually, as provided by law, a direct ad valorem tax upon all of the taxable property within the District in sufficient amount, without limitation, to pay the principal of and interest on the Series 2015 Bonds promptly as they become due and payable. The District covenants with the owners of the Series 2015 Bonds to pledge such ad valorem taxes in sufficient amount to pay the principal of and interest on the Series 2015 Bonds as they respectively become due and payable. Pursuant to ORS 310.145, the District hereby classifies the tax levy described in this section to be taxes imposed to pay the principal and interest on exempt bonded indebtedness and such taxes are not subject to the limits of sections 11 and 11b of Article XI of the Oregon Constitution.

Section 4. Financing Payments. The Financing Payments for the Series 2015 Obligations shall be full faith and credit obligations of the District, payable from the general, non-restricted revenues of the District and other funds which may be available for that purpose, including taxes levies within the restrictions of Sections 11 and 11b, Article XI of the Constitution of the State of Oregon. The obligation of the District to make Financing Payments shall be a full faith and credit obligation of the District and is not subject to appropriation.

Section 5. Book-Entry-Only System. Ownership of the Series 2015 Bonds and Series 2015 Obligations shall be recorded through entries on the books of banks and broker-dealer participants and correspondents that are related to entries on The Depository Trust Company book-entry-only system. The Series 2015 Bonds and Series 2015 Obligations shall be initially issued in the form of a separate single fully registered type-written bond for each maturity of the Series 2015 Bonds (the “Global Certificates”). Each Global Certificate shall be registered in the name of Cede & Co. as nominee (the “Nominee”) of The Depository Trust Company (the “Depository”) as the “Registered Owner”, and such Global Certificates shall be lodged with the Depository until redemption or maturity of the Series 2015 Bonds and Series 2015 Obligations. The Paying Agent shall remit payment for the maturing principal and interest on the Series 2015 Bonds and Series 2015 Obligations to the Registered Owner for distribution by the Nominee for the benefit of the bondholder (the “Beneficial Owner” or “Record Owner”) by recorded entry on the books of the Depository participants and correspondents. While the Series 2015 Bonds and Series 2015 Obligations are in book-entry-only form, the Series 2015 Bonds and Series 2015 Obligations will be available in denominations of \$5,000 or any integral multiple thereof.

The District has previously filed with the Depository a Letter of Representation to induce the Depository to accept the Series 2015 Bonds and Series 2015 Obligations as eligible for deposit at the Depository. The underwriter for the Series 2015 Bonds and Series 2015 Obligations is authorized to provide the Depository with the Preliminary Official Statement, together with the completed Depository’s underwriting questionnaire.

The execution and delivery of the Letter of Representations and the providing to the Depository of the Preliminary Official Statement and the underwriting questionnaire shall not in any way impose upon the District any obligation whatsoever with respect to persons having interests in the Series 2015 Bonds and Series 2015 Obligations other than the Registered Owners of the Series 2015 Bonds and Series 2015 Obligations as shown on the registration books maintained by the Paying Agent and Bond Registrar. The Paying Agent and Bond Registrar, in writing, shall accept the book-entry-only system and shall agree to take all action necessary to at all times comply with the Depository’s operational arrangements for

the book-entry-only system. The Authorized Representative may take all other action to qualify the Series 2015 Bonds and Series 2015 Obligations for the Depository's book-entry-only system.

In the event the Depository determines not to continue to act as securities depository for the Series 2015 Bonds and Series 2015 Obligations or the District determines that the Depository shall no longer so act, then the District will discontinue the book-entry-only system with the Depository. If the District fails to identify another qualified securities depository to replace the Depository, the Series 2015 Bonds and Series 2015 Obligations shall no longer be a book-entry-only issue but shall be registered in the registration books maintained by the Paying Agent and Bond Registrar in the name of the Registered Owner as appearing on the registration books of the Paying Agent and Bond Registrar and thereafter in the name or names of the owners of the Series 2015 Bonds and Series 2015 Obligations transferring or exchanging Series 2015 Bonds and Series 2015 Obligations.

With respect to Series 2015 Bonds and Series 2015 Obligations registered in the registration books maintained by the Paying Agent and Bond Registrar in the name of the Nominee of the Depository, the District, and the Paying Agent and Bond Registrar shall have no responsibility or obligation to any participant or correspondent of the Depository or to any Beneficial Owner on behalf of which such participants or correspondents act as agent for the Registered Owner with respect to:

(i) the accuracy of the records of the Depository, the Nominee or any participant or correspondent with respect to any ownership interest in the Series 2015 Bonds and Series 2015 Obligations,

(ii) the delivery to any participant or correspondent or any other person, other than a Registered Owner as shown in the registration books maintained by the Paying Agent and Bond Registrar, of any notice with respect to the Series 2015 Bonds and Series 2015 Obligations, including any notice of redemption,

(iii) the selection by the Depository of the beneficial interest in Series 2015 Bonds and Series 2015 Obligations to be refunded in the event the District redeems the Series 2015 Bonds and Series 2015 Obligations in part, or

(iv) the payment to any participant, correspondent or any other person other than the Registered Owner of the Series 2015 Bonds and Series 2015 Obligations as shown in the registration books maintained by the Paying Agent and Bond Registrar, of any amount with respect to principal or interest on the Series 2015 Bonds and Series 2015 Obligations. Notwithstanding the book-entry-only system, the District may treat and consider the Registered Owner in whose name each Series 2015 Bond and Series 2015 Obligations is registered in the registration books maintained by the Paying Agent and Bond Registrar as the Registered Owner and absolute owner of such Series 2015 Bond and Series 2015 Obligations for the purpose of payment of principal and interest with respect to such Series 2015 Bond and Series 2015 Obligations, or for the purpose of giving notices of redemption and other matters with respect to such Series 2015 Bond and Series 2015 Obligations, or for the purpose of registering transfers with respect to such Series 2015 Bond and Series 2015 Obligations, or for all other purposes whatsoever. The District shall pay or cause to be paid all principal of and interest on the Series 2015 Bonds and Series 2015 Obligations only to or upon the order of the Registered Owner, as shown in the registration books maintained by the Paying Agent and Bond Registrar, or their representative attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the District's obligation with respect to payment thereof to the extent of the sum or sums so paid.

Upon delivery by the Depository to the District and to the Registered Owner of a Series 2015 Bond and Series 2015 Obligation of written notice to the effect that the Depository has determined to substitute a new nominee in place of the Nominee then the word "Nominee" in this Resolution shall refer to such new nominee of the Depository, and upon receipt of such notice, the District shall promptly deliver a copy thereof to the Paying Agent and Bond Registrar.

Section 6. Transfer of Series 2015 Bonds and Series 2015 Obligations. If the book-entry system is not utilized, the Series 2015 Bonds and Series 2015 Obligations will be issued in certificate form. Then the Series 2015 Bonds and Series 2015 Obligations are transferable, or subject to exchange, for fully registered Series 2015 Bonds and Series 2015 Obligations in the denomination of \$5,000 each or integral multiples thereof by the registered owner thereof in person, or by the owner's attorney, duly authorized in writing, at the office of the Bond Registrar. The Bond Registrar shall maintain a record of the names and addresses of the registered owners of the Series 2015 Bonds and Series 2015 Obligations. The records of the registered bond ownership are not public records within the meaning of Oregon Revised Statutes 192.410(4).

All bonds issued upon transfer of or in exchange for Series 2015 Bonds and Series 2015 Obligations shall be valid general obligations of the District evidencing the same debt and shall be entitled to the same benefits as the Series 2015 Bonds and Series 2015 Obligations surrendered for such exchange or transfer. All fees, expenses and charges of the Paying Agent and Bond Registrar shall be payable by the District. The Bond Registrar shall not be required to transfer or exchange any Series 2015 Bond and Series 2015 Obligation after the close of business on record date of the month next preceding any interest payment date or transfer or exchange any Series 2015 Bond and Series 2015 Obligation called or being called for redemption.

Section 7. Sale of the Series 2015 Bonds and Series 2015 Obligations. The Series 2015 Bonds and Series 2015 Obligations may be sold by negotiated sale pursuant to ORS 287A.300 as determined by the Authorized Representative. The Authorized Representative shall determine the requirements for the sale of the Series 2015 Bonds and Series 2015 Obligations, subject to the provisions of this Resolution that provide the most advantageous terms to the District. The Authorized Representative is authorized to negotiate and execute a purchase agreement setting forth the terms of the sale of the Series 2015 Obligations.

Section 8. Principal Amount. The principal amount of the Series 2015 Bonds shall be in the amount of (1) \$1,435,000, plus (2) an amount necessary to provide sale proceeds sufficient to pay (a) the principal of and interest on the Series 2009 Bonds being refunded, and (b) the costs of issuance of the Series 2015 Bonds.

The principal amount of the Series 2015 Obligations shall be in an amount necessary to provide sale proceeds sufficient to pay (1) the principal of and interest on the Series 2010B Obligations being refunded, and (2) the costs of issuance of the Series 2015 Obligations.

Section 9. Payment of Series 2015 Bonds and Series 2015 Obligations. If at any time while the Series 2015 Bonds and Series 2015 Obligations are outstanding the book-entry system ceases to be utilized, the principal of the Series 2015 Bonds and Series 2015 Obligations shall be payable upon presentation of the Series 2015 Bonds and Series 2015 Obligations at maturity at the principal corporate trust office of the Paying Agent. Payment of each installment of interest due each year shall be made by check or draft of the Paying Agent mailed on each interest payment date to the registered owner thereof whose name and address appears on the registration books of the District maintained by the Paying Agent as of the close of business on the record date as determined by the Authorized Representative.

Section 10. Form of Series 2015 Bonds and Series 2015 Obligations. The Series 2015 Bonds and Series 2015 Obligations shall be issued substantially in the form as approved by the Authorized Representative and Bond Counsel.

Section 11. Appointment of Paying Agent and Bond Registrar. The Authorized Representative is authorized to designate a Paying Agent and Bond Registrar for the Series 2015 Bonds and Series 2015 Obligations and to negotiate and execute on behalf of the District the Paying Agent and Bond Registrar Agreement. In addition, the District requests and authorizes the Paying Agent and Bond Registrar to execute the Certificate of Authentication as of the date of delivery of the Series 2015 Bonds and Series 2015 Obligations.

Section 12. Covenant as to Arbitrage. The proceeds of the Series 2015 Bonds and Series 2015 Obligations shall be used and invested in such manner that the Series 2015 Bonds and Series 2015 Obligations shall not become "arbitrage bonds" within the meaning of Section 148 of the Code, and the applicable regulations. The District covenants that, within its lawful powers, it will not do, and will refrain from doing, anything in the issuance of the Series 2015 Bonds and Series 2015 Obligations and in the investment and expenditure of the proceeds thereof which would result in the interest on the Series 2009 Bonds, the Series 2015 Bonds and Series 2015 Obligations becoming taxable for federal income tax purposes.

Section 13. Escrow Deposit Agreement and Escrow Agent. The District shall enter into an Escrow Deposit Agreement for the establishment of an Escrow Deposit Fund to which shall be deposited sufficient proceeds from the Series 2015 Bonds to acquire Government Obligations to provide funds sufficient to pay the principal of and interest on the Series 2009 Bonds which are being refunded. The Authorized Representative is authorized to designate an Escrow Agent to administer the Escrow Deposit Fund and to execute the Escrow Deposit Agreement for and on behalf of the District.

The District may enter into an Escrow Deposit Agreement for the establishment of an Escrow Deposit Fund to which shall be deposited sufficient proceeds from the Series 2015 Obligations to acquire Government Obligations to provide funds sufficient to pay the principal of and interest on the Series 2010B Obligations which are being refunded. The

Authorized Representative is authorized to designate an Escrow Agent to administer the Escrow Deposit Fund and to execute the Escrow Deposit Agreement for and on behalf of the District.

Section 14. Irrevocable Call and Redemption. The District does irrevocably call for redemption on June 1, 2019, at par value, the principal of the Series 2009 Bonds being refunded. The irrevocable call and redemption of the Series 2009 Bonds being refunded is subject to the sale and delivery of the Series 2015 Bonds.

The District does irrevocably call for redemption at the earliest practical date, at par value, the principal of the Series 2010B Obligations being refunded. The irrevocable call and redemption of the Series 2010B Obligations being refunded is subject to the sale and delivery of the Series 2015 Obligations.

Section 15. Effect of Refunding. The District determines that, upon deposit into the Escrow Deposit Fund of Government Obligations in an amount calculated to be sufficient to pay the principal of and interest on the Series 2009 Bonds being refunded, such deposit shall fully defease the Series 2009 Bonds being refunded.

Section 16. Appointment of Municipal Advisor. The Authorized Representative is authorized to appoint a municipal advisor in connection with the issuance of the Series 2015 Bonds and Series 2015 Obligations.

Section 17. Appointment of Verification Agent. The Authorized Representative is authorized to appoint a verification agent to confirm that the funding the Escrow Deposit Fund in connection with the refunding of the Series 2009 Bonds is sufficient to pay when due the principal and interest on the Series 2009 Bonds which are being refunded to the redemption date or the final maturity, as the case may be.

Section 18. Appointment of Bond Counsel. The District hereby appoints the law firm of Mersereau Shannon LLP of Portland, Oregon as Bond Counsel in connection with the issuance of the Series 2015 Bonds and Series 2015 Obligations.

Section 19. Appointment of Underwriter. The District hereby appoints Piper Jaffray & Co.–Seattle Northwest Division as underwriter in connection with the issuance of the Series 2015 Bonds and Series 2015 Obligations.

Section 20. Printing Series 2015 Bonds and Series 2015 Obligations. If at any time while the Series 2015 Bonds and Series 2015 Obligations are outstanding, the book-entry system ceases to be utilized, then the Authorized Representative is authorized to contract for the printing of the Series 2015 Bonds and Series 2015 Obligations. The Authorized Representative may provide for the printing of, in addition to the original issue of Series 2015 Bonds and Series 2015 Obligations, if any, additional bonds to be printed in blank form as to registration and to be designated by appropriate number for the Bond Registrar for delivery to the registered owner upon transfer or exchange of Series 2015 Bonds and Series 2015 Obligations. The additional bonds for the Series 2015 Bonds shall bear the dated date of the Series 2015 Bonds, shall be signed by the manual or facsimile signature of the President and shall be attested by the manual or facsimile signature of the Secretary and the Paying Agent and Bond Registrar shall manually sign the Certificate of Authentication as of the date of delivery or transfer of the Series 2015 Bonds.

Section 21. Conditional Redemption. Any notice of optional redemption may state that the optional redemption is conditional upon receipt by the Registrar of moneys sufficient to pay the redemption price of such bonds or obligations or upon the satisfaction of any other condition, and/or that such notice may be rescinded upon the occurrence of any other event, and any conditional notice so given may be rescinded at any time before payment of such redemption price if any such condition so specified is not satisfied or if any such other event occurs. Notice of such rescission or of the failure of any such condition shall be given by the Registrar to the Registered Owner as promptly as practicable upon the failure of such condition or the occurrence of such other event.

Section 22. Contract with Registered Owners of Series 2015 Bonds and Series 2015 Obligations. In consideration of the purchase and acceptance of the Series 2015 Bonds and Series 2015 Obligations, the provisions of this Resolution and the Series 2015 Bonds and Series 2015 Obligations shall be deemed to be and shall constitute a contract between the District and the Registered Owners of the Series 2015 Bonds and Series 2015 Obligations. The covenants and agreements to be performed by or on behalf of the District shall be for the equal benefit, protection and security of the Registered Owners of any and all Series 2015 Bonds and Series 2015 Obligations, all of which shall be of equal rank without preference, priority, or distinction among the Series 2015 Bonds and Series 2015 Obligations.

Section 23. Continuing Disclosure. The District covenants and agrees to comply with and carry out all of the provisions of the Continuing Disclosure Agreement to be entered into in connection with the Series 2015 Bonds and Series 2015 Obligations. Notwithstanding any other provision of this Resolution, failure by the District to comply with the Continuing Disclosure Agreement will not constitute an event of default; however, any Registered Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under this section and the Continuing Disclosure Certificate.

Section 24. Preliminary and Final Official Statement. The District shall, with the assistance of the underwriter and municipal advisor, prepare or cause to be prepared a preliminary official statement for the Series 2015 Bonds and Series 2015 Obligations which shall be available for distribution to prospective purchasers of the Series 2015 Bonds and Series 2015 Obligations. The Authorized Representative is authorized to deem such preliminary official statement final pursuant to Rule 15c2-12 of the Securities and Exchange Commission. In addition, the District shall prepare, or cause to be prepared, a final official statement for delivery to the purchasers of the Series 2015 Bonds and Series 2015 Obligations no later than the seventh (7th) business day after the sale of the Series 2015 Bonds and Series 2015 Obligations. After determining that the final official statement does not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements contained in the official statement not misleading in the light of the circumstances under which they are made, the Authorized Representative is authorized to certify the accuracy of the official statement on behalf of the District.

Section 25. Closing of the Sale and Delivery of the Series 2015 Bonds and Series 2015 Obligations. The Authorized Representative is authorized to determine and execute all the documents, including a tax certificate, and perform any and all other things or acts necessary for the sale and delivery of the Series 2015 Bonds and Series 2015 Obligations and redemption of the Series 2009 Bonds and Series 2010B Obligations being refunded as herein authorized. Such acts of the Authorized Representative are for and on behalf of and are authorized by the Board of Directors of the District.

Section 26. Post Issuance Compliance Procedures. The District has established post issuance compliance procedures to ensure that the interest on the Series 2015 Bonds and Series 2015 Obligations remains exempt from federal income tax and the obligation of the District to provide continuing disclosure as described in the Continuing Disclosure Certificate is met.

ADOPTED by the Board of Directors of Tualatin Hills Park and Recreation District, Washington County, Oregon, this 2nd day of March 2015.

**TUALATIN HILLS PARK AND RECREATION DISTRICT
WASHINGTON COUNTY, OREGON**

By _____
John Griffiths, President

By _____
Bob Scott, Secretary

ATTEST:

By _____
Jessica Collins, Recording Secretary



MEMO

DATE: February 25, 2015
TO: Doug Menke, General Manager
FROM: Aisha Willits, Director of Planning

RE: **Resolution Authorizing Local Government Grant Program Application**

Introduction

The Oregon Parks and Recreation Department (OPRD) is accepting applications for the 2015 Local Government Grant Program (LGGP) small grant category. Applications are due by May 1. Staff recommends that the district submit an application to help supplement funding to make improvements at McMillan Park. Staff requests board of directors' approval and signature on Resolution No. 2015-06, so staff can apply for grant assistance.

Background

The LGGP program includes a small grant and a large grant category. Small grant requests are \$75,000 or less and large grant requests are over \$75,000, up to \$750,000. Grant proposals may include land acquisition, park development, and/or rehabilitation of existing facilities. Eligible projects include basic outdoor recreation facilities and associated support facilities. Staff has identified the replacement of play equipment and installation of associated site furnishings, as well as making ADA improvements, at McMillan Park as a strong candidate for LGGP small grant assistance. LGGP grants require a 50% match in funding from the project sponsoring agency.

Proposal Request

Grant assistance is being sought to help pay the costs associated with the replacement of play equipment at McMillan Park. Grant funds would be used to assist in the removal of existing play equipment, site preparation, installation of new play equipment and installation of new site furnishings, such as benches, picnic tables and a trash receptacle. Funds would also be used to help cover costs associated with making ADA improvements to the play area. The estimated budget for this project includes both estimated construction costs and a 15% contingency. Design and permitting work is currently underway and is expected to be completed this summer. This project will be completed by summer 2016.

Total estimated cost for this project is \$105,000. Staff recommends submitting a grant application for \$50,000, which is 48% of the total estimated project cost. The LGGP grant amount of \$50,000 will be initially funded from the FY 2015/16 General Fund. This amount would be reimbursed at the completion of the project. The district's financial responsibility is estimated at \$55,000, which is 52% of the total estimated project cost. The district's matching amount of \$55,000 will also be provided from the FY 2015/16 General Fund as this project is expected to be included as part of the FY 2015/16 capital budget to be adopted in June.

Benefits of Proposal

With a successful grant application, the district will receive funds to help offset construction costs associated with the project allowing the district to use this cost savings (approximately \$50,000) toward other projects identified on the deferred maintenance list.

Potential Downside of Proposal

There is no potential downside to this proposal.

Maintenance Impact

There is no added maintenance impact resulting from this proposal because the play area is already served and included in annual maintenance costs for the park.

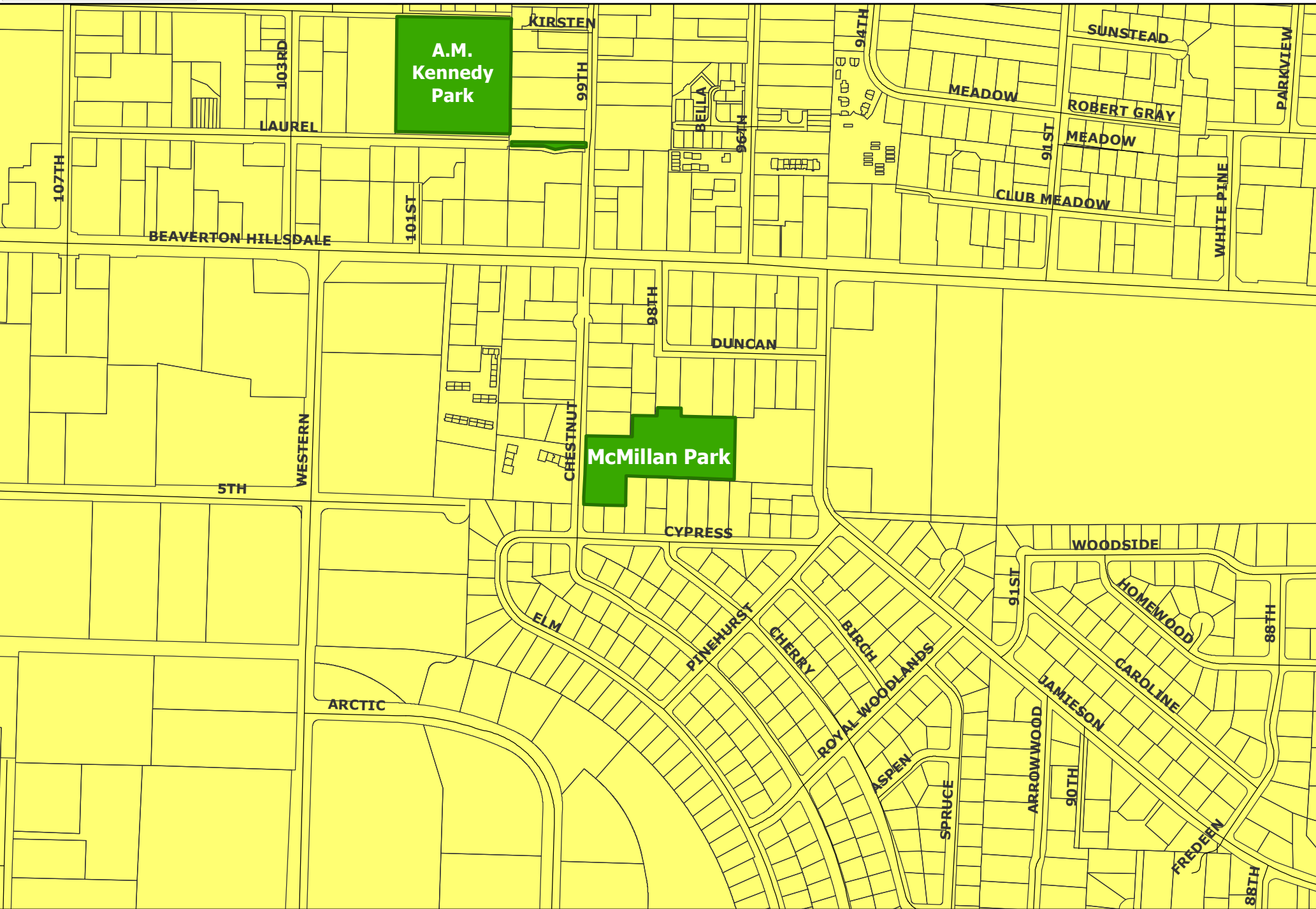
Action Requested

Board of Directors' approval and signature of Resolution No. 2015-06 to apply for a 2015 Local Government Grant Program (LGGP) grant for the replacement of play equipment at McMillan Park.



TUALATIN HILLS
PARK & RECREATION DISTRICT

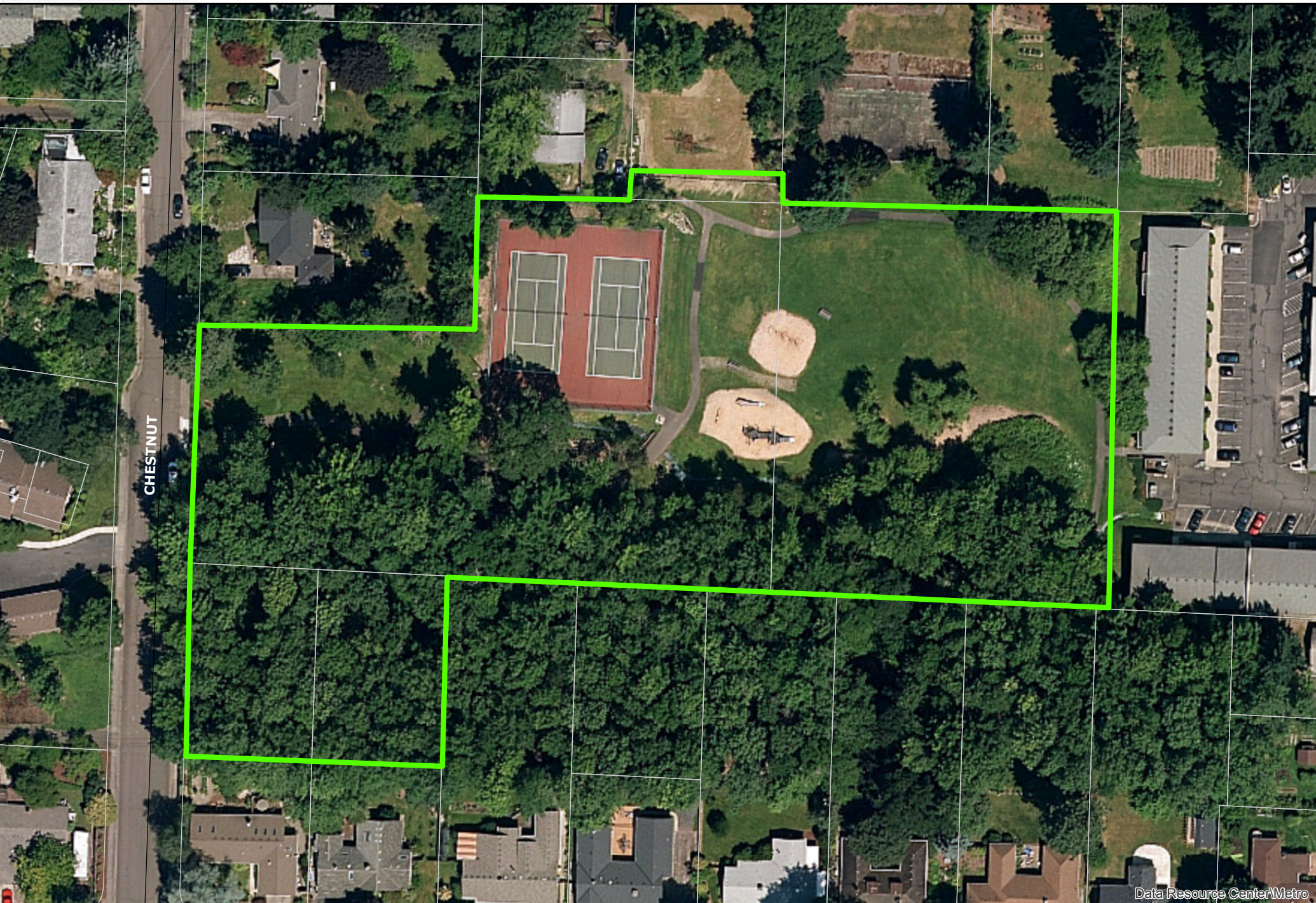
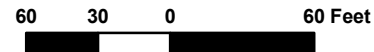
McMillan Park Play Equipment Replacement 2015 LGGP Grant Application Vicinity Map





TUALATIN HILLS
PARK & RECREATION DISTRICT

McMillan Park Play Equipment Replacement 2015 LGGP Grant Application Aerial View



CHESTNUT

RESOLUTION NO. 2015-06

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
TUALATIN HILLS PARK & RECREATION DISTRICT
AUTHORIZING APPLICATION TO THE OREGON PARKS AND RECREATION
DEPARTMENT FOR THE 2015 LOCAL GOVERNMENT GRANT PROGRAM
FOR REPLACEMENT OF PLAY EQUIPMENT AT MCMILLAN PARK**

WHEREAS, state funds are available through the Oregon Parks and Recreation Department (OPRD) for the Local Government Grant Program (LGGP) for park projects; and

WHEREAS, the Tualatin Hills Park & Recreation District (THPRD) is a special service district that is eligible to receive said state grant funds; and

WHEREAS, THPRD has identified the replacement of play equipment and ADA improvements at McMillan Park as high priority needs in the district; and

WHEREAS, THPRD has available local matching funds to fulfill its share of obligation related to this grant application should the grant funds be awarded; and

WHEREAS, THPRD will provide adequate funding for ongoing operations and maintenance of this park and recreation facility should the grant funds be awarded; and

LET IT HEREBY BE RESOLVED BY THE BOARD OF DIRECTORS OF THE TUALATIN HILLS PARK & RECREATION DISTRICT IN BEAVERTON, OREGON, that:

- Section 1: The board of directors demonstrates its support for and authorizes staff to submit a grant application to OPRD for improvements at McMillan Park.
- Section 2: This resolution shall be effective following its adoption by the board of directors.

Approved by the Tualatin Hills Park & Recreation District Board of Directors on the 2nd day of March 2015.

John Griffiths, President

Bob Scott, Secretary

ATTEST:

Jessica Collins, Recording Secretary



MEMO

DATE: February 17, 2015
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business & Facilities

RE: Resolution Adopting the Supplemental Budget for Capital Outlay Costs for the Fiscal Year 2014/15 Budget

Introduction

Staff requests board of directors' approval of Resolution No. 2015-07 to adopt a supplemental budget to increase Capital Outlay for construction of a synthetic turf field for the fiscal year commencing July 1, 2014.

Background

As required by ORS 294.471, a supplemental budget adjustment is necessary to increase the overall appropriations of the district.

On September 23, 2014, the district received a payment of \$650,000 from Peregrine Sports, LLC with the signing of Amendment No. 3 to the lease agreement at Fanno Creek Service Center. These funds were not anticipated during the preparation of the budget for the fiscal year commencing July 1, 2014. Therefore, per ORS 294.471(1)(a), the increase to the capital outlay appropriation must be approved by resolution for use within the fiscal year.

Proposal Request

The attached resolution authorizes an increase to resources and appropriations to fund the general fund portion of the construction of a synthetic turf field at Conestoga Middle School. Approval of the attached resolution will authorize the increase to the Adopted Budget for the fiscal year commencing July 1, 2014 by a total of \$650,000. Notice of the proposed Supplemental Budget has been published in accordance with Local Budget Law (ORS 294), and the resolution has been reviewed by the district's legal counsel.

Approval of the resolution will ensure the district is in legal compliance with Local Budget Law.

Benefits of Proposal

Approval of the resolution will provide the necessary general fund appropriation for partial funding of the construction of a synthetic turf field at Conestoga Middle School.

Potential Downside of Proposal

Since this supplemental budget is to appropriate funds already received by the district, there is no apparent downside.

Action Requested

Board of directors' approval of Resolution No. 2015-07 to adopt a supplemental budget for capital outlay costs for the fiscal year commencing July 1, 2014.

RESOLUTION NO. 2015-07

**RESOLUTION ADOPTING THE SUPPLEMENTAL BUDGET
FOR CAPITAL OUTLAY COSTS
FOR THE FISCAL YEAR 2014/15 BUDGET**

WHEREAS, the Tualatin Hills Park & Recreation District ("District") has determined to undertake construction of a synthetic turf field, and has secured necessary funding which was not available at the time the Fiscal Year 2014/15 Budget was adopted; and

WHEREAS, the funding source for construction of the synthetic turf field has been identified through a recent contribution; and

WHEREAS, the new appropriations and budget changes contained herein do not change any fund by 10% or more from the adopted FY 2014/15 Budget; and

WHEREAS, the District published notice of this proposed resolution in The Beaverton Valley Times newspaper on February 19, 2015 as required in ORS 294.471(3)(b); and

WHEREAS, a resolution to accept the new appropriation within the FY 2014/15 Budget is necessary to continue to manage the distribution of those resources and expenditures and to maintain compliance with ORS 294.471(1)(a).

NOW, THEREFORE, it is hereby resolved as follows:

- Section 1.** The board of directors hereby authorizes the FY 2014/15 increase of appropriations as set forth below.
- A. The District will undertake construction of the Synthetic Turf Field Project at Conestoga Middle School, and will secure necessary financing. To effectuate this change the District hereby authorizes the following appropriation in the FY 2014/15 Budget:
- | | |
|--------------------------------|-----------|
| General Fund | |
| Resource | |
| Grants & Contributions Revenue | \$650,000 |
| | |
| Appropriation | |
| Capital Outlay | |
| Synthetic Turf Project | \$650,000 |

Section 2. All detailed in Section 1 are in compliance with Oregon Budget Law specifically ORS 294.471(1)(a).

Section 3. This resolution takes effect immediately upon adoption.

Approved and adopted on March 2, 2015 by the Board of Directors of the Tualatin Hills Park & Recreation District.

John Griffiths, President

Bob Scott, Secretary

ATTEST:

Jessica Collins, Recording Secretary



MEMO

DATE: February 25, 2015
TO: Doug Menke, General Manager
FROM: Aisha Willits, Director of Planning

RE: Intergovernmental Agreement with Washington County and Oregon Department of Transportation for Westside Trail Segment #18

Summary

Over the past several months, district staff has worked with Washington County and Oregon Department of Transportation (ODOT) staff to amend an existing intergovernmental agreement (IGA) with ODOT for the Westside Trail: Rock Creek Trail – Bronson Creek Trail (Segment 18) improvements project. The IGA amendment adds Washington County as a party because of the four (4) mid-block crossings needed to complete the project.

Background

In 2009, the district was awarded \$2,399,337 in Metropolitan Transportation Improvement Program (MTIP) funds in order to design and construct a three-quarter mile long section of the Westside Regional Trail between the Rock Creek Regional Trail and the Bronson Creek Community Trail (the project has since expanded to include an additional one-quarter mile from the Bronson Creek Trail to Kaiser Road). The funds are programmed by Metro, but are managed by ODOT, the “pass-through” agency for federal transportation dollars from the Federal Highway Administration (FHWA). In August 2011, the district entered into an IGA with ODOT, which outlines the roles and responsibilities for each agency related to the project.

The 2011 IGA with ODOT only covers the portion of the project located with the Bonneville Power Administration (BPA) power line corridor and did not include any provisions for the four (4) mid-block crossings located outside of the BPA corridor. In May 2014, the district entered into an IGA with Washington County to ensure the mid-block crossings are adequately designed, reviewed, installed and maintained.

Proposal Request

The proposed IGA amendment is being requested by ODOT and will ensure the four (4) mid-block crossings are included as part of the overall project and eligible for federal funding consideration. The amendment also includes Washington County as a party because it is the agency responsible for the long-term maintenance and operation of improvements made within this right-of-way associated with the mid-block crossings, such as lighting, signage and striping.

Benefits of Proposal

Benefits of the proposal include the four (4) mid-block crossings being included as part of the federally-funded Westside Trail project and the identification of Washington County as the agency responsible for their long-term maintenance and operation, as well as continued partnership collaboration with Washington County and ODOT.

Potential Downside of Proposal

There are no potential downsides to the proposal.

Maintenance Impact

There are no maintenance costs associated with the proposal.

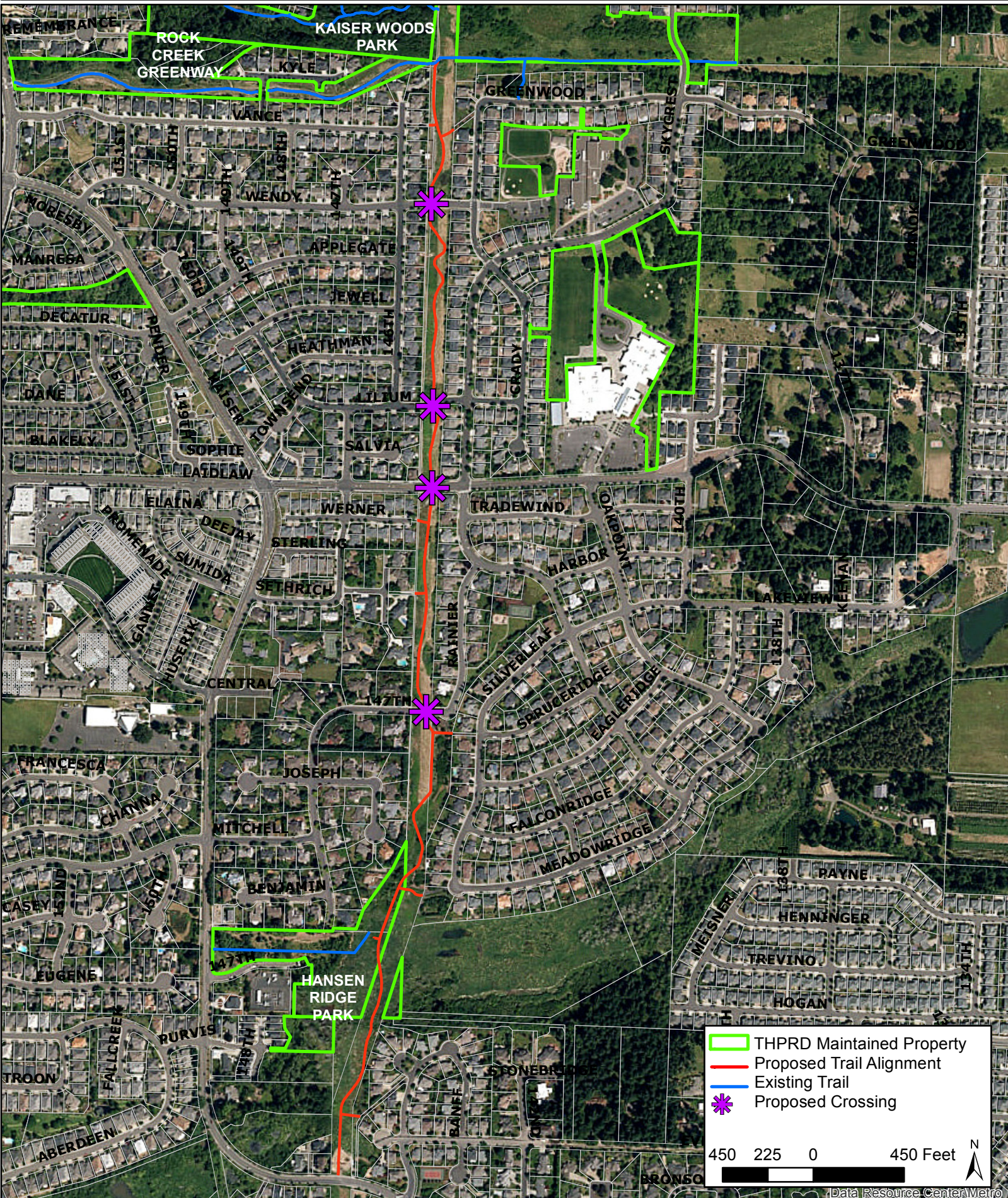
Action Requested

Board of directors' approval of the following items:

1. Approval of Amendment Number 01 with Washington County and ODOT to Local Agency Agreement Number 27501 for the Westside Trail: Rock Creek Trail to Bronson Creek Trail improvement project; and
2. Authorization for the general manager, or his designee, to execute the IGA amendment.



Westside Trail Seg. 18



- ▭ THPRD Maintained Property
- ▬ Proposed Trail Alignment
- ▬ Existing Trail
- ✱ Proposed Crossing



AMENDMENT NUMBER 01
LOCAL AGENCY AGREEMENT
SURFACE TRANSPORTATION PROGRAM – URBAN
Westside Trail: Rock Creek Trail to Bronson Creek Trail
Tualatin Hills Parks and Recreation District

The **State of Oregon**, acting by and through its Department of Transportation, hereinafter referred to as “State,” and Tualatin Hills Parks and Recreation District, acting by and through its elected officials, hereinafter referred to as “Agency,” entered into an Agreement on August 16, 2011. Said Agreement covers the design and construction of a three quarter (3/4) mile long, ten (10) foot wide paved multiple-use trail located within Westside Regional Trails, Segment 18.

It has now been determined by State and Agency that the Agreement referenced above shall be amended to add Washington County as a party to this Agreement, which will grant the State and Agency permission to perform work on the Washington County’s right of way, outline power and maintenance responsibilities, and update standard language. Except as expressly amended below, all other terms and conditions of the Agreement are still in full force and effect.

Attachment No. 1, Special Provisions shall be deleted in its entirety and replaced with the attached Revised Attachment No. 1, Special Provisions. All references to “Attachment No. 1, Special Provisions” shall hereinafter be referred to as “Revised Attachment No. 1, Special Provisions.

Attachment No. 2, Federal Standard Provisions shall be deleted in its entirety and replaced with the attached Revised Attachment No. 2, Federal Standard Provisions, dated March 4, 2014. All references to “Attachment No. 2, Standard Provisions” shall hereinafter be referred to as “Revised Attachment No. 2, Federal Standard Provisions, dated March 4, 2014.

Preamble Paragraph, which reads:

THIS AGREEMENT is made and entered into by and between the STATE OF OREGON, acting by and through its Department of Transportation, hereinafter referred to as “State,” and Tualatin Hills Parks and Recreation District, acting by and through its elected officials, hereinafter referred to as “Agency,” both herein referred to individually or collectively as “Party” or “Parties.”

Shall be deleted in its entirety and replaced with the following:

THIS AGREEMENT is made and entered into by and between the STATE OF OREGON, acting by and through its Department of Transportation, hereinafter referred to as “State,” Tualatin Hills Parks and Recreation District, acting by and through its elected officials, hereinafter referred to as “Agency,” and Washington County, acting by and through its Board of Commissioners, hereinafter referred to as “County”, all herein referred to individually or collectively as “Party” or “Parties.”

RECITALS, Paragraph 1, Page 1 which reads:

1. Westside Trail is a part of the park system under the jurisdiction and control of Tualatin Hills Park and Recreation District.

Shall be deleted in its entirety and replaced with the following:

1. Westside Trail is a part of the park system under the jurisdiction and control of Tualatin Hills Park and Recreation District. NW Laidlaw Road, NW Wendy Lane, NW 147th Avenue and NW Liliu Drive are part of the County road system and under the jurisdiction and control of County.

Insert new RECITALS, Paragraph 3, to read as follows:

3. Agency and County entered into Agreement Number CA 14-0460 on June 3, 2014. Said Agreement grants Agency permission to construct the Westside Trail: Rock Creek Trail to Bronson Creek Trail and associated mid-block crossings on County facilities. The terms and conditions outlined in that Agreement are herein incorporated by reference and made part of this Agreement.

TERMS OF AGREEMENT, Paragraph 6, Page 2 which reads:

6. This Agreement may be terminated by mutual written consent of both Parties.

Shall be deleted in its entirety and replaced with the following:

6. This Agreement may be terminated by mutual written consent of all Parties.

TERMS OF AGREEMENT, Paragraph 7, Page 2 which reads:

7. State may terminate this Agreement effective upon delivery of written notice to Agency, or at such later date as may be established by State, under any of the following conditions:
 - a. If Agency fails to provide services called for by this Agreement within the time specified herein or any extension thereof.
 - b. If Agency fails to perform any of the other provisions of this Agreement, or so fails to pursue the work as to endanger performance of this Agreement in accordance with its terms, and after receipt of written notice from State fails to correct such failures within ten (10) days or such longer period as State may authorize.
 - c. If Agency fails to provide payment of its share of the cost of the Project.
 - d. If State fails to receive funding, appropriations, limitations or other expenditure authority sufficient to allow State, in the exercise of its reasonable

administrative discretion, to continue to make payments for performance of this Agreement.

- e. If federal or state laws, regulations or guidelines are modified or interpreted in such a way that either the work under this Agreement is prohibited or State is prohibited from paying for such work from the planned funding source.

Shall be deleted in its entirety and replaced with the following:

- 7. State may terminate this Agreement effective upon delivery of written notice to Agency and County, or at such later date as may be established by State, under any of the following conditions:
 - a. If Agency fails to provide services called for by this Agreement within the time specified herein or any extension thereof.
 - b. If Agency fails to perform any of the other provisions of this Agreement, or so fails to pursue the work as to endanger performance of this Agreement in accordance with its terms, and after receipt of written notice from State fails to correct such failures within ten (10) days or such longer period as State may authorize.
 - c. If Agency fails to provide payment of its share of the cost of the Project.
 - d. If County fails to complete its obligations called for by this Agreement within the timeframe herein or extension thereof.
 - e. If State fails to receive funding, appropriations, limitations or other expenditure authority sufficient to allow State, in the exercise of its reasonable administrative discretion, to continue to make payments for performance of this Agreement.
 - f. If federal or state laws, regulations or guidelines are modified or interpreted in such a way that either the work under this Agreement is prohibited or State is prohibited from paying for such work from the planned funding source.

Insert new TERMS OF AGREEMENT, Paragraph 15, to read as follows:

15. County's Project Manager for this Project is Rob Saxton, 155 N First Ave, Hillsboro, OR 97124, 503-846-7920, Rob_Saxton@co.washington.or.us, or assigned designee upon individual's absence. Agency shall notify the other Party in writing of any contact information changes during the term of this Agreement.

Insert new TERMS OF AGREEMENT, Paragraph 16, to read as follows:

16. County certifies and represents that the individual(s) signing this Agreement has been authorized to enter into and execute this Agreement on behalf of County, under the direction or approval of its governing body, commission, board, officers,

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Agreement No.27501-01

members or representatives, and to legally bind County.

TERMS OF AGREEMENT, Paragraphs 15 and 16, shall be hereinafter re-numbered as Paragraphs 17 through 18.

This Amendment may be executed in several counterparts (facsimile or otherwise) all of which when taken together shall constitute one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of this Amendment so executed shall constitute an original.

THE PARTIES, by execution of this Agreement, hereby acknowledge that their signing representatives have read this Agreement, understand it, and agree to be bound by its terms and conditions.

This Project is in the 2010-2013 Statewide Transportation Improvement Program, (Key #17273) that was approved by the Oregon Transportation Commission on December 16, 2010 (or subsequently approved by amendment to the STIP).

SIGNATURE PAGE TO FOLLOW

Agency/County/State
Agreement No.27501-01

TUALATIN HILLS PARK AND RECREATION DISTRICT, by and through its elected officials

By _____
General Manager
Date _____

APPROVED AS TO LEGAL SUFFICIENCY

By _____
Agency Counsel

Date _____

Agency Contact:
Brad Hauschild, Urban Planner
Tualatin Hills Park & Recreation District
6220 SW 112th Ave., Suite #100
Beaverton Oregon 97008
503-629-6305
bhauschild@thprd.org

WASHINGTON COUNTY, by and through its Board of Commissioners
By _____

Date _____

APPROVED AS TO LEGAL SUFFICIENCY

By _____
County Counsel

Date _____

County Contact:
Rob Saxton, PM
1400 SW Walnut Street, MS 17A
Hillsboro, OR 97123-5625
Rob_Saxton@co.washington.or.us

STATE OF OREGON, by and through its Department of Transportation

By _____
Highway Division Administrator
Date _____

APPROVAL RECOMMENDED

By _____
Technical Services Manager, Chief Engineer
Date _____

By _____
Region 1 Manager
Date _____

APPROVED AS TO LEGAL SUFFICIENCY

By _____
Assistant Attorney General

Date: _____

State Contact:
Michele Thom, Local Agency Liaison
123 NW Flanders Street
Portland Oregon 97209
503-731-8279
Michele.r.thom@odot.state.or.us

SPECIAL PROVISIONS

1. Agency or its consultant shall, as a federal-aid participating preliminary engineering function, conduct the necessary field surveys, environmental studies, traffic investigations, foundation explorations, and hydraulic studies, identify and obtain all required permits, assist State with acquisition of necessary right of way and/or easements, and perform all preliminary engineering and design work required to produce final plans, preliminary/final specifications and cost estimates.
2. Upon State's award of the construction contract, Agency, or its consultant, shall be responsible to perform all construction engineering, field testing of materials, technical inspection and project manager services for administration of the contract.
3. State may make available Region 1's On-Call Preliminary Engineering (PE), Design and Construction Engineering Services consultant for Local Agency Projects upon written request. If Agency chooses to use said services, Agency agrees to manage the work performed by the consultant and make funds available to the State for payment of those services. All eligible work will be a federally participating cost and included as part of the total cost of the Project.
4. County hereby grants Agency and its contractor's access to its right of way for the performance of all work associated with completing this Project.
5. Agency shall, at its own expense, maintain and operate the Project upon completion at a minimum level that is consistent with normal depreciation and/or service demand.
6. County shall, upon completion of the Project, maintain and supply power for Project illumination at its own expense.
7. County shall continue to maintain its own right of way.
8. Maintenance responsibilities will survive any termination of this Agreement.

REVISED ATTACHMENT NO. 2

FEDERAL STANDARD PROVISIONS

PROJECT ADMINISTRATION

1. State (ODOT) is acting to fulfill its responsibility to the Federal Highway Administration (FHWA) by the administration of this Project, and Agency (i.e. county, city, unit of local government, or other state agency) hereby agrees that State shall have full authority to carry out this administration. If requested by Agency or if deemed necessary by State in order to meet its obligations to FHWA, State will act for Agency in other matters pertaining to the Project. Prior to taking such action, State will confer with Agency concerning actions necessary to meet federal obligations. Agency shall, if necessary, appoint and direct the activities of a Citizen's Advisory Committee and/or Technical Advisory Committee, conduct a hearing and recommend the preferred alternative. State and Agency shall each assign a person in responsible charge "liaison" to coordinate activities and assure that the interests of both Parties are considered during all phases of the Project.
2. Any project that uses federal funds in project development is subject to plans, specifications and estimates (PS&E) review and approval by FHWA or State acting on behalf of FHWA prior to advertisement for bid proposals, regardless of the source of funding for construction.
3. Non-certified agencies must contract with State or a State certified local public agency to secure services to perform plans, specifications and estimates (PS&E), construction contract advertisement, bid, award, contractor payments and contract administration. Non-certified agencies may use a State-approved consultant to perform preliminary engineering, and construction engineering services.

PROJECT FUNDING REQUEST

4. State shall submit a separate written Project funding request to FHWA requesting approval of federal-aid participation for each project phase including a) Program Development (Planning), b) Preliminary Engineering (National Environmental Policy Act - NEPA, Permitting and Project Design), c) Right of Way Acquisition, d) Utilities, and e) Construction (Construction Advertising, Bid and Award). Any work performed prior to FHWA's approval of each funding request will be considered nonparticipating and paid for at Agency expense. Agency shall not proceed on any activity in which federal-aid participation is desired until such written approval for each corresponding phase is obtained by State. State shall notify Agency in writing when authorization to proceed has been received from FHWA. All work and records of such work shall be in conformance with FHWA rules and regulations.

FINANCE

5. Federal funds shall be applied toward Project costs at the current federal-aid matching ratio, unless otherwise agreed and allowable by law. Agency shall be responsible for the entire match amount for the federal funds and any portion of the Project, which is not covered by federal funding, unless otherwise agreed to and specified in the intergovernmental Agreement (Project Agreement). Agency must obtain written approval from State to use in-

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kind contributions rather than cash to satisfy all or part of the matching funds requirement. If federal funds are used, State will specify the Catalog of Federal Domestic Assistance (CFDA) number in the Project Agreement. State will also determine and clearly state in the Project Agreement if recipient is a subrecipient or vendor, using criteria in OMB CIRCULAR NO. A-133.

6. If the estimated cost exceeds the total matched federal funds available, Agency shall deposit its share of the required matching funds, plus 100 percent of all costs in excess of the total matched federal funds. Agency shall pay one hundred (100) percent of the cost of any item in which FHWA will not participate. If Agency has not repaid any non-participating cost, future allocations of federal funds or allocations of State Highway Trust Funds to Agency may be withheld to pay the non-participating costs. If State approves processes, procedures, or contract administration outside the *Local Agency Guidelines Manual* that result in items being declared non-participating by FHWA, such items deemed non-participating will be negotiated between Agency and State.
7. Agency agrees that costs incurred by State and Agency for services performed in connection with any phase of the Project shall be charged to the Project, unless otherwise mutually agreed upon by the Parties.
8. Agency's estimated share and advance deposit.
 - a) Agency shall, prior to commencement of the preliminary engineering and/or right of way acquisition phases, deposit with State its estimated share of each phase. Exception may be made in the case of projects where Agency has written approval from State to use in-kind contributions rather than cash to satisfy all or part of the matching funds requirement.
 - b) Agency's construction phase deposit shall be one hundred ten (110) percent of Agency's share of the engineer's estimate and shall be received prior to award of the construction contract. Any additional balance of the deposit, based on the actual bid must be received within forty-five (45) days of receipt of written notification by State of the final amount due, unless the contract is cancelled. Any balance of a cash deposit in excess of amount needed, based on the actual bid, will be refunded within forty-five (45) days of receipt by State of the Project sponsor's written request.
 - c) Pursuant to Oregon Revised Statutes (ORS) 366.425, the advance deposit may be in the form of 1) money deposited in the State Treasury (an option where a deposit is made in the Local Government Investment Pool), and an Irrevocable Limited Power of Attorney is sent to State's Active Transportation Section, Funding and Program Services Unit, or 2) an Irrevocable Letter of Credit issued by a local bank in the name of State, or 3) cash.
9. If Agency makes a written request for the cancellation of a federal-aid project; Agency shall bear one hundred (100) percent of all costs incurred as of the date of cancellation. If State was the sole cause of the cancellation, State shall bear one hundred (100) percent of all costs incurred. If it is determined that the cancellation was caused by third parties or circumstances beyond the control of State or Agency, Agency shall bear all costs, whether incurred by State or Agency, either directly or through contract services, and State shall

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bear any State administrative costs incurred. After settlement of payments, State shall deliver surveys, maps, field notes, and all other data to Agency.

10. Agency shall follow requirements stated in the Single Audit Act. The requirements stated in the Single Audit Act must be followed by those local governments and non-profit organizations receiving five hundred thousand (\$500,000) or more in federal funds. The Single Audit Act of 1984, PL 98-502 as amended by PL 104-156, described in "OMB CIRCULAR NO. A-133", requires local governments and non-profit organizations to obtain an audit that includes internal controls and compliance with federal laws and regulations of all federally-funded programs in which the local agency participates. The cost of this audit can be partially prorated to the federal program.
11. Agency shall make additional deposits, as needed, upon request from State. Requests for additional deposits shall be accompanied by an itemized statement of expenditures and an estimated cost to complete the Project.
12. Agency shall present invoices for one hundred (100) percent of actual costs incurred by Agency on behalf of the Project directly to State's Liaison for review, approval and reimbursement to Agency. Costs will be reimbursed consistent with federal funding provisions and the Project Agreement. Such invoices shall identify the Project by the name of the Project Agreement, reference the Project Agreement number, and shall itemize and explain all expenses for which reimbursement is claimed. Invoices shall be presented for periods of not less than one-month duration, based on actual expenses to date. All invoices received from Agency must be approved by State's Liaison prior to payment. Agency's actual costs eligible for federal-aid or State participation shall be those allowable under the provisions of the Federal-Aid Policy Guide (FAPG), Title 23 CFR parts 1.11, 140 and 710. Final invoices shall be submitted to State for processing within three (3) months from the end of each funding phase as follows: a) preliminary engineering, which ends at the award date of construction b) last payment for right of way acquisition and c) contract completion for construction. Partial billing (progress payment) shall be submitted to State within three (3) months from date that costs are incurred. Final invoices submitted after the three (3) months shall not be eligible for reimbursement. Agency acknowledges and agrees that State, the Oregon Secretary of State's Office, the federal government, and their duly authorized representatives shall have access to the books, documents, papers, and records of Agency which are directly pertinent to the Project Agreement for the purpose of making audit, examination, excerpts, and transcripts for a period ending on the later of six (6) years following the date of final voucher to FHWA or after resolution of any disputes under the Project Agreement. Copies of such records and accounts shall be made available upon request. For real property and equipment, the retention period starts from the date of disposition (Title 49 CFR part 18 subpart 42).
13. Agency shall, upon State's written request for reimbursement in accordance with Title 23, CFR part 630.112(c) 1 and 2, as directed by FHWA, reimburse State for federal-aid funds distributed to Agency if any of the following events occur:
 - a) Right of way acquisition is not undertaken or actual construction is not started by the close of the twentieth federal fiscal year following the federal fiscal year in which the federal-aid funds were authorized for right of way acquisition. Agency may submit a written request to State's Liaison for a time extension beyond the twenty (20) year limit with no repayment of federal

funds and State will forward the request to FHWA. FHWA may approve this request if it is considered reasonable.

- b) Right of way acquisition or actual construction of the facility for which preliminary engineering is undertaken is not started by the close of the tenth federal fiscal year following the federal fiscal year in which the federal-aid funds were authorized. Agency may submit a written request to State's Liaison for a time extension beyond the ten (10) year limit with no repayment of federal funds and State will forward the request to FHWA. FHWA may approve this request if it is considered reasonable.

- 14. Agency shall maintain all Project documentation in keeping with State and FHWA standards and specifications. This shall include, but is not limited to, daily work records, quantity documentation, material invoices and quality documentation, certificates of origin, process control records, test results, and inspection records to ensure that the Project is completed in conformance with approved plans and specifications.
- 15. State shall submit all claims for federal-aid participation to FHWA in the normal manner and compile accurate cost accounting records. State shall pay all reimbursable costs of the Project. Agency may request a statement of costs-to-date at any time by submitting a written request. When the actual total cost of the Project has been computed, State shall furnish Agency with an itemized statement of final costs. Agency shall pay an amount which, when added to said advance deposit and federal reimbursement payment, will equal one hundred (100) percent of the final total actual cost. Any portion of deposits made in excess of the final total costs of the Project, minus federal reimbursement, shall be released to Agency. The actual cost of services provided by State will be charged to the Project expenditure account(s) and will be included in the total cost of the Project.

STANDARDS

- 16. Agency agrees that minimum design standards on all local agency jurisdictional roadway or street projects on the National Highway System (NHS) and projects on the non-NHS shall be the American Association of State Highway and Transportation Officials (AASHTO) standards and be in accordance with *State's Oregon Bicycle & Pedestrian Design Guide* (current version). Agency shall use either AASHTO's A Policy on Geometric Design of Highways and Streets (current version) or State's Resurfacing, Restoration and Rehabilitation (3R) design standards for 3R projects. Agency may use AASHTO for vertical clearance requirements on Agency's jurisdictional roadways or streets.
- 17. Agency agrees that if the Project is on the Oregon State Highway System or State-owned facility, that design standards shall be in compliance with standards specified in the current *ODOT Highway Design Manual* and related references. Construction plans for such projects shall be in conformance with standard practices of State and all specifications shall be in substantial compliance with the most current *Oregon Standard Specifications for Highway Construction* and current *Contract Plans Development Guide*.
- 18. Agency agrees that for all projects on the Oregon State Highway System or State-owned facility any design element that does not meet *ODOT Highway Design Manual* design standards must be justified and documented by means of a design exception. Agency further agrees that for all projects on the NHS, regardless of funding source; any design

element that does not meet AASHTO standards must be justified and documented by means of a design exception. State shall review any design exceptions on the Oregon State Highway System and retains authority for their approval. FHWA shall review any design exceptions for projects subject to Focused Federal Oversight and retains authority for their approval.

19. Agency agrees all traffic control devices and traffic management plans shall meet the requirements of the current edition of the *Manual on Uniform Traffic Control Devices and Oregon Supplement* as adopted in Oregon Administrative Rule (OAR) 734-020-0005. Agency must obtain the approval of the State Traffic Engineer prior to the design and construction of any traffic signal, or illumination to be installed on a state highway pursuant to OAR 734-020-0430.
20. The standard unit of measurement for all aspects of the Project shall be English Units. All Project documents and products shall be in English. This includes, but is not limited to, right of way, environmental documents, plans and specifications, and utilities.

PRELIMINARY & CONSTRUCTION ENGINEERING

21. Preliminary engineering and construction engineering may be performed by either a) State, b) Agency, c) State-approved consultant, or d) certified agency. Engineering work will be monitored by State or certified agency to ensure conformance with FHWA rules and regulations. Project plans, specifications and cost estimates shall be performed by either a) State, b) State-approved consultant or c) certified agency. State shall review and approve Project plans, specifications and cost estimates. State shall, at project expense, review, process and approve, or submit for approval to the federal regulators, all environmental statements. State or certified agency shall, if they prepare any of the documents identified in this paragraph, offer Agency the opportunity to review and approve the documents prior to advertising for bids.
22. Agency may request State's two-tiered consultant selection process as allowed by OAR 137-048-0260 to perform architectural, engineering, photogrammetry, transportation planning, land surveying and related services (A&E Services) as needed for federal-aid transportation projects. Use of the State's processes is required to ensure federal reimbursement. State will award and execute the contracts. State's personal services contracting process and resulting contract document will follow Title 23 CFR part 172, Title 49 CFR part 18, ORS 279A.055, 279C.110, 279C.125, OAR 137-048-0130, OAR 137-048-0220(4) and State Personal Services Contracting Procedures as approved by the FHWA. Such personal services contract(s) shall contain a description of the work to be performed, a project schedule, and the method of payment. No reimbursement shall be made using federal-aid funds for any costs incurred by Agency or the consultant prior to receiving authorization from State to proceed.
23. The party responsible for performing preliminary engineering for the Project shall, as part of its preliminary engineering costs, obtain all Project related permits necessary for the construction of said Project. Said permits shall include, but are not limited to, access, utility, environmental, construction, and approach permits. All pre-construction permits will be obtained prior to advertisement for construction.

24. State or certified agency shall prepare construction contract and bidding documents, advertise for bid proposals, and award all construction contracts.
25. Upon State's or certified agency's award of a construction contract, State or certified agency shall perform quality assurance and independent assurance testing in accordance with the FHWA-approved Quality Assurance Program found in State's *Manual of Field Test Procedures*, process and pay all contractor progress estimates, check final quantities and costs, and oversee and provide intermittent inspection services during the construction phase of the Project.
26. State shall, as a Project expense, assign a liaison to provide Project monitoring as needed throughout all phases of Project activities (preliminary engineering, right-of-way acquisition, and construction). State's liaison shall process reimbursement for federal participation costs.

REQUIRED STATEMENT FOR United States Department of Transportation (USDOT) FINANCIAL ASSISTANCE AGREEMENT

27. By signing the Federal-Aid Agreement to which these Federal Standard Provisions are attached, Agency agrees to adopt State's DBE Program Plan, available at http://www.oregon.gov/ODOT/CS/CIVILRIGHTS/pages/sbe/dbe/dbe_program.aspx#plan. Agency shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any USDOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. Agency agrees to take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT-assisted contracts. State's DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this Project Agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this Project Agreement. Upon notification to the recipient of its failure to carry out its approved program, the USDOT may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 United States Code (USC) 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 USC 3801 et seq.).

Disadvantaged Business Enterprises (DBE) Obligations

28. State and Agency agree to incorporate by reference the requirements of 49 CFR part 26 and State's DBE Program Plan, as required by 49 CFR part 26 and as approved by USDOT, into all contracts entered into under this Project Agreement. The following required DBE assurance shall be included in all contracts:

"The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of Title 49 CFR part 26 in the award and administration of federal-aid contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as Agency deems appropriate. Each subcontract the contractor signs with a subcontractor must include the assurance in this paragraph (see 49 CFR 26.13(b))."

29. Agency agrees to comply with all applicable civil rights laws, rules and regulations, including Title V and Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA), and Titles VI and VII of the Civil Rights Act of 1964.
30. The parties hereto agree and understand that they will comply with all applicable federal, state, and local laws, regulations, executive orders and ordinances applicable to the work including, but not limited to, the provisions of ORS 279C.505, 279C.515, 279C.520, 279C.530 and 279B.270, incorporated herein by reference and made a part hereof; Title 23 CFR parts 1.11, 140, 635, 710, and 771; Title 49 CFR parts 18, 24 and 26; 2 CFR 225, and OMB CIRCULAR NO. A-133, Title 23, USC, Federal-Aid Highway Act; Title 41, Chapter 1, USC 51-58, Anti-Kickback Act; Title 42 USC; Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, as amended, the provisions of the FAPG and *FHWA Contract Administration Core Curriculum Participants Manual & Reference Guide*. State and Agency agree that FHWA-1273 Required Contract Provisions shall be included in all contracts and subcontracts verbatim and not by reference.

RIGHT OF WAY

31. Agency and the consultant, if any, agree that right of way activities shall be in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, ORS Chapter 35, FAPG, CFR, and the *ODOT Right of Way Manual*, Title 23 CFR part 710 and Title 49 CFR part 24. State, at Project expense, shall review all right of way activities engaged in by Agency to ensure compliance with all laws and regulations.
32. State is responsible for proper acquisition of the necessary right of way and easements for construction and maintenance of projects. Agency may perform acquisition of the necessary right of way and easements for construction and maintenance of the Project provided Agency or the consultant are qualified to do such work, as required by the *ODOT Right of Way Manual*, and Agency has obtained prior approval from State's Region Right of Way office to do such work.
33. Regardless of who acquires or performs any of the right of way activities, a right of way services agreement shall be created by State's Region Right of Way office setting forth the responsibilities and activities to be accomplished by each Party. If the Project has the potential of needing right of way, to ensure compliance in the event that right of way is unexpectedly needed, a right of way services agreement will be required. State, at Project expense, shall be responsible for requesting the obligation of project funding from FHWA. State, at Project expense, shall be responsible for coordinating certification of the right of way, and providing oversight and monitoring. Funding authorization requests for federal right of way funds must be sent through State's Liaison, who will forward the request to State's Region Right of Way office on all projects. Agency must receive written authorization to proceed from State's Right of Way Section prior to beginning right of way activities. All projects must have right of way certification coordinated through State's Region Right of Way office to declare compliance and project readiness for construction (even for projects where no federal funds were used for right of way, but federal funds were used elsewhere on a project). Agency shall contact State's Liaison, who will contact State's Region Right of Way office for additional information or clarification on behalf of Agency.

34. Agency agrees that if any real property purchased with federal-aid participation is no longer needed for the originally authorized purpose, the disposition of such property shall be subject to applicable rules and regulations, which are in effect at the time of disposition. Reimbursement to State and FHWA of the required proportionate shares of the fair market value may be required.
35. Agency ensures that all project right of way monumentation will be conducted in conformance with ORS 209.155.
36. State and Agency grants each other authority to enter onto the other's right of way for the performance of non-construction activities such as surveying and inspection of the Project.

RAILROADS

37. Agency shall follow State established policy and procedures when impacts occur on railroad property. The policy and procedures are available through the State's Liaison, who will contact State's Railroad Liaison on behalf of Agency. Only those costs allowable under Title 23 CFR part 140 subpart I, and Title 23 part 646 subpart B shall be included in the total Project costs; all other costs associated with railroad work will be at the sole expense of Agency, or others. Agency may request State, in writing and at Project expense, to provide railroad coordination and negotiations. However, State is under no obligation to agree to perform said duties.

UTILITIES

38. Agency shall follow State established statutes, policies and procedures when impacts occur to privately or publicly-owned utilities. Policy, procedures and forms are available through the State Utility Liaison or State's Liaison. Agency shall provide copies of all signed utility notifications, agreements and Utility Certification to the State Utility Liaison. Only those utility relocations, which are eligible for reimbursement under the FAPG, Title 23 CFR part 645 subparts A and B, shall be included in the total Project costs; all other utility relocations shall be at the sole expense of Agency, or others. Agency may send a written request to State, at Project expense, to arrange for utility relocations/adjustments lying within Agency jurisdiction. This request must be submitted no later than twenty-one (21) weeks prior to bid let date. However, State is under no obligation to agree to perform said duties. Agency shall not perform any utility work on state highway right of way without first receiving written authorization from State.

GRADE CHANGE LIABILITY

39. Agency, if a County, acknowledges the effect and scope of ORS 105.755 and agrees that all acts necessary to complete construction of the Project which may alter or change the grade of existing county roads are being accomplished at the direct request of the County.
40. Agency, if a City, hereby accepts responsibility for all claims for damages from grade changes. Approval of plans by State shall not subject State to liability under ORS 105.760 for change of grade.
41. Agency, if a City, by execution of the Project Agreement, gives its consent as required by ORS 373.030(2) to any and all changes of grade within the City limits, and gives its consent

as required by ORS 373.050(1) to any and all closure of streets intersecting the highway, if any there be in connection with or arising out of the Project covered by the Project Agreement.

MAINTENANCE RESPONSIBILITIES

42. Agency shall, at its own expense, maintain operate, and provide power as needed upon Project completion at a minimum level that is consistent with normal depreciation and/or service demand and throughout the useful life of the Project. The useful life of the Project is defined in the Special Provisions. State may conduct periodic inspections during the life of the Project to verify that the Project is properly maintained and continues to serve the purpose for which federal funds were provided. Maintenance and power responsibilities shall survive any termination of the Project Agreement. In the event the Project will include or affect a state highway, this provision does not address maintenance of that state highway.

CONTRIBUTION

43. If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 ("Third Party Claim") against State or Agency with respect to which the other Party may have liability, the notified Party must promptly notify the other Party in writing of the Third Party Claim and deliver to the other Party a copy of the claim, process, and all legal pleadings with respect to the Third Party Claim. Each Party is entitled to participate in the defense of a Third Party Claim, and to defend a Third Party Claim with counsel of its own choosing. Receipt by a Party of the notice and copies required in this paragraph and meaningful opportunity for the Party to participate in the investigation, defense and settlement of the Third Party Claim with counsel of its own choosing are conditions precedent to that Party's liability with respect to the Third Party Claim.
44. With respect to a Third Party Claim for which State is jointly liable with Agency (or would be if joined in the Third Party Claim), State shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by Agency in such proportion as is appropriate to reflect the relative fault of State on the one hand and of Agency on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of State on the one hand and of Agency on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. State's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if State had sole liability in the proceeding.
45. With respect to a Third Party Claim for which Agency is jointly liable with State (or would be if joined in the Third Party Claim), Agency shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by State in such proportion as is appropriate to reflect the relative fault of Agency on the one hand and of State on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of Agency

on the one hand and of State on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Agency's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if it had sole liability in the proceeding.

ALTERNATIVE DISPUTE RESOLUTION

46. The Parties shall attempt in good faith to resolve any dispute arising out of this Project Agreement. In addition, the Parties may agree to utilize a jointly selected mediator or arbitrator (for non-binding arbitration) to resolve the dispute short of litigation.

WORKERS' COMPENSATION COVERAGE

47. All employers, including Agency, that employ subject workers who work under this Project Agreement in the State of Oregon shall comply with ORS 656.017 and provide the required Workers' Compensation coverage unless such employers are exempt under ORS 656.126. Employers Liability Insurance with coverage limits of not less than five hundred thousand (\$500,000) must be included. Agency shall ensure that each of its contractors complies with these requirements.

LOBBYING RESTRICTIONS – pursuant to Form FHWA-1273, Required Contract Provisions

48. Agency certifies by signing the Project Agreement that:

- a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, and contracts and subcontracts under grants, subgrants, loans, and cooperative agreements) which exceed one hundred thousand dollars (\$100,000), and that all such subrecipients shall certify and disclose accordingly.

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- d) This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Title 31, USC Section 1352.
- e) Any person who fails to file the required certification shall be subject to a civil penalty of not less than ten thousand dollars (\$10,000) and not more than one hundred thousand dollars (\$100,000) for each such failure.



MEMO

DATE: February 17, 2015
TO: Doug Menke, General Manager
FROM: Keith Hobson, Director of Business & Facilities

RE: **Diversity & Inclusion Vision Statement**

Introduction

Kylie Bayer-Fertterer, diversity & inclusion coordinator, and Lisa Durden, Portland State University Hatfield Resident Fellow, will be in attendance at the March 2, 2015 board of directors meeting to present THPRD's proposed diversity and inclusion vision statement.

Background

Staff organized a working group consisting of THPRD board members, community members, and employees to develop the vision statement. Mickey Fearn, Professor of Practice at North Carolina State University, facilitated the process. The working group finalized the diversity and inclusion vision statement and is now ready to share it with the board of directors and public:

We provide all individuals the opportunity to play, learn, and explore, and all employees and volunteers the opportunity to further our mission.

We do this by removing barriers to participation, fostering an inclusive culture, and offering programs that celebrate the district's diverse population.

Proposal Request

Staff is seeking board of directors' approval of the proposed diversity and inclusion vision statement.

Benefits of Proposal

The benefits of the proposed diversity and inclusion vision statement include:

- Inspiration for strategic direction
- Communication of diversity initiatives to patrons and staff
- Demonstration of commitment to internal and external improvements in diversity and inclusion

Potential Downside of Proposal

There is no potential downside to this proposal.

Action Requested

Board of directors' approval of the diversity and inclusion vision statement.



MEMO

DATE: February 20, 2015
TO: The Board of Directors
FROM: Doug Menke, General Manager

RE: **General Manager's Report for March 2, 2015**

THPRD's 60th Anniversary

2015 is THPRD's 60th anniversary, and district staff are planning to celebrate it the rest of the year. The public launch will come on March 4, the exact date 60 years ago when voters approved a proposal to create a tax-supported THPRD. The 60th anniversary theme will be woven throughout district events and communications tools.

Comprehensive Plan Update Implementation

Work continues on the functional plan development and policy reviews recommended by the 2013 Comprehensive Plan Update. To date, the Natural Resources Functional Plan has been adopted, as have changes to several district policies and procedures: discounts; out-of-district fees; and sponsorships, naming of district property, and memorials. There are several milestones to come over the next few months, as described below:

- March 2 board meeting: Briefing on the Trails and Athletic Facilities functional plans
- March 3: Open house for the Parks and Programs functional plans in the Dryland Meeting Room from 6-7:30 PM
- Late March/Early April: Open house for the Fee Waiver Program and Advisory Committees policy reviews
- April 13 board meeting: Consideration of adoption of the Parks and Programs functional plans
- Late April: Open house for the Trails and Athletic Facilities functional plans
- May 4 board meeting: Consideration of adoption of changes related to the Comprehensive Fee Policy, Fee Waiver Program and Advisory Committees
- June 22 board meeting: Consideration of adoption of the Trails and Athletic Facilities functional plans

Board of Directors Meeting Schedule

The following dates are proposed for the board of directors and budget committee's meeting schedule over the next few months:

- April Regular Board Meeting – Monday, April 13
- Budget Committee Work Session – Monday, April 20
- May Regular Board Meeting – Monday, May 4
- Budget Committee Meeting – Monday, May 18
- June Regular Board Meeting – Monday, June 8
- June Budget Adoption Meeting – Monday, June 22



MEMO

DATE: February 18, 2015
TO: Doug Menke, General Manager
FROM: Aisha Willits, Director of Planning

RE: **Athletic Facilities and Trails Functional Plans Development**

Introduction

At the board of directors' March 3, 2014 meeting, staff presented information on the process and schedule for the review of various policies and operational procedures as well as the development of several functional plans. These collective efforts are intended to implement the recommendations developed through the 2013 Comprehensive Plan Update and will guide THPRD's efforts for the next 10 years.

Background

The 2013 Comprehensive Plan Update called for the creation of several functional plans as next steps in the implementation of the district's updated Strategic Plan. They were intended to address the following subject areas:

- Parks
- Natural Resources
- Programs
- Athletic Facilities
- Trails

The Natural Resources Functional Plan was approved by the board at the December 8, 2014 meeting. Work continues on the Parks and Programs functional plans, which are scheduled to be completed later this spring.

A presentation at the March 2, 2015 board meeting will cover the content and timeline for the Athletic Facilities and Trails functional plans, the coordinated public outreach strategy, and opportunities the board, advisory committees, and the public will have to provide input on these topics. Outlines for these functional plans are attached to this memo. The Athletic Facilities and Trails functional plans are currently scheduled to be adopted by July 2015.

Action Requested

No board action is requested at this meeting; however, board questions and input on the content of the plans, the process and schedule will be welcomed.



Athletic Facilities Functional Plan Outline

- I. Introduction**
 - A. Purpose / Intent

- II. Existing Conditions / What We Are**
 - A. 2006 Comprehensive Plan – existing conditions, identified needs, standards & expectations, accomplishments
 - B. 2013 Comprehensive Plan – identified needs, standards & expectations
 - C. Inventory of athletic facilities

- III. Future Conditions / What We Want To Be**
 - A. Minimum Expectations / Level of Service
 - B. Prioritization Criteria
 - 1. Type of use
 - 2. Underserved areas
 - 3. Future growth areas

- IV. Achieving Success / How We Get There**
 - A. Standards and Guidelines
 - 1. Land acquisition/IGAs
 - 2. Public involvement
 - 3. Facility design
 - 4. Maintenance / operation
 - B. Funding

- V. Success Monitoring / How Are We Doing**
 - A. Performance Measures
 - B. Monitoring Procedures



Trails Functional Plan Outline

I. Introduction:

- A. Purpose / Intent

II. Existing Conditions/What We Are:

- A. General Description/overview

- B. Discussion of previous district trail master plans

1. Descriptions/definitions of trail types, classifications, hierarchy, trail counts, etc.
2. Describe trail jurisdictional relationships, transportation plans, within the district's service area including jurisdictional relationships with Metro, Washington County, Cities of Beaverton, Hillsboro, Tigard, and Portland, as well as with Bonneville Power Administration and Portland General Electric
3. Development of the trail system since the 2006 Comprehensive/Trails Plan
4. Description of the trailshed analysis of the 2013 Comprehensive Plan

- C. Trail Map and Segment Details

- Trail segments completed and proposed

- D. Design Guidelines and Standards

1. Design classifications standards/guidelines

- Trail classifications design standards and details
- Federal, regulatory and design standards
- Trail surfacing and shoulder options
- Bridge & boardwalk design guidelines
- Trail amenities
- Mid-block crossings
- Risk, safety, and security concerns

2. Operations and maintenance standards/guidelines

- Trails management program (Level of Service)
- Maintenance safety inspection training program
- Maintenance standards manual
- General maintenance costs for trails and amenities



III. Implementation and Development Strategy/What We Want To Be:

- A. Establish prioritization criteria for implementation (trail scoring criteria)
 - 1. Establish priority lists to construct new trail segments and reconstruct existing substandard trail segments
 - 2. Develop map of these trail segments
- B. Prioritize land acquisition / ROW needs to fulfill the functional plan
- C. Describe funding sources; SDCs, grants, General Fund, partnerships, etc.

IV. Success Monitoring/How We Are Doing:

- A. Performance Measures
- B. Monitoring Procedures



Management Report to the Board March 2, 2015

Communications & Outreach

Bob Wayt, Director of Communications & Outreach

1. District staff are in the final stages of producing the summer activities guide, which will again be mailed in March to all households within THPRD boundaries. As usual, the summer camp guide will be included with the book.
2. The graphics-added version of the Parks Bond Citizens Oversight Committee's fifth annual report is now available. It has been posted on the THPRD website and mailed to community stakeholders throughout the Beaverton area. In addition, copies have been provided to Beaverton-area libraries and THPRD facilities. The annual report covers bond measure progress through June 30, 2014.

Community Partnerships

Geoff Roach, Director of Community Partnerships

1. Overview: The campaign remains on schedule. With secured grants, gifts and pledges to date, the campaign is beyond 52.6% of goal. Status and developments for January and February 2015 include:
 - A. Foundations
 - i. In January, we were awarded a \$50,000 grant from the Oregon Community Foundation. We know our proposal was discussed at the February 9 board meeting of a California-based family foundation and expect word any day.
 - ii. Application submittal schedule for emerging foundations is understood.
 - a. Working with a targeted list of emerging foundations now.
 - b. Strategic cultivation of the next two priority foundations is proceeding.
 - B. Individual donor prospects
 - i. Calls and meetings with donor prospects continue and one new major gift to the project was secured in late January.
 - ii. Nearly all gift pledges that were due December 2014 are accounted for and the remaining donors are aware and working now to meet their pledges.
 - C. A program summit was held on February 4 at Providence Park and cohosted by THPRD and the Portland Timbers. Over 40 professionals serving people with disabilities and injuries joined THPRD staff to discuss programming at the new park and beyond.

Aquatics

Sharon Hoffmeister, Superintendent of Aquatic Program Services

1. After running three successful Lifeguard Training courses over winter break, staff are getting ready to run two Lifeguard Training classes and one Water Safety Instructor class over spring break. This is part of our recruitment effort for finding new hires for summer.
2. Fitness class attendance remains strong at the pools. The response to the new Deluxe Pass has been positive overall. Although the sale of the new pass has been going very well (over 1,300 sold in the first six weeks since it was released), we still had some customer complaints regarding the discontinuation of the Aquatics Fitness Pass (20-punch pass). After staff review, it was determined to reinstate the Aquatics Fitness Pass, but at a fee that moves us closer toward cost recovery. This has been received with mixed reviews. For some, the jump in fee from

\$74.50 (\$3.72 per class) to \$100 (\$5 per class) is frustrating. Staff at the centers have been working with customers to assist them in determining the better value for the amount of usage they anticipate and the variety of programs they participate in.

3. Staff at Sunset are partnering with Stuhr Center staff and the WOW Mobile to offer strength training classes in the classroom at Sunset Swim Center. This gives seniors living on the north end of the district another option. It also provides an opportunity to our water fitness enthusiasts to try a dry land fitness class conveniently located at their home pool.

Maintenance

Jon Campbell, Superintendent of Maintenance Operations

1. Parks staff will be testing new types of equipment this spring at Timberland Park. The main goal of this research is to find new types of equipment staff can attach to their existing mowers that will allow them to maintain our new linear parks, and eventually trails without having to drive a truck and trailer in congested neighborhood areas to load and unload equipment.
2. McKinstry recently completed the underwater light repairs at Aloha Swim Center and the Aquatic Center. They are currently working on design options to complete the underwater lighting repair at Conestoga Recreation & Aquatic Center. This is the last project in Phase II of the Energy Savings Performance Contract. Once this contract is complete, the district will reevaluate the program to determine the best way to move forward.
3. The first outdoor pickleball court was installed at the Elsie Stuhr Center. Permanent boundary lines, net posts and a net were recently installed on the center's oversized outdoor basketball pad, giving the users a new outdoor activity option.

Natural Resources & Trails Management

Bruce Barbarasch, Superintendent of Natural Resources & Trails Management

1. Commonwealth Lake Shoreline. Staff recently ran a public meeting to discuss plans to reroute a section of eroding path and do bank stabilization work along the south shore. The plan was well received.
2. Nature Preschool Registration. Nature Kids preschool is a nine-month program that exposes three to five-year-olds to nature. The program recently had a highly successful open house and a significant number of enrollments for the upcoming school year.
3. Urban Ecology Symposium. Staff participated in this annual gathering of land managers, scientists, and educators, giving a presentation and running a breakout session about the Natural Resources Functional Plan.

Planning & Development

Steve Gulgren, Superintendent of Planning & Development

1. Ridgewood View Park: Demolition, including blasting of rock, continues on the Tualatin Valley Water District (TVWD) reservoir site. The reservoir walls and floor have been broken out, crushed and stockpiled on site to be reused on the project later. There was more rock than originally anticipated, which took longer to move/remove. In addition, there was a two-week delay in the installation of the fifth and last soil nail wall due to a couple of loose rock sections in the cut slope causing a stability and safety concern for the subcontractors. Due to the soil nail wall delay and immense amount of rock to move, TVWD is anticipating the park restoration project will begin in the fall/winter of 2015 with completion in the spring of 2016.
2. Jackie Husen Park Expansion/Dutton Property: Earthworks Excavation & Construction (EEC) has completed the installation of the block retaining walls and the lower level of the community

garden. The garden plots are completed along with the hose bibs, weed barrier/chips on the pathways, deer fencing and one gate. The upper plots and the rest of the garden are anticipated to be completed by the end of February. Following the garden completion, EEC will cut in the additional site paths, provide final grading, and will seed all of the disturbed areas. Completion of the entire project is anticipated for late February.

Programs & Special Activities

Lisa Novak, Superintendent of Programs & Special Activities

1. Volunteer Services and Special Events staff met with Lisa Durden, Portland State University Fellow, to create an Organizational Culture Survey for volunteers. Staff is processing applications, conducting background checks, placing volunteers, and recruiting volunteers for new volunteer opportunities and special events.
2. The summer special event schedule has been confirmed.
 - July 2 - Arnold Park Concert
 - July 9 - Greenway Park Concert
 - July 16 - Cedar Mill Park Concert
 - July 25 - Party In The Park - HMT Complex
 - August 6 - Raleigh Park Concert
 - August 15 - Groovin' On The Grass Concert - HMT Complex
 - September 20 - Sunday Trailways - Waterhouse Trail

Recreation

Eric Owens, Superintendent of Recreation

1. The Garden Home Recreation Center's after school program has seen an increase in participation of 20 kids from September through January compared to last year. Winter 2015 has shown an increase in participation in dance and sports programs. Combined, the program areas are up 3% in registrations from fall 2014.
2. Conestoga Recreation & Aquatic Center has seen a dramatic increase in participation since the start of the Deluxe Pass. For example, Indoor Play Park participation has increased 126% compared to the same time frame in fall 2014. The weight room participation has increased 80% as well, compared to fall 2014.

	Number of Participants	
	2014	2015
Play Park	45	102
Weight Room	493	890

Security Operations

Mike Janin, Superintendent of Security Operations

1. On February 13, staff delivered 29 bicycles to the Washington County Bicycle Transportation Coalition in Hillsboro. These bicycles are repaired by volunteers and either sold at a low cost or given to families and children in Washington County who cannot afford a bicycle. Abandoned bicycles picked up by THPRD Park Patrol or Maintenance staff in our parks are brought to the HMT maintenance yard where a property report is written and the serial number is checked with the Beaverton Police for stolen status. The bicycles are then held in a dry storage location for six months. We have asked the coalition to repurpose these bikes to the Beaverton community. They were very happy to get the bikes and we will continue a partnership with them.

Sports

Scott Brucker, Superintendent of Sports

1. Sports Leagues
 - A. Youth: Middle School and Fifth Grade Winter basketball programs are coming to an end. The end of the season tournaments and playoffs will be complete before spring break.
 - B. Adult: Adult sports leagues continue to see moderate gains with the addition of the tiered pricing. Summer Softball registration packets for 2015 are available online and at the Athletic Center, packets are due in April.
2. Affiliated Users: Field allocations for spring 2015 sports are complete; permits will begin between the first of March and the first of April depending on the sport.
3. Tournaments/Events
 - A. Tennis Center staff continues to host half-day challenger and rookie events for players 12 and under, which serve as an extension of the lesson program and an introduction to competitive play.
 - B. 2015 Tournament schedules for Tennis and Sports are complete and have been posted on the website. Overall the number of events is consistent with our affiliates/partners.

Business Services

Cathy Brucker, Finance Manager

Nancy Hartman Noye, Human Resources Manager

Mark Hokkanen, Risk & Contract Manager

Seth Reeser, Operations Analysis Manager

Phil Young, Information Services Manager

1. The Information Services Department has completed a needs assessment of our Daily Operations software. This software handles all of the district's classes, reservations, league sign-ups and drop-in activities. The software that we are currently using is a web-based application that was written and is being maintained by the Information Services Department and has been in production for over 10 years. This needs assessment gives staff the basis for determining if we are going to continue to use our internal application or move to an off-the-shelf product. If we decide to continue developing our application, the needs assessment gives us a clear direction to go to make it a better application for patrons and staff.
2. As a member of the Oregon Purchasing Card Consortium, the district earned a rebate of \$41,422 after completing the first full year of the program. Purchasing card spending is primarily on materials and supplies, and the dollar volume continues to grow at a strong pace. Staff has been very supportive of the program and recognizes the savings and efficiencies it provides.
3. Spanish language staff training is currently underway for a second group of participants. Twenty front-line employees are voluntarily attending 12 hours of onsite Spanish language training. The customized training program is customer service-focused, with the goal to enhance the ability of English-speaking employees to engage and effectively communicate THPRD opportunities and information to Spanish-speaking patrons. The CLIMB Center at Portland Community College is providing the training which will end on March 12. The class filled quickly with a waitlist, so the Human Resources Department plans to offer a third session in the fall.
4. The district procedures on cancellations and refunds have changed and the new procedures will be implemented for summer 2015. The changes should give more lead time to staff to reprogram classes, more notice to patrons if the district has to cancel a class, and decrease the number of cancellations for reasons other than medical or extraordinary circumstances.

March

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2 Board Meeting 7pm @ Dryland/HMT	3 Parks & Programs Open House 6pm @ Dryland/HMT	4 Aquatics Advisory Committee 7pm	5	6 Patron Appreciation Celebration @ Cedar Hills	7 Dive-in Movie @ Aloha Swim Center
8	9 Stuhr Center Advisory Committee 10am	10 Historic Facilities Advisory Committee 1pm	11	12	13	14 Women Only Swim @ Sunset Swim Center
15	16	17 Trails Advisory Committee 7pm St. Patrick's Day Celebration @ Stuhr Center	18	19 Sports Advisory Committee 1pm	20	21 WipeOut! @ HMT Aquatic Center
22 WipeOut! @ HMT Aquatic Center	23	24 Natural Resources Advisory Committee 6:30pm	25	26	27 WipeOut! @ Harman Swim Center	28 WipeOut! @ Harman Swim Center Nature Day in the Park @ Lowami Hart Woods
29 WipeOut! @ Harman Swim Center	30	31				

2015

April

Sun

Mon

Tue

Wed

Thu

Fri

Sat

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13

**Board Meeting 7pm
@ Dryland/HMT**

Stuhr Center
Advisory Committee
10am

14

Historic Facilities
Advisory Committee
1pm

Parks Advisory
Committee 6pm

15

16

Sports Advisory
Committee 1pm

17

18

19

20

**Budget Committee
Work Session 6pm
@ Manzanita Room/
Elsie Stuhr Center**

21

Trails Advisory
Committee 7pm

22

23

24

25

Spring Native Plant
Sale @ Tualatin Hills
Nature Center

26

27

28

Natural Resources
Advisory Committee
6:30pm

29

30

2015

May

Sun

Mon

Tue

Wed

Thu

Fri

Sat

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4

**Board Meeting 7pm
@ Dryland/HMT**

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6

**Aquatics Advisory
Committee 7pm**

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11

**Stuhr Center
Advisory Committee
10am**

12

**Historic Facilities
Advisory Committee
1pm**

13

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18

**Budget Committee
Meeting 6:30pm @
Dryland/HMT**

19

**Trails Advisory
Committee 7pm**

20

21

**Sports Advisory
Committee 1pm**

22

23

24

25

HOLIDAY

26

**Natural Resources
Advisory Committee
6:30pm**

27

28

**Recreation Advisory
Committee 7pm**

29

30

31

2015

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
GENERAL FUND													
CAPITAL OUTLAY DIVISION													
<u>CARRY FORWARD PROJECTS</u>													
JQAY House Renovation	100,000	1,800	-	100,000	1,800	87,371	-	1,800	Budget	89,171	1,800	10,829	-
Challenge Grant Competitive Fund	45,000	45,000	-	45,000	45,000	-	-	45,000	Budget	45,000	45,000	-	-
Signage Master Plan	75,000	53,000	-	75,000	53,000	70,108	32,613	18,322	Award	121,043	50,935	(46,043)	2,065
Fanno Creek Trail Management	62,000	20,400	-	62,000	20,400	39,409	2,638	17,762	Budget	59,809	20,400	2,191	-
Pedestrian Pathways (7 sites)	88,414	88,414	-	88,414	88,414	67,063	-	-	Complete	67,063	-	21,351	88,414
Concrete Sidewalks (6 sites)	50,200	50,200	-	50,200	50,200	27,875	8,000	-	Complete	35,875	8,000	14,325	42,200
Stuhr Parking Lot Crack Repair	26,666	16,166	-	26,666	16,166	10,500	16,166	-	Complete	26,666	16,166	-	-
ADA Wonderland Park Playstructure cmp	13,200	13,200	-	13,200	13,200	13,200	-	-	Complete	13,200	-	-	13,200
Playstructure - Wonderland Park	113,000	113,000	-	113,000	113,000	98,806	5,584	-	Complete	104,390	5,584	8,610	107,416
FC Greenway Erosion Solution	75,000	60,000	60,000	135,000	120,000	41,972	53,944	-	Complete	95,916	53,944	39,084	66,056
Aqua Climb	9,180	9,180	-	9,180	9,180	-	-	9,180	Budget	9,180	9,180	-	-
Aquatic Center Dive Tower Louvers	9,500	9,500	-	9,500	9,500	-	-	9,500	Budget	9,500	9,500	-	-
Jenkins Lead Abatement (Main House)	9,000	9,000	-	9,000	9,000	-	-	9,000	Budget	9,000	9,000	-	-
G-Max Testing Unit	14,000	14,000	-	14,000	14,000	-	-	-	Canceled	-	-	14,000	14,000
HMT Tennis Center Roof	868,000	868,000	-	868,000	868,000	1,723	2,055	864,222	Budget	868,000	866,277	-	1,723
Info System Workstations & Notebooks	67,000	35,000	-	67,000	35,000	32,213	-	35,000	Budget	67,213	35,000	(213)	-
Jenkins Estate Irrigation	-	-	-	-	-	1,778	2,275	-	Complete	4,053	2,275	(4,053)	(2,275)
FCSC Remodel	132,000	-	-	132,000	-	94,235	20,143	2,670	Award	117,048	22,813	14,952	(22,813)
Energy Savings Performance Contract Phase 2	674,736	-	-	674,736	-	416,486	-	40,300	Award	456,786	40,300	217,950	(40,300)
TOTAL CARRYOVER PROJECTS	2,431,896	1,405,860	60,000	2,491,896	1,465,860	1,002,738	143,418	1,052,756		2,198,912	1,196,174	292,984	269,686
<u>ATHLETIC FACILITY REPLACEMENT</u>													
Synthetic Turf - Aloha High	-	-	160,000	160,000	160,000	-	156,310	-	Complete	156,310	156,310	3,690	3,690
Tennis Court Resurfacing & Crack Repair	-	-	91,000	91,000	91,000	-	86,926	4,240	Award	91,166	91,166	(166)	(166)
Carolwood Park-Basketball Court Resurface	-	-	16,000	16,000	16,000	-	-	19,106	Award	19,106	19,106	(3,106)	(3,106)
Somerset Park Hitting Wall	-	-	10,000	10,000	10,000	-	7,450	-	Complete	7,450	7,450	2,550	2,550
Tennis Stadium Marble Panels	-	-	-	-	-	-	5,592	-	Complete	5,592	5,592	(5,592)	(5,592)
Sinkhole Repair - Outdoor Tennis Courts	-	-	-	-	-	-	4,959	-	Complete	4,959	4,959	(4,959)	(4,959)
TOTAL ATHLETIC FACILITY REPLACEMENT			277,000	277,000	277,000	-	261,237	23,346		284,583	284,583	(7,583)	(7,583)
<u>ATHLETIC FACILITY IMPROVEMENT</u>													
Summercrest Park Tennis Bank	-	-	6,500	6,500	6,500	-	-	6,600	Award	6,600	6,600	(100)	(100)
Synthetic Turf Field-Conestoga Middle School ** (supplemental budget adjustment in March, 2015)	-	-	-	-	-	-	-	650,000	**	650,000	650,000	(650,000)	(650,000)
TOTAL ATHLETIC FACILITY IMPROVEMENT			6,500	6,500	6,500	-	-	656,600	Budget	656,600	656,600	(650,100)	(650,100)
<u>PARK AND TRAIL REPLACEMENTS</u>													
Play Equipment (2 sites)	-	-	87,468	87,468	87,468	-	34,066	53,402	Budget	87,468	87,468	-	-
Irrigation & Drainage System Repairs	-	-	25,000	25,000	25,000	-	14,831	10,169	Budget	25,000	25,000	-	-
Trash Cans in Parks	-	-	5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Dog Bag Dispensers	-	-	10,000	10,000	10,000	-	10,128	-	Complete	10,128	10,128	(128)	(128)
Canopies	-	-	2,860	2,860	2,860	-	2,600	-	Complete	2,600	2,600	260	260
Burnsridge Park Picnic Table	-	-	2,500	2,500	2,500	-	2,500	-	Complete	2,500	2,500	-	-
Fences (2 sites)	-	-	4,500	4,500	4,500	-	2,815	-	Complete	2,815	2,815	1,685	1,685
Portable Toilet Enclosures (5)	-	-	5,000	5,000	5,000	-	733	4,267	Budget	5,000	5,000	-	-
Asphalt Path Replacement & Repairs (6 sites)	-	-	172,707	172,707	172,707	-	184,925	18,886	Award	203,811	203,811	(31,104)	(31,104)
Concrete Sidewalks (4 sites) & Curbing (2 sites)	-	-	38,117	38,117	38,117	-	36,499	-	Complete	36,499	36,499	1,618	1,618
Greenway Park Boardwalk Design Phase 1	-	-	40,000	40,000	40,000	-	30,900	10,880	Award	41,780	41,780	(1,780)	(1,780)
Signage (various sites)	-	-	26,400	26,400	26,400	-	984	25,416	Budget	26,400	26,400	-	-
TOTAL PARK AND TRAIL REPLACEMENTS			419,552	419,552	419,552	-	320,981	128,020		449,001	449,001	(29,449)	(29,449)
<u>PARK AND TRAIL IMPROVEMENTS</u>													
Memorial Benches	-	-	8,000	8,000	8,000	-	4,448	3,552	Budget	8,000	8,000	-	-
ODOT Grant-Westside Trail#18 easement	-	-	150,000	150,000	150,000	-	2,246	133,492	Budget	135,738	135,738	14,262	14,262
Opinionator - Patron Feedback	-	-	2,500	2,500	2,500	-	1,360	1,140	Budget	2,500	2,500	-	-
Raleigh Park Shelter- LWCF Grant	-	-	50,000	50,000	50,000	-	-	-	Cancelled	-	-	50,000	50,000
Terra Linda Park Shelter-LGGP Grant	-	-	40,000	40,000	40,000	-	-	-	Cancelled	-	-	40,000	40,000
Roger Tilbury Phase 2-LGGP Grant	-	-	212,500	212,500	212,500	-	-	-	Cancelled	-	-	212,500	212,500
TOTAL PARK AND TRAIL IMPROVEMENTS			463,000	463,000	463,000	-	8,054	138,184		146,238	146,238	316,762	316,762

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
CHALLENGE GRANTS													
Program Facility Challenge Grants			97,500	97,500	97,500	-	14,187	83,313	Budget	97,500	97,500	-	-
TOTAL CHALLENGE GRANTS			97,500	97,500	97,500	-	14,187	83,313		97,500	97,500	-	-
BUILDING REPLACEMENTS													
Cardio/Weight Room Equipment Replacement			40,000	40,000	40,000	-	-	40,000	Budget	40,000	40,000	-	-
Aquatic Center Roof			800,000	800,000	800,000	-	37,467	762,533	Budget	800,000	800,000	-	-
Aquatic Center Pool Deck			267,250	267,250	267,250	-	-	267,250	Budget	267,250	267,250	-	-
Aquatic Center Resurface Pool & Tile Repair			241,803	241,803	241,803	-	1,920	239,883	Budget	241,803	241,803	-	-
Aquatic Center Electronic HVAC Controls			115,485	115,485	115,485	-	6,658	108,827	Budget	115,485	115,485	-	-
Aloha Main Circulation Pump Platform			7,450	7,450	7,450	-	-	7,450	Budget	7,450	7,450	-	-
Replacement Pump/Motor (2)			24,600	24,600	24,600	-	2,400	22,200	Budget	24,600	24,600	-	-
Diatomaceous Earth Fltr Cvr-2			5,775	5,775	5,775	-	7,059	-	Complete	7,059	7,059	(1,284)	(1,284)
Beaverton Pool Gutter-line			5,600	5,600	5,600	-	6,090	-	Complete	6,090	6,090	(490)	(490)
Aquatic Center Gutters, Chm Cntrlr, Drain Covers			18,236	18,236	18,236	-	7,513	10,723	Budget	18,236	18,236	-	-
Aquatic Center 16' Dive Board			8,613	8,613	8,613	-	8,240	-	Complete	8,240	8,240	373	373
Aloha Splash Water Slide			5,471	5,471	5,471	-	3,935	-	Complete	3,935	3,935	1,536	1,536
Harman Lane Anchors			6,290	6,290	6,290	-	6,290	-	Complete	6,290	6,290	-	-
Lookout Platform Chair			7,132	7,132	7,132	-	5,615	-	Complete	5,615	5,615	1,517	1,517
Aloha Portable Slide			5,470	5,470	5,470	-	-	5,470	Budget	5,470	5,470	-	-
AC Track Drinking Fountain			1,000	1,000	1,000	-	645	-	Complete	645	645	355	355
Schlottmann Hot Water Heater			1,100	1,100	1,100	-	514	-	Complete	514	514	586	586
Cedar Hills Boiler Room Drains			2,760	2,760	2,760	-	2,760	-	Complete	2,760	2,760	-	-
CRAC Weld Boiler Heat Exchanger Pipes			2,000	2,000	2,000	-	330	1,670	Budget	2,000	2,000	-	-
AC Shower Mixers & Parts			1,600	1,600	1,600	-	1,575	-	Complete	1,575	1,575	25	25
NPIC Interior Restroom Sinks & Parts			1,100	1,100	1,100	-	243	857	Budget	1,100	1,100	-	-
SSC Asbestos Abatement & Recover Piping			9,200	9,200	9,200	-	-	9,200	Budget	9,200	9,200	-	-
Carpet (2 sites)			5,210	5,210	5,210	-	960	4,250	Budget	5,210	5,210	-	-
Interior Paint (2 sites)			2,000	2,000	2,000	-	625	1,375	Budget	2,000	2,000	-	-
NPIC Reseal Ceramic Tile Flooring			6,000	6,000	6,000	-	-	5,320	Award	5,320	5,320	680	680
Wood Floors / Court Refinishing			17,400	17,400	17,400	-	6,537	11,182	Award	17,719	17,719	(319)	(319)
GH Tile Floor Replacement			1,000	1,000	1,000	-	-	1,000	Budget	1,000	1,000	-	-
AC Gym Wood Floors Screening/Resurfacing			10,500	10,500	10,500	-	10,160	-	Complete	10,160	10,160	340	340
NPIC Interior Restrooms Flooring			4,500	4,500	4,500	-	-	4,319	Award	4,319	4,319	182	182
Stuhr Ctr Ice Machine			2,050	2,050	2,050	-	899	-	Complete	899	899	1,151	1,151
AC Socket Plates, Relamp & Blinds			10,674	10,674	10,674	-	8,356	-	Complete	8,356	8,356	2,318	2,318
TC Relamp / Washer & Dryer			7,500	7,500	7,500	-	4,308	1,499	Budget	5,807	5,807	1,693	1,693
Harman Window Shades			1,611	1,611	1,611	-	1,890	-	Complete	1,890	1,890	(279)	(279)
Furnace (2 sites)			7,500	7,500	7,500	-	-	7,500	Budget	7,500	7,500	-	-
Adm Office Rooftop Unit & Duct Heater			13,648	13,648	13,648	-	-	13,648	Budget	13,648	13,648	-	-
AC HVAC Electrical Repairs			4,000	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
NPIC Exterior Restrooms HVAC Fans			2,500	2,500	2,500	-	1,934	-	Complete	1,934	1,934	566	566
Camp Riv Upper Pavilion Exterior Painting			1,000	1,000	1,000	-	-	1,000	Budget	1,000	1,000	-	-
CH Downspouts Replacement			2,510	2,510	2,510	-	2,510	-	Complete	2,510	2,510	-	-
Fanno Farmhouse Picket Fence			2,500	2,500	2,500	-	482	2,018	Budget	2,500	2,500	-	-
Gutters (2 sites)			4,000	4,000	4,000	-	-	7,415	Award	7,415	7,415	(3,415)	(3,415)
Greenway Park - Paint Structure & Replace Gutters			3,100	3,100	3,100	-	3,479	-	Complete	3,479	3,479	(379)	(379)
JEN Roof & Veranda Repairs			5,200	5,200	5,200	-	6,488	1,000	Budget	7,488	7,488	(2,288)	(2,288)
Tallac Terrace Park Play Pad Roof Repair			2,000	2,000	2,000	-	1,710	-	Complete	1,710	1,710	290	290
ASC Exterior Painting			14,889	14,889	14,889	-	-	14,889	Budget	14,889	14,889	-	-
NPIC Entrance Light Replacement & Interior Relamp			1,500	1,500	1,500	-	998	502	Budget	1,500	1,500	-	-
Fanno Farmhouse ADA Ramp			19,000	19,000	19,000	-	-	19,000	Budget	19,000	19,000	-	-
FCSC Roof Repairs & Consultation			18,096	18,096	18,096	-	-	18,096	Budget	18,096	18,096	-	-
AC Alcove Roof			11,500	11,500	11,500	-	12,412	-	Complete	12,412	12,412	(912)	(912)
JEN Stable Septic Tank			19,000	19,000	19,000	-	21,950	-	Complete	21,950	21,950	(2,950)	(2,950)
AC Compressor Replacement @ Stuhr Ctr			-	-	-	-	5,449	-	Complete	5,449	5,449	(5,449)	(5,449)

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
Fanno Farmhouse Sewer Line	-	-	-	-	-	-	3,873	-	Complete	3,873	3,873	(3,873)	(3,873)
50 Mtr Pool Circulation Pump	-	-	-	-	-	-	7,453	-	Complete	7,453	7,453	(7,453)	(7,453)
Tennis Air Structures Reconst.	-	-	-	-	-	-	52,050	(51,050)	Award	1,000	1,000	(1,000)	(1,000)
CRA Boiler Valve Replacement	-	-	-	-	-	-	3,845	-	Complete	3,845	3,845	(3,845)	(3,845)
CRA HVAC Unit (damage repair)	-	-	-	-	-	-	5,698	-	Complete	5,698	5,698	(5,698)	(5,698)
SSC Circulation Pump Motor	-	-	-	-	-	-	3,180	-	Complete	3,180	3,180	(3,180)	(3,180)
TOTAL BUILDING REPLACEMENTS			1,778,323	1,778,323	1,778,323	-	266,500	1,543,025		1,809,526	1,809,526	(31,203)	(31,203)
BUILDING IMPROVEMENTS													
FCSC Safety Shower for HAZMAT Locker			6,500	6,500	6,500	-	-	6,325	Award	6,325	6,325	175	175
HMT Comm & Dev - Front Office Improvement			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
Administration Office Reconfiguration			110,000	110,000	110,000	-	155,186	9,472	Award	164,658	164,658	(54,658)	(54,658)
TOTAL BUILDING IMPROVEMENTS			121,500	121,500	121,500	-	155,186	20,797		175,983	175,983	(54,483)	(54,483)
ADA PROJECTS													
ASC Power Door Operator			2,183	2,183	2,183	-	-	2,183	Budget	2,183	2,183	-	-
GH ADA Sidewalk Addition			9,000	9,000	9,000	-	9,000	-	Complete	9,000	9,000	-	-
McMillan Park ADA Components			20,300	20,300	20,300	-	-	20,300	Budget	20,300	20,300	-	-
TOTAL ADA PROJECTS			31,483	31,483	31,483	-	9,000	22,483		31,483	31,483	-	-
TOTAL CAPITAL OUTLAY DIVISION	2,431,896	1,405,860	3,254,858	5,686,754	4,660,718	1,002,738	1,178,563	3,668,524		5,849,826	4,847,088	(163,072)	(186,370)
INFORMATION SERVICES DEPARTMENT													
INFORMATION TECHNOLOGY REPLACEMENTS													
Workstations/Notebooks			8,500	8,500	8,500	-	987	7,513	Budget	8,500	8,500	-	-
Server Replacements			35,000	35,000	35,000	-	30,836	4,164	Award	35,000	35,000	(0)	(0)
LAN/WAN Replacement			5,000	5,000	5,000	-	2,119	2,881	Budget	5,000	5,000	-	-
Printers/Network Printers			5,000	5,000	5,000	-	-	2,500	Budget	2,500	2,500	2,500	2,500
TOTAL INFORMATION TECHNOLOGY REPLACEMENTS			53,500	53,500	53,500	-	33,942	17,058		51,000	51,000	2,500	2,500
INFORMATION TECHNOLOGY IMPROVEMENTS													
Misc. Application Software			20,000	20,000	20,000	-	15,624	4,376	Budget	20,000	20,000	-	-
Workstation and Phone			14,500	14,500	14,500	-	6,038	8,462	Budget	14,500	14,500	-	-
Kronos Upgrade			22,000	22,000	22,000	-	8,095	13,905	Award	22,000	22,000	-	-
Virtual Desktop Infrastructure			79,500	79,500	79,500	-	69,264	5,736	Budget	75,000	75,000	4,500	4,500
FCSC Server Rack/UPS			7,500	7,500	7,500	-	7,313	-	Complete	7,313	7,313	187	187
FCSC Server Room Security			4,800	4,800	4,800	-	4,844	-	Complete	4,844	4,844	(44)	(44)
TOTAL INFORMATION TECHNOLOGY IMPROVEMENTS			148,300	148,300	148,300	-	111,178	32,479		143,657	143,657	4,643	4,643
TOTAL INFORMATION SYSTEMS DEPARTMENT	-	-	201,800	201,800	201,800	-	145,120	49,537		194,657	194,657	7,143	7,143
MAINTENANCE DEPARTMENT													
FLEET REPLACEMENTS													
72" Mowers (3)			42,000	42,000	42,000	-	41,920	-	Complete	41,920	41,920	80	80
Tire Balancer			8,500	8,500	8,500	-	9,056	-	Complete	9,056	9,056	(556)	(556)
Electric Utility Vehicle			12,500	12,500	12,500	-	11,677	-	Complete	11,677	11,677	823	823
52" Mowers (2)			14,400	14,400	14,400	-	14,196	-	Complete	14,196	14,196	204	204
52" Mower & 2 Trailers			15,500	15,500	15,500	-	7,098	10,902	Budget	18,000	18,000	(2,500)	(2,500)
Large Rotary Mower			62,000	62,000	62,000	-	-	59,612	Award	59,612	59,612	2,388	2,388
4x4 SUV Hybrid			43,000	43,000	43,000	-	28,079	-	Complete	28,079	28,079	14,921	14,921
Chipper			45,000	45,000	45,000	-	44,344	-	Complete	44,344	44,344	656	656
TOTAL FLEET REPLACEMENTS			242,900	242,900	242,900	-	156,370	70,514		226,884	226,884	16,016	16,016

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
BUILDING MAINTENANCE EQUIPMENT REPLACEMENTS													
CHRC Vacuums & Battery Packs			2,600	2,600	2,600	-	2,598	-	Complete	2,598	2,598	2	2
Conestoga Floor Scrubber			1,900	1,900	1,900	-	1,840	-	Complete	1,840	1,840	60	60
Stuhr Center Wet Dry Vacuum			1,000	1,000	1,000	-	715	-	Complete	715	715	285	285
AC Vacuum & Batteries			1,200	1,200	1,200	-	1,088	-	Complete	1,088	1,088	112	112
TC Sweeper Batteries & Parts			1,100	1,100	1,100	-	755	-	Complete	755	755	345	345
NPIC Pressure Washer & Wand			1,000	1,000	1,000	-	999	-	Complete	999	999	1	1
TOTAL BLDG MAINT EQUIPMENT REPLACEMENTS			8,800	8,800	8,800	-	7,995	-		7,995	7,995	805	805
BUILDING MAINTENANCE IMPROVEMENTS													
Preventive Drain Emergency Response			11,340	11,340	11,340	-	-	6,500	Budget	6,500	6,500	4,840	4,840
Data Collection Tablets			1,200	1,200	1,200	-	985	-	Complete	985	985	215	215
TOTAL BUILDING MAINT IMPROVEMENTS			12,540	12,540	12,540	-	985	6,500		7,485	7,485	5,055	5,055
TOTAL MAINTENANCE DEPARTMENT	-	-	264,240	264,240	264,240	-	165,350	77,014		242,364	242,364	21,876	21,876
GRAND TOTAL GENERAL FUND	2,431,896	1,405,860	3,720,898	6,152,794	5,126,758	1,002,738	1,489,034	3,795,075		6,286,847	5,284,109	(134,053)	(157,351)
SDC FUND													
LAND ACQUISITION													
Land Acquisition (FY 14)	790,000	790,000	-	790,000	790,000	-	4,063	785,937	Budget	790,000	790,000	-	-
Land Acquisition - North Bethany	-	-	1,670,168	1,670,168	1,670,168	-	-	1,670,168	Budget	1,670,168	1,670,168	-	-
Summer Falls Property Acquisition	-	-	329,832	329,832	329,832	-	329,832	-	Complete	329,832	329,832	-	-
TOTAL LAND ACQUISITION	790,000	790,000	2,000,000	2,790,000	2,790,000	-	333,895	2,456,105		2,790,000	2,790,000	-	-
DEVELOPMENT/IMPROVEMENT PROJECTS													
Fanno Creek Trail / Scholls Greenwood Inn	2,011,950	60,000	-	2,011,950	60,000	1,946,487	7,965	52,035	Budget	2,006,487	60,000	5,463	-
Bonny Slope / BSD Trail Development	175,000	175,000	325,000	500,000	500,000	-	-	500,000	Budget	500,000	500,000	-	-
MTIP Grant Match - Westside Trail #18	82,205	19,275	201,125	283,330	220,400	73,266	17,022	203,378	Budget	293,666	220,400	(10,336)	-
Graf Meadows Park - Trail Connection	600,000	447,500	-	600,000	447,500	143,244	325,925	121,575	Award	590,744	447,500	9,256	-
Future Dog Park Construction - Site to be determined	50,000	50,000	-	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
Fanno Creek Trail - Hall Blvd Crossing	384,250	35,500	50,000	434,250	85,500	176,753	292	40,000	Award	217,045	40,292	217,205	45,208
Timberland Park - Project Management	34,000	17,750	-	34,000	17,750	-	23,641	10,000	Budget	33,641	33,641	359	(15,891)
Jackie Husen Park Expansion - Planning	-	-	83,500	83,500	83,500	-	50,722	32,778	Award	83,500	83,500	-	-
Connect OR Grant / Waterhouse Trail Segment 4	-	-	200,000	200,000	200,000	-	-	-	Canceled	-	-	200,000	200,000
LWCF Grant / Raleigh Park Shelter	-	-	50,000	50,000	50,000	-	-	-	Canceled	-	-	50,000	50,000
LGGP Grant / Terra Linda Park Shelter	-	-	40,000	40,000	40,000	-	-	-	Canceled	-	-	40,000	40,000
LGGP Grant / Roger Tilbury Park Phase 2	-	-	212,500	212,500	212,500	-	-	-	Canceled	-	-	212,500	212,500
Bethany Creek Falls 1 & 2 - Project Management	-	-	120,500	120,500	120,500	-	12,997	107,503	Budget	120,500	120,500	-	-
Bethany Terrace Trail #11 - Project Management	-	-	10,500	10,500	10,500	-	70	10,430	Budget	10,500	10,500	-	-
New Neighborhood Park Master Plans (2)	-	-	150,000	150,000	150,000	-	-	150,000	Budget	150,000	150,000	-	-
New Neighborhood Park Development	-	-	1,500,000	1,500,000	1,500,000	-	-	1,500,000	Budget	1,500,000	1,500,000	-	-
SW Quadrant Community Center - Site Feasibility	-	-	60,000	60,000	60,000	-	-	60,000	Budget	60,000	60,000	-	-
Natural Area Master Plan	-	-	100,000	100,000	100,000	-	-	100,000	Budget	100,000	100,000	-	-
Undesignated Projects	-	-	2,742,793	2,742,793	2,742,793	-	-	2,742,793	Budget	2,742,793	2,742,793	-	-
TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS	3,337,405	805,025	5,845,918	9,183,323	6,650,943	2,339,750	438,634	5,680,492		8,458,876	6,119,126	724,447	531,817
GRAND TOTAL SDC FUND	4,127,405	1,595,025	7,845,918	11,973,323	9,440,943	2,339,750	772,529	8,136,597		11,248,876	8,909,126	724,447	531,817

KEY
Budget Estimate based on original budget - not started and/or no basis for change
Deferred Some or all of Project has been eliminated to reduce overall capital costs for year.
Award Estimate based on Contract Award amount or quote price estimates
Complete Project completed - no additional estimated costs to complete.

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			Initial Project Budget	Adjustments	Current Total Project Budget FY 14/15	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under 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)	(6) / (3)	(6)/(9)
BOND CAPITAL PROJECTS FUND														
<u>New Neighborhood Parks Development</u>														
SE	91-901	AM Kennedy Park & Athletic Field	1,285,250	50,470	1,335,720	1,686,530	-	1,686,530	-	Complete	1,686,530	(350,810)	126.3%	100.0%
SW	91-902	Barsotti Park & Athletic Field	1,285,250	27,134	1,312,384	1,258,105	-	1,258,105	-	Complete	1,258,105	54,279	95.9%	100.0%
NW	91-903	Hansen Ridge Park (formerly Kaiser Ridge)	771,150	16,035	787,185	753,743	-	753,743	-	Complete	753,743	33,442	95.8%	100.0%
SW	91-904	Roy Dancer Park	771,150	16,308	787,458	651,272	-	651,272	-	Complete	651,272	136,186	82.7%	100.0%
NE	91-905	Roger Tilbury Park	771,150	19,335	790,485	291,348	531,137	822,485	98,895	Bid Award	921,380	(130,895)	104.0%	89.3%
		Total New Neighborhood Parks Development	4,883,950	129,282	5,013,232	4,640,998	531,137	5,172,135	98,895		5,271,030	(257,798)	103.2%	98.1%
UND		Authorized Use of Savings from Bond Issuance Administration Category	-	257,798	257,798	-	-	-	-	N/A	-	257,798	n/a	n/a
		Total New Neighborhood Parks Development	4,883,950	387,080	5,271,030	4,640,998	531,137	5,172,135	98,895		5,271,030	-	98.1%	98.1%
<u>Renovate & Redevelop Neighborhood Parks</u>														
NE	91-906	Cedar Mill Park, Trail & Athletic Fields	1,125,879	29,166	1,155,045	304,437	612,777	917,214	129,632	Bid Award	1,046,846	108,199	79.4%	87.6%
SE	91-907	Camille Park	514,100	28,634	542,734	585,471	-	585,471	-	Complete	585,471	(42,737)	107.9%	100.0%
NW	91-908	Somerset West Park	1,028,200	27,247	1,055,447	154,298	5,756	160,054	2,289,941	A&E	2,449,995	(1,394,548)	15.2%	6.5%
NW	91-909	Pioneer Park and Bridge Replacement	544,934	21,059	565,993	533,358	-	533,358	-	Complete	533,358	32,635	94.2%	100.0%
SE	91-910	Vista Brook Park	514,100	20,452	534,552	733,500	-	733,500	-	Complete	733,500	(198,948)	137.2%	100.0%
		Total Renovate & Redevelop Neighborhood Parks	3,727,213	126,558	3,853,771	2,311,064	618,533	2,929,597	2,419,573		5,349,170	(1,495,399)	76.0%	54.8%
<u>New Neighborhood Parks Land Acquisition</u>														
NW	98-880-a	New Neighborhood Park - NW Quadrant (Biles)	1,500,000	28,467	1,528,467	1,041,404	-	1,041,404	-	Complete	1,041,404	487,063	68.1%	100.0%
NW	98-880-b	New Neighborhood Park - NW Quadrant (Living Hope)	-	-	-	1,060,935	6,789	1,067,724	-	Complete	1,067,724	(1,067,724)	n/a	100.0%
NW	98-880-c	New Neighborhood Park - NW Quadrant (Mitchell)	-	-	-	36,849	687,126	723,975	-	Complete	723,975	(723,975)	n/a	100.0%
NW	98-880-d	New Neighborhood Park - NW Quadrant (PGE)	-	-	-	62,712	-	62,712	-	Complete	62,712	(62,712)	n/a	100.0%
NE	98-745-a	New Neighborhood Park - NE Quadrant (Wilson)	1,500,000	27,735	1,527,735	525,108	3,043	528,151	-	Complete	528,151	999,584	34.6%	100.0%
NE	98-745-b	New Neighborhood Park - NE Quadrant (Lehman - formerly undesignated)	1,500,000	31,870	1,531,870	2,094,725	-	2,094,725	-	Complete	2,094,725	(562,855)	136.7%	100.0%
SW	98-746-a	New Neighborhood Park - SW Quadrant (Sterling Savings)	1,500,000	24,453	1,524,453	1,058,925	-	1,058,925	-	Complete	1,058,925	465,528	69.5%	100.0%
SW	98-746-b	New Neighborhood Park - SW Quadrant (Altishin)	-	-	-	546,751	195	546,946	-	Complete	546,946	(546,946)	n/a	100.0%
SW	98-746-c	New Neighborhood Park - SW Quadrant (Hung easement for Roy Dancer Park)	-	-	-	60,006	-	60,006	-	Complete	60,006	(60,006)	n/a	100.0%
SE	98-747	New Neighborhood Park - SE Quadrant (Cobb)	1,500,000	15,547	1,515,547	2,559,230	148	2,559,378	-	Complete	2,559,378	(1,043,831)	168.9%	100.0%
NW	98-748	New Neighborhood Park (North Bethany) (McGettigan)	1,500,000	23,667	1,523,667	1,629,690	-	1,629,690	-	Complete	1,629,690	(106,023)	107.0%	100.0%
UND	98-749	New Neighborhood Park - Undesignated	-	-	-	-	-	-	-	Reallocated	-	-	n/a	0.0%
		Sub-total New Neighborhood Parks	9,000,000	151,739	9,151,739	10,676,335	697,301	11,373,636	-		11,373,636	(2,221,897)	124.3%	100.0%
UND		Authorized Use of Savings from New Community Park Land Acquisition Category	-	1,655,677	1,655,677	-	-	-	-	N/A	-	1,655,677	n/a	n/a
UND		Authorized Use of Savings from Community Center / Community Park Land Acquisition Category	-	566,220	566,220	-	-	-	-	N/A	-	566,220	n/a	n/a
		Total New Neighborhood Parks	9,000,000	2,373,636	11,373,636	10,676,335	697,301	11,373,636	-		11,373,636	-	100.0%	100.0%
<u>New Community Park Development</u>														
SW	92-915	SW Quad Community Park & Athletic Field	7,711,500	209,033	7,920,533	167,374	173,293	340,667	11,314,602	Master Plan	11,655,269	(3,734,736)	4.3%	2.9%
		Sub-total New Community Park Development	7,711,500	209,033	7,920,533	167,374	173,293	340,667	11,314,602		11,655,269	(3,734,736)	4.3%	2.9%
UND		Outside Funding from Washington County / Metro Transferred from Community Center Land Acquisition	-	384,251	384,251	-	-	-	-	N/A	-	384,251	n/a	n/a
		Total New Community Park Development	7,711,500	593,284	8,304,784	167,374	173,293	340,667	11,314,602		11,655,269	(3,350,485)	4.1%	2.9%

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			(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)		(6+7)=(9)	(3-9) = (10)	(6) / (3)	(6)/(9)
<u>New Community Park Land Acquisition</u>														
NE	98-881-a	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	80.0%	100.0%
NE	98-881-b	Community Park Expansion - NE Quad (BSD/William Walker)	-	-	-	372,655	426	373,081	-	Complete	373,081	(373,081)	n/a	100.0%
Sub-total New Community Park			10,000,000	132,657	10,132,657	8,476,554	426	8,476,980	-		8,476,980	1,655,677	83.7%	100.0%
UND		Authorized Use of Savings for New Neighborhood Parks Land Acquisition Category	-	(1,655,677)	(1,655,677)	-	-	-	-	N/A	-	(1,655,677)	n/a	n/a
Total New Community Park			10,000,000	(1,523,020)	8,476,980	8,476,554	426	8,476,980	-		8,476,980	-	100.0%	100.0%
<u>Renovate and Redevelop Community Parks</u>														
NE	92-916	Cedar Hills Park & Athletic Field	6,194,905	166,269	6,361,174	173,955	31,358	205,313	7,842,916	A&E	8,048,229	(1,687,055)	3.2%	2.6%
SE	92-917	Schiffler Park	3,598,700	72,672	3,671,372	2,647,176	-	2,647,176	-	Complete	2,647,176	1,024,196	72.1%	100.0%
Total Renovate and Redevelop Community Parks			9,793,605	238,941	10,032,546	2,821,131	31,358	2,852,489	7,842,916		10,695,405	(662,859)	28.4%	26.7%
<u>Natural Area Preservation - Restoration</u>														
NE	97-963	Roger Tilbury Memorial Park	30,846	828	31,674	1,310	44	1,354	30,320	Planning	31,674	-	4.3%	4.3%
NE	97-964	Cedar Mill Park	30,846	835	31,681	193	8	201	29,955	Planning	30,156	1,525	0.6%	0.7%
NE	97-965	Jordan/Jackie Husen Park	308,460	8,275	316,735	24,317	1,789	26,106	31,294	Planting	57,400	259,335	8.2%	45.5%
NW	97-966	NE/Bethany Meadows Trail Habitat Connection	246,768	6,693	253,461	-	-	-	253,461	On Hold	253,461	-	0.0%	0.0%
NW	97-967	Hansen Ridge Park (formerly Kaiser Ridge)	10,282	243	10,525	8,186	-	8,186	4,814	Preparation	13,000	(2,475)	77.8%	63.0%
NW	97-968	Allenbach Acres Park	41,128	1,094	42,222	3,514	1,000	4,514	37,076	Planning	41,590	632	10.7%	10.9%
NW	97-969	Crystal Creek Park	205,640	5,530	211,170	5,374	16	5,390	107,158	Preparation	112,548	98,622	2.6%	4.8%
NE	97-970	Foothills Park	61,692	1,143	62,835	46,178	-	46,178	-	Complete	46,178	16,657	73.5%	100.0%
NE	97-971	Commonwealth Lake Park	41,128	759	41,887	30,809	-	30,809	-	Complete	30,809	11,078	73.6%	100.0%
NW	97-972	Tualatin Hills Nature Park	90,800	2,278	93,078	27,696	-	27,696	-	Complete	27,696	65,382	29.8%	100.0%
NE	97-973	Pioneer Park	10,282	233	10,515	7,490	5	7,495	2,952	Preparation	10,447	68	71.3%	71.7%
NW	97-974	Whispering Woods Park	51,410	897	52,307	48,871	-	48,871	-	Complete	48,871	3,436	93.4%	100.0%
NW	97-975	Willow Creek Nature Park	20,564	383	20,947	21,877	-	21,877	-	Complete	21,877	(930)	104.4%	100.0%
SE	97-976	AM Kennedy Park	30,846	667	31,513	24,695	703	25,398	7,302	Planting	32,700	(1,187)	80.6%	77.7%
SE	97-977	Camille Park	77,115	1,648	78,763	59,248	1,751	60,999	11,354	Planting	72,353	6,410	77.4%	84.3%
SE	97-978	Vista Brook Park	20,564	548	21,112	3,044	-	3,044	17,456	Planting	20,500	612	14.4%	14.8%
SE	97-979	Greenway Park/Koll Center	61,692	1,576	63,268	30,704	5,030	35,734	27,266	Preparation	63,000	268	56.5%	56.7%
SE	97-980	Bauman Park	82,256	1,984	84,240	30,134	19	30,153	53,179	Planting	83,332	908	35.8%	36.2%
SE	97-981	Fanno Creek Park	162,456	4,368	166,824	5,022	114	5,136	160,794	Preparation	165,930	894	3.1%	3.1%
SE	97-982	Hideaway Park	41,128	976	42,104	30,949	2,271	33,220	8,737	Planting	41,957	147	78.9%	79.2%
SW	97-983	Murrayhill Park	61,692	1,014	62,706	65,706	6	65,712	-	Complete	65,712	(3,006)	104.8%	100.0%
SE	97-984	Hyland Forest Park	71,974	1,316	73,290	58,821	3,300	62,121	-	Complete	62,121	11,169	84.8%	100.0%
SW	97-985	Cooper Mountain	205,640	5,577	211,217	14	-	14	211,203	On Hold	211,217	-	0.0%	0.0%
SW	97-986	Winkelman Park	10,282	237	10,519	5,894	-	5,894	-	Complete	5,894	4,625	56.0%	100.0%
SW	97-987	Lowami Hart Woods	287,896	7,680	295,576	36,144	10,039	46,183	118,817	Preparation	165,000	130,576	15.6%	28.0%
SW	97-988	Rosa/Hazeldale Parks	28,790	708	29,498	11,563	1,191	12,754	-	Complete	12,754	16,744	43.2%	100.0%
SW	97-989	Mt Williams Park	102,820	2,787	105,607	244	-	244	105,363	Planning	105,607	-	0.2%	0.2%
SW	97-990	Jenkins Estate	154,230	3,309	157,539	128,915	3,786	132,701	-	Complete	132,701	24,838	84.2%	100.0%
SW	97-991	Summercrest Park	10,282	188	10,470	7,987	-	7,987	-	Complete	7,987	2,483	76.3%	100.0%
SW	97-992	Morrison Woods	61,692	1,672	63,364	0	-	0	63,364	On Hold	63,364	-	0.0%	0.0%
UND	97-993	Interpretive Sign Network	339,306	8,697	348,003	159,784	107,315	267,099	72,201	Sign Fabrication	339,300	8,703	76.8%	78.7%
NW	97-994	Beaverton Creek Trail	61,692	1,673	63,365	-	-	-	63,365	On Hold	63,365	-	0.0%	0.0%
NW	97-995	Bethany Wetlands/Bronson Creek	41,128	1,116	42,244	-	-	-	42,244	On Hold	42,244	-	0.0%	0.0%
NW	97-996	Bluegrass Downs Park	15,423	418	15,841	-	-	-	15,841	On Hold	15,841	-	0.0%	0.0%
NW	97-997	Crystal Creek	41,128	1,116	42,244	-	-	-	42,244	On Hold	42,244	-	0.0%	0.0%
UND	97-914	Restoration of new properties to be acquired	643,023	17,440	660,463	598	-	598	659,865	On Hold	660,463	-	0.1%	0.1%
Total Natural Area Restoration			3,762,901	95,906	3,858,807	885,281	138,387	1,023,668	2,177,625		3,201,293	657,514	26.5%	32.0%
<u>Natural Area Preservation - Land Acquisition</u>														
UND	98-882	Natural Area Acquisitions	8,400,000	202,355	8,602,355	3,962,232	360,644	4,322,876	4,279,479	Budget	8,602,355	-	50.3%	50.3%
Total Natural Area Preservation - Land Acquisition			8,400,000	202,355	8,602,355	3,962,232	360,644	4,322,876	4,279,479		8,602,355	-	50.3%	50.3%

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			Initial Project Budget	Adjustments	Current Total Project Budget FY 14/15	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under 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)	(6) / (3)	(6)/(9)	
<u>New Linear Park and Trail Development</u>														
SW	93-918	Westside Trail Segments 1, 4, & 7	4,267,030	83,702	4,350,732	4,395,221	-	4,395,221	-	Complete	4,395,221	(44,489)	101.0%	100.0%
NE	93-920	Jordan/Husen Park Trail	1,645,120	45,644	1,690,764	1,227,496	-	1,227,496	-	Complete	1,227,496	463,268	72.6%	100.0%
NW	93-924	Waterhouse Trail Segments 1, 5 & West Spur	3,804,340	77,258	3,881,598	4,311,409	25,701	4,337,110	181,885	Bid Award	4,518,995	(637,397)	111.7%	96.0%
NW	93-922	Rock Creek Trail #5 & Allenbach, North Bethany #2	2,262,040	76,231	2,338,271	1,729,048	116	1,729,164	795,332	On Hold	2,524,496	(186,225)	74.0%	68.5%
UND	93-923	Miscellaneous Natural Trails	100,000	2,480	102,480	29,454	75	29,529	72,951	Budget	102,480	-	28.8%	28.8%
NW	91-912	Nature Park - Old Wagon Trail	359,870	3,094	362,964	238,702	-	238,702	-	Complete	238,702	124,262	65.8%	100.0%
NE	91-913	NE Quadrant Trail - Bluffs Phase 2	257,050	14,714	271,764	414,817	-	414,817	-	Complete	414,817	(143,053)	152.6%	100.0%
SW	93-921	Lowami Hart Woods	822,560	55,532	878,092	1,271,006	-	1,271,006	-	Complete	1,271,006	(392,914)	144.7%	100.0%
NW	91-911	Westside - Waterhouse Trail Connection	1,542,300	40,346	1,582,646	197,910	119,920	317,830	679,502	Design Dev	997,332	585,314	20.1%	31.9%
Total New Linear Park and Trail Development			15,060,310	399,001	15,459,311	13,815,063	145,812	13,960,875	1,729,670		15,690,545	(231,234)	90.3%	89.0%
<u>New Linear Park and Trail Land Acquisition</u>														
UND	98-883	New Linear Park and Trail Acquisitions	1,200,000	22,858	1,222,858	1,193,314	21,304	1,214,618	8,240	Budget	1,222,858	-	99.3%	99.3%
Total New Linear Park and Trail Land Acquisition			1,200,000	22,858	1,222,858	1,193,314	21,304	1,214,618	8,240		1,222,858	-	99.3%	99.3%
<u>Multi-field/Multi-purpose Athletic Field Development</u>														
SW	94-925	Winkelman Athletic Field	514,100	34,434	548,534	941,843	-	941,843	-	Complete	941,843	(393,309)	171.7%	100.0%
SE	94-926	Meadow Waye Park	514,100	4,791	518,891	407,340	-	407,340	-	Complete	407,340	111,551	78.5%	100.0%
NW	94-927	New Fields in NW Quadrant	514,100	13,943	528,043	75	-	75	527,968	Budget	528,043	-	0.0%	0.0%
NE	94-928	New Fields in NE Quadrant (Cedar Mill Park)	514,100	13,893	527,993	5,192	522,801	527,993	-	Bid Award	527,993	-	100.0%	100.0%
SW	94-929	New Fields in SW Quadrant	514,100	13,933	528,033	669	-	669	527,364	Budget	528,033	-	0.1%	0.1%
SE	94-930	New Fields in SE Quadrant	514,100	13,944	528,044	123	2,168	2,291	525,753	Budget	528,044	-	0.4%	0.4%
Total Multi-field/Multi-purpose Athletic Field Dev.			3,084,600	94,938	3,179,538	1,355,242	524,969	1,880,211	1,581,085		3,461,296	(281,758)	59.1%	54.3%
<u>Deferred Park Maintenance Replacements</u>														
UND	96-960	Play Structure Replacements at 11 sites	810,223	3,685	813,908	772,530	350	772,880	-	Complete	772,880	41,028	95.0%	100.0%
NW	96-720	Bridge/boardwalk replacement - Willow Creek	96,661	1,276	97,937	127,277	-	127,277	-	Complete	127,277	(29,340)	130.0%	100.0%
SW	96-721	Bridge/boardwalk replacement - Rosa Park	38,909	369	39,278	38,381	-	38,381	-	Complete	38,381	897	97.7%	100.0%
SW	96-722	Bridge/boardwalk replacement - Jenkins Estate	7,586	34	7,620	28,430	-	28,430	-	Complete	28,430	(20,810)	373.1%	100.0%
SE	96-723	Bridge/boardwalk replacement - Hartwood Highlands	10,767	134	10,901	985	-	985	-	Cancelled	985	9,916	9.0%	100.0%
NE	96-998	Irrigation Replacement at Roxbury Park	48,854	63	48,917	41,902	-	41,902	-	Complete	41,902	7,015	85.7%	100.0%
UND	96-999	Pedestrian Path Replacement at 3 sites	116,687	150	116,837	118,039	-	118,039	-	Complete	118,039	(1,202)	101.0%	100.0%
SW	96-946	Permeable Parking Lot at Aloha Swim Center	160,914	1,515	162,429	191,970	-	191,970	-	Complete	191,970	(29,541)	118.2%	100.0%
NE	96-947	Permeable Parking Lot at Sunset Swim Center	160,914	3,401	164,315	512,755	-	512,755	-	Complete	512,755	(348,440)	312.1%	100.0%
Sub-total Deferred Park Maintenance Replacements			1,451,515	10,627	1,462,142	1,832,269	350	1,832,619	-		1,832,619	(370,477)	1321.7%	900.0%
UND		Authorized Use of Savings from Facility Expansion & Improvements Category	-	177,920	177,920	-	-	-	-	N/A	-	177,920	n/a	n/a
UND		Authorized Use of Savings from Bond Issuance Administration Category	-	192,557	192,557	-	-	-	-	N/A	-	192,557	n/a	n/a
Total Deferred Park Maintenance Replacements			1,451,515	381,104	1,832,619	1,832,269	350	1,832,619	-		1,832,619	-	100.0%	100.0%
<u>Facility Rehabilitation</u>														
UND	95-931	Structural Upgrades at Several Facilities	317,950	(195,027)	122,923	109,345	1,559	110,904	-	Complete	110,904	12,019	90.2%	100.0%
SW	95-932	Structural Upgrades at Aloha Swim Center	406,279	8,432	414,711	518,302	-	518,302	-	Complete	518,302	(103,591)	125.0%	100.0%
SE	95-933	Structural Upgrades at Beaverton Swim Center	1,447,363	35,101	1,482,464	775,636	20,153	795,789	84,860	Master Planning	880,649	601,815	53.7%	90.4%
NE	95-934	Structural Upgrades at Cedar Hills Recreation Center	628,087	16,739	644,826	46,749	46,054	92,803	217,197	Design Dev	310,000	334,826	14.4%	29.9%
SW	95-935	Structural Upgrades at Conestoga Rec/Aquatic Ctr	44,810	833	45,643	66,762	-	66,762	-	Complete	66,762	(21,119)	146.3%	100.0%
SE	95-937	Structural Upgrades at Garden Home Recreation Center	486,935	13,206	500,141	11,234	2,378	13,612	627,236	Master Planning	640,848	(140,707)	2.7%	2.1%
SE	95-938	Structural Upgrades at Harman Swim Center	179,987	2,779	182,766	73,115	-	73,115	-	Complete	73,115	109,651	40.0%	100.0%
NW	95-939-a	Structural Upgrades at HMT/50 Mtr Pool/Aquatic Ctr	312,176	4,692	316,868	233,369	-	233,369	-	Complete	233,369	83,499	73.6%	100.0%
NW	95-939-b	Structural Upgrades at HMT Aquatic Ctr - Roof Replacement	-	200,000	200,000	-	-	-	200,000	Master Planning	200,000	-	0.0%	0.0%
NW	95-940	Structural Upgrades at HMT Administration Building	397,315	6,080	403,395	299,599	-	299,599	-	Complete	299,599	103,796	74.3%	100.0%
NW	95-941	Structural Upgrades at HMT Athletic Center	65,721	85	65,806	66,000	-	66,000	-	Complete	66,000	(194)	100.3%	100.0%
NW	95-942	Structural Upgrades at HMT Dryland Training Ctr	116,506	2,101	118,607	75,686	-	75,686	-	Complete	75,686	42,921	63.8%	100.0%

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NW	95-943	Structural Upgrades at HMT Tennis Center	268,860	4,949	273,809	74,804	-	74,804	-	Complete	74,804	199,005	27.3%	100.0%
SE	95-944	Structural Upgrades at Raleigh Swim Center	4,481	6	4,487	5,703	-	5,703	-	Complete	5,703	(1,216)	127.1%	100.0%
NW	95-945	Structural Upgrades at Somerset Swim Center	8,962	12	8,974	9,333	-	9,333	-	Complete	9,333	(359)	104.0%	100.0%
NE	95-950	Sunset Swim Center Structural Upgrades	1,028,200	16,245	1,044,445	626,419	-	626,419	-	Complete	626,419	418,026	60.0%	100.0%
NE	95-951	Sunset Swim Center Pool Tank	514,100	275	514,375	308,574	-	308,574	-	Complete	308,574	205,801	60.0%	100.0%
UND	95-962	Auto Gas Meter Shut Off Valves at All Facilities	-	-	-	-	412	412	14,588	Design Dev	15,000	(15,000)	0.0%	2.7%
		Total Facility Rehabilitation	6,227,732	116,508	6,344,240	3,300,630	70,556	3,371,186	1,143,881		4,515,067	1,829,173	53.1%	74.7%
		Facility Expansion and Improvements												
SE	95-952	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)	100.6%	100.0%
SW	95-953	Conestoga Rec/Aquatic Expansion & Splash Pad	5,449,460	83,658	5,533,118	5,435,930	-	5,435,930	-	Complete	5,435,930	97,188	98.2%	100.0%
SW	95-954	Aloha ADA Dressing Rooms	123,384	158	123,542	178,764	-	178,764	-	Complete	178,764	(55,222)	144.7%	100.0%
NW	95-955	Aquatics Center ADA Dressing Rooms	133,666	1,083	134,749	180,540	-	180,540	-	Complete	180,540	(45,791)	134.0%	100.0%
NE	95-956	Athletic Center HVAC Upgrades	514,100	654	514,754	321,821	-	321,821	-	Complete	321,821	192,933	62.5%	100.0%
		Sub-total Facility Expansion and Improvements	8,218,478	115,864	8,334,342	8,156,422	-	8,156,422	-		8,156,422	177,920	97.9%	100.0%
UND		Authorized Use of Savings for Deferred Park Maintenance Replacements Category	-	(177,920)	(177,920)	-	-	-	-	N/A	-	(177,920)	n/a	n/a
		Total Facility Expansion and Improvements	8,218,478	(62,056)	8,156,422	8,156,422	-	8,156,422	-		8,156,422	-	100.0%	100.0%
		ADA/Access Improvements												
NW	95-957	HMT ADA Parking & other site improvement	735,163	19,029	754,192	165,254	733,106	898,360	109,658	Bid Award	1,008,018	(253,826)	119.1%	89.1%
UND	95-958	ADA Improvements - undesignated funds	116,184	2,663	118,847	72,245	-	72,245	-	Complete	72,245	46,602	60.8%	100.0%
SW	95-730	ADA Improvements - Barrows Park	8,227	104	8,331	6,825	-	6,825	-	Complete	6,825	1,506	81.9%	100.0%
NW	95-731	ADA Improvements - Bethany Lake Park	20,564	194	20,758	25,566	-	25,566	-	Complete	25,566	(4,808)	123.2%	100.0%
NE	95-732	ADA Improvements - Cedar Hills Recreation Center	8,226	130	8,356	8,255	-	8,255	-	Complete	8,255	101	98.8%	100.0%
NE	95-733	ADA Improvements - Forest Hills Park	12,338	197	12,535	23,416	-	23,416	-	Complete	23,416	(10,881)	186.8%	100.0%
SE	95-734	ADA Improvements - Greenway Park	15,423	196	15,619	-	-	-	-	Cancelled	-	15,619	0.0%	0.0%
SW	95-735	ADA Improvements - Jenkins Estate	16,450	262	16,712	11,550	-	11,550	-	Complete	11,550	5,162	69.1%	100.0%
SW	95-736	ADA Improvements - Lawndale Park	30,846	40	30,886	16,626	-	16,626	-	Complete	16,626	14,260	53.8%	100.0%
NE	95-737	ADA Improvements - Lost Park	15,423	245	15,668	15,000	-	15,000	-	Complete	15,000	668	95.7%	100.0%
NW	95-738	ADA Improvements - Rock Crk Pwrlne Prk (Soccer Fld)	20,564	327	20,891	17,799	-	17,799	-	Complete	17,799	3,092	85.2%	100.0%
NW	95-739	ADA Improvements - Skyview Park	5,140	82	5,222	7,075	-	7,075	-	Complete	7,075	(1,853)	135.5%	100.0%
NW	95-740	ADA Improvements - Waterhouse Powerline Park	8,226	176	8,402	8,402	-	8,402	-	Complete	8,402	-	100.0%	100.0%
NE	95-741	ADA Improvements - West Sylvan Park	5,140	82	5,222	5,102	-	5,102	-	Complete	5,102	120	97.7%	100.0%
SE	95-742	ADA Improvements - Wonderland Park	10,282	163	10,445	4,915	-	4,915	-	Complete	4,915	5,530	47.1%	100.0%
		Total ADA/Access Improvements	1,028,196	23,890	1,052,086	388,030	733,106	1,121,136	109,658		1,230,794	(178,707)	106.6%	91.1%
UND		Authorized Use of Savings from Bond Issuance Administration Category	-	178,707	178,707	-	-	-	-	N/A	-	178,707	n/a	n/a
		Total ADA/Access Improvements	1,028,196	202,597	1,230,793	388,030	733,106	1,121,136	109,658		1,230,794	-	91.1%	91.1%
		Community Center Land Acquisition												
UND	98-884-a	Community Center / Community Park (SW Quadrant) (Hulse/BSD/Engel)	5,000,000	103,517	5,103,517	853,224	529,894	1,383,118	-	Complete	1,383,118	3,720,399	27.1%	100.0%
UND	98-884-b	Community Center / Community Park (SW Quadrant) (Wenzel/Wall)	-	-	-	2,322,745	29,032	2,351,776	-	Complete	2,351,776	(2,351,776)	n/a	100.0%
		Sub-total Community Center Land Acquisition	5,000,000	103,517	5,103,517	3,175,969	558,926	3,734,894	-		3,734,894	1,368,623	73.2%	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
UND		Outside Funding from Metro Transferred to New Community Park Development	-	(208,251)	(208,251)	-	-	-	-	N/A	-	(208,251)	n/a	n/a
UND		Authorized Use of Savings for New Neighborhood Parks Land Acquisition Category	-	(566,220)	(566,220)	-	-	-	-	N/A	-	(566,220)	n/a	n/a
		Total Community Center Land Acquisition	5,000,000	(846,954)	4,153,046	3,175,969	558,926	3,734,894	-		3,734,894	418,152	89.9%	100.0%
		Bond Administration Costs												

Tualatin Hills Park and Recreation District
Monthly Bond Capital Projects Report
Estimated Cost vs. Budget
Through 1/31/2015

Quad-rant	Project Code	Description	Project Budget			Project Expenditures			Estimated Cost to Complete	Basis of Estimate (Completed Phase)	Project Cumulative Cost	Variance	
			Initial Project Budget	Adjustments	Current Total Project Budget FY 14/15	Expended Prior Years	Expended Year-to-Date	Total Expended to Date				Est. Cost (Over) Under Budget	Cost Expended to Budget
			(1)	(2)	(1+2)=(3)	(4)	(5)	(4+5)=(6)	(7)	(6+7)=(9)	(3-9) = (10)	(6) / (3)	(6)/(9)
ADM		Debt Issuance Costs	1,393,000	(539,654)	853,346	24,772	-	24,772	-	24,772	828,574	2.9%	100.0%
ADM		Bond Accountant Personnel Costs	-	241,090	241,090	197,330	48,611	245,941	74,951	320,892	(79,802)	102.0%	76.6%
ADM		Deputy Director of Planning Personnel Costs	-	57,454	57,454	57,454	-	57,454	-	57,454	-	n/a	100.0%
ADM		Communications Support	-	50,000	50,000	12,675	-	12,675	37,325	50,000	-	25.4%	25.4%
ADM		Technology Needs	18,330	-	18,330	23,952	-	23,952	-	23,952	(5,622)	130.7%	100.0%
ADM		Office Furniture	7,150	-	7,150	5,378	-	5,378	-	5,378	1,772	75.2%	100.0%
ADM		Admin/Consultant Costs	31,520	-	31,520	48,093	-	48,093	-	48,093	(16,573)	152.6%	100.0%
		Sub-total Bond Administration Costs	1,450,000	(191,110)	1,258,890	369,654	48,611	418,265	112,276	530,541	728,349	33.2%	78.8%
UND		Authorized Use of Savings for Deferred Park Maintenance Replacements Category	-	(192,557)	(192,557)	-	-	-	-	-	(192,557)	n/a	n/a
UND		Authorized Use of Savings for New Neighborhood Parks Development Category	-	(257,798)	(257,798)	-	-	-	-	-	(257,798)	n/a	n/a
UND		Authorized Use of Savings for ADA/Access Improvements Category	-	(178,707)	(178,707)	-	-	-	-	-	(178,707)	n/a	n/a
		Total Bond Administration Costs	1,450,000	(820,172)	629,828	369,654	48,611	418,265	112,276	530,541	99,287	66.4%	78.8%
		Grand Total	100,000,000	1,982,564	101,982,564	67,527,561	4,654,713	72,182,274	32,817,900	105,000,174	(3,017,609)	70.8%	68.7%

THPRD Bond Capital Program
Funds Reprogramming Analysis - Based on Category Transfer Eligibility
As of 1/31/2015

	Category (Over) Under Budget
Limited Reprogramming	
Land: New Neighborhood Park	-
New Community Park	-
New Linear Park	-
New Community Center	418,152
	418,152
	418,152
Nat Res: Restoration	657,514
Acquisition	-
	657,514
	657,514
All Other	
New Neighborhood Park Dev	-
Neighborhood Park Renov	(1,495,399)
New Community Park Dev	(3,350,485)
Community Park Renov	(662,859)
New Linear Parks and Trails	(231,234)
Athletic Field Development	(281,758)
Deferred Park Maint Replace	-
Facility Rehabilitation	1,829,173
ADA	-
Facility Expansion	-
Bond Admin Costs	99,287
	(4,093,275)
	(4,093,275)
Grand Total	(3,017,609)



MEMORANDUM

Date: January 30 2015
 To: Board of Directors
 From: Keith Hobson, Director of Business and Facilities
 Re: **System Development Charge Report for December, 2014**

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 December 2014.

Type of Dwelling Unit	Current SDC per Type of Dwelling Unit
Single Family	\$5,524.00 with 1.6% discount = \$5,435.62
Multi-Family	\$4,131.00 with 1.6% discount = \$4,064.90
Non-residential	\$143.00 with 1.6% discount = \$140.71

<u>City of Beaverton Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
2,800	Single Family Units	\$8,062,919.37	\$219,262.99	\$8,282,182.36
15	Single Family Units at \$489.09	\$7,336.35	\$221.45	\$7,557.80
1,582	Multi-family Units	\$3,359,442.57	\$93,831.20	\$3,453,273.77
0	Less Multi-family credits	(\$7,957.55)	(\$229.36)	(\$8,186.91)
240	Non-residential	\$563,704.75	\$16,419.43	\$580,124.18
<u>4,637</u>		<u>\$11,985,445.49</u>	<u>\$329,505.71</u>	<u>\$12,314,951.20</u>

<u>Washington County Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
7,454	Single Family Units	\$23,371,300.14	\$590,406.93	\$23,961,707.07
-300	Less Credits	(\$623,548.98)	(\$19,285.02)	(\$642,834.00)
2,667	Multi-family Units	\$7,071,102.57	\$176,369.84	\$7,247,472.41
-24	Less Credits	(\$47,323.24)	(\$1,463.61)	(\$48,786.85)
130	Non-residential	\$607,235.28	\$15,206.38	\$622,441.66
<u>9,927</u>		<u>\$30,378,765.77</u>	<u>\$761,234.52</u>	<u>\$31,140,000.29</u>

<u>Recap by Agency</u>	<u>Percent</u>	<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
4,637	City of Beaverton	\$11,985,445.49	\$329,505.71	\$12,314,951.20
9,927	Washington County	\$30,378,765.77	\$761,234.52	\$31,140,000.29
<u>14,564</u>		<u>\$42,364,211.26</u>	<u>\$1,090,740.23</u>	<u>\$43,454,951.49</u>

<u>Recap by Dwelling</u>	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Resident</u>	<u>Total</u>
City of Beaverton	2,815	1,582	240	4,637
Washington County	<u>7,154</u>	<u>2,643</u>	<u>130</u>	<u>9,927</u>
	<u>9,969</u>	<u>4,225</u>	<u>370</u>	<u>14,564</u>

Total Receipts to Date **\$42,364,211.26**

Total Payments to Date

Refunds	(\$2,066,073.93)
Administrative Costs	(\$18.65)
Project Costs -- Development	(\$22,232,526.29)
<u>Project Costs -- Land Acquisition</u>	<u>(\$9,939,008.93)</u>
	<u>(\$34,237,627.80)</u>
	<u>\$8,126,583.46</u>

<u>Recap by Month, FY 2014/15</u>	<u>Receipts</u>	<u>Expenditures</u>	<u>Interest</u>	<u>SDC Fund Total</u>
through June 2014	\$39,401,807.67	(\$33,486,508.43)	\$2,080,328.32	\$7,995,627.56
July	\$362,365.38	(\$20,803.83)	\$3,301.39	\$344,862.94
August	\$987,171.47	(\$393,225.74)	\$3,456.91	\$597,402.64
September	\$249,346.55	(\$17,712.96)	\$3,674.53	\$235,308.12
October	\$873,400.03	(\$68,315.30)	\$4,075.89	\$809,160.62
November	\$194,447.92	(\$169,805.23)	\$3,793.85	\$28,436.54
December	\$295,672.24	(\$81,256.31)	\$4,059.49	\$218,475.42
January	\$0.00	\$0.00	\$0.00	\$0.00
February	\$0.00	\$0.00	\$0.00	\$0.00
March	\$0.00	\$0.00	\$0.00	\$0.00
April	\$0.00	\$0.00	\$0.00	\$0.00
May	\$0.00	\$0.00	\$0.00	\$0.00
June	\$0.00	\$0.00	\$0.00	\$0.00
	<u>\$42,364,211.26</u>	<u>(\$34,237,627.80)</u>	<u>\$2,102,690.38</u>	<u>\$10,229,273.84</u>

<u>Recap by Month, by Unit</u>	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Residential</u>	<u>Total Units</u>
through June 2014	9,738	3,809	359	13,906
July	47	24	5	76
August	18	217	2	237
September	27	27	2	56
October	52	146	0	198
November	35	1	1	37
December	53	0	1	54
January	0	0	0	0
February	0	0	0	0
March	0	0	0	0
April	0	0	0	0
May	0	0	0	0
June	0	0	0	0
	<u>9,970</u>	<u>4,224</u>	<u>370</u>	<u>14,564</u>

Projected SDC balance as of June 30, 2014 per the budget was \$6,458,262. Actual balance was \$7,635,896. This fiscal year's projected total receipts per the budget are \$2,982,681.

Welcome to Beaver Town

THPRD learns to live with flooding and tree damage as beavers make a comeback

By **ERIC APALATEGUI**
The Times

Big rodents are doing their best to transform Beaverton into Beaver Town.

As the famously industrious animals continue their comeback in the city, their dam-building enterprises have forced the Tualatin Hills Park & Recreation District to change the way it does business.

While many homeowners occasionally lose precious trees to the toothy mammals, THPRD is besieged with beaver activity because it manages many of the parks and greenspaces bordering creeks that the beavers call home.

Last month, for example, THPRD closed off access to a loop trail in Greenway Park a few hundred yards south of Southwest Hall Boulevard after beavers built a new dam site on Fanno Creek, which in turn caused flooding in the low-lying park, which is located entirely in the creek's floodplain.

"We have some neighbors who are really

See **BEAVERS** / Page 7



Dam-building by beavers at Greenway Park has turned this path into a small lake.

TRIBUNE PHOTO:
MILES VANCE

Beavers: THPRD learns to coexist with rodents

■ From page 1

excited to see beavers in the park and others who say, "Why don't you get rid of those critters?" said Bruce Barbarasch, the district's superintendent of natural resources and trail management.

When Barbarasch first started working for the district about 15 years ago, he only saw occasional signs of beaver activity. Low beaver populations at the time were the result of fur trappers and farmers killing them off for many decades, Barbarasch said. As those practices faded along with the rural landscape, beavers have found plenty of habitat to their liking in the heart of suburbia.

Years ago, the district tried to minimize the damage by trapping out problem beavers, but public outcry and lack of effectiveness caused THPRD to change its approach to one of peaceful, though not perfect, coexistence, Barbarasch said.

"Like some things in life ... you just have to adapt to what you've got," he said. "There are so many beavers, if you were to take one out and move it somewhere else, you would find another one would replace it."

To be sure, beaver activity has many positive effects. Their ponds provide prime habitat for a variety of birds, fish, turtles and amphibians, and the slower stream flows they engineer help filter out sediments, replenish aquifers and reduce erosion.

Plus, the busy beavers offer district patrons a glimpse of nature at work in their neighborhoods. "It hasn't been bad from an educational perspective at all," Barbarasch said.

But those benefits come with a price tag, from the relatively moderate cost of replacing or protecting trees, to the potentially six-figure expense of building bridges and boardwalks over flood-prone areas.

In Greenway Park, for example, park officials haven't yet decided whether to take the costly step of lifting the loop trail above the flooding or simply abandon that part of the path. The larger path on the park's west side is unaffected by beaver activity.

THPRD administrators have faced similar decisions in the past.

Up in the Rock Creek Greenway, for example, the district built an elevated trail to get above a beaver-flooded area. It was costly up front, Barbarasch said, but maintenance costs have gone down since its construction and wildlife habitat has improved.

In the wetlands along Messenger Creek off Southwest Center Street, rather than using a costly fix, the district abandoned a stretch of low-lying path flooded by beaver activity in that area. People still have access to a bridge they can use as a vantage point for watching wildlife, Barbarasch said.

In the Bannister Creek Greenway, beaver activity has been a mixed blessing. On one hand,

flooding has posed access problems along the creek. But on the other hand, beaver dams have slowed the streamflow to provide a natural cure to erosion problems that would have been costly to fix with human solutions.

So far, beavers have defeated most human efforts to out-engineer them at dam sites. The nocturnal beavers make short work of replacing dams that people remove. And efforts such as inserting pipes into dams to keep ponds from flooding adjacent ground, or building barriers to discourage dam construction in the first place, are usually undone by determined beavers, Barbarasch said.

Residents air frustrations over land swap

By Nuran Alteir
Beaverton Leader/OregonLive

A vote to rezone a future park site off Southwest Murray Boulevard and Southwest Sexton Mountain Drive to make way for an affordable intergenerational housing complex has been postponed.

The decision to postpone the Planning Commission vote came after the city of Beaverton, Tualatin Hills Park and Recreation staff, and the developer met Jan. 21 with residents questioning the process.

THPRD and the city have been negotiating a possible land swap or sale whereby the district would exchange about 2.5 acres of the 8.66-acre THPRD-owned property for an adjacent 3.36-acre parcel of land owned by the city. The rezoning and swap would allow for the development of Bridge Meadows, which provides affordable apartment units for people 55 and older and families on track to adopt foster children, according to Derenda Schubert, executive director of the organization.

The two-hour information session was intended to notify the packed room of plans that are still under negotiation. Some questions that echoed repeatedly included why the city wants to rezone the entire 8.66-acre site to medium residential density as opposed to just the portion the apartment units would occupy, and why now.

What it came down to, city

staff said, was timing.

Bridge Meadows needs a zone change to show the state it has a potential site to develop when it applies for tax credits by the state's deadline at the end of March. Dividing up the parcel and then rezoning would take more time, according to city staff.

"(Bridge Meadows) is a worthy program; I think it's a wonderful model, but it's not my concern whether they get tax credits by March 31," said Cherie Maesaka of Beaverton. "That should not be your fight as city representatives."

Many residents who live near the future park site say they want THPRD to follow through with the original plan to develop the entire parcel as a park.

City and THPRD staff repeatedly said at the meeting that no final decision has yet been made.

"There are a lot of ifs; there's a lot of potential," said Cadence Moylan, development division manager with the city of Beaverton. "But we're hopeful this project will come together and, in the end, be something the community can be proud of."

THPRD bought the land in question, known as the Cobb Trust property, for \$2.5 million with funds from a 2008 voter-approved bond. The city of Beaverton chipped in \$300,000 using funds it received from Metro's 2006

natural areas bond.

In 2012, THPRD suggested selling off a portion of the park might be necessary to stay within its budget, according to the Citizen Bond Oversight Committee.

Any proceeds THPRD receives in the swap would go back into the park district's bond fund, according to Heather Martin, the district's legal counsel.

"Bottom line — all of

THPRD's bond money is still going towards projects that meet the bond requirements," according to an email from Martin sent via THPRD spokesman Bob Wayt. "And, there is nothing to prevent THPRD from selling surplus property so long as the proper procedures are followed."

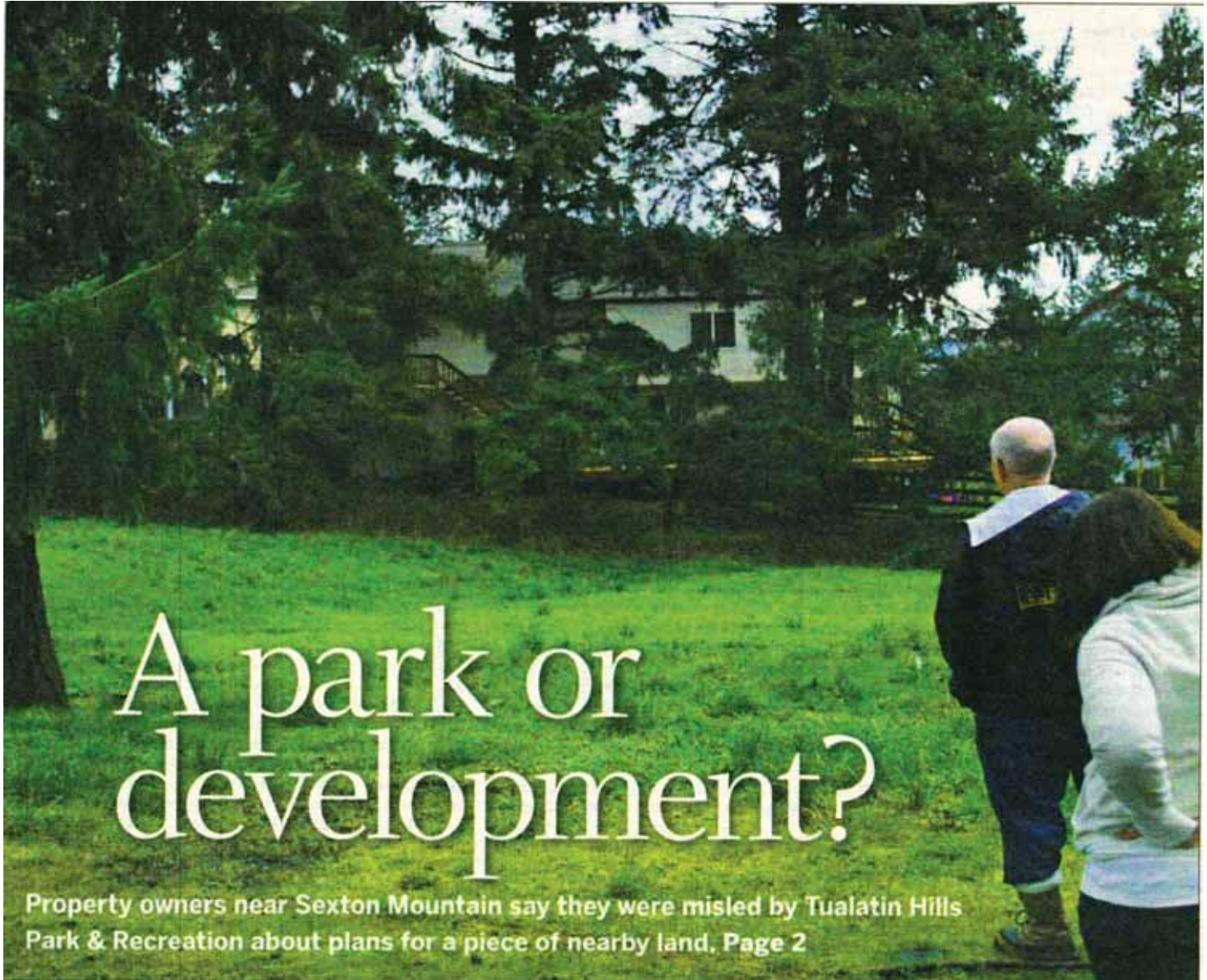
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nalteir@oregonian.com
503-294-4028

CALENDAR

Civic

THPRD Board of Directors

Meeting: Tualatin Hills Park & Recreation District directors meet. In Dryland Meeting Room. 7 p.m. Mon, Feb. 2. Howard M. Terpenning Recreation Complex, 15707 S.W. Walker Road, Beaverton; free; 503-645-6433



A park or development?

Property owners near Sexton Mountain say they were misled by Tualatin Hills Park & Recreation about plans for a piece of nearby land. Page 2

Sexton Mountain neighbors say THPRD misled them

By Wendy Owen
Beaverton Leader/OregonLive

When Joseph and Heidi Marietta were considering a home near the crest of Sexton Mountain three years ago, they called Tualatin Hills Park & Recreation District to learn what would become of a large field and trees behind the house.

It would be a park, the Mariettas said they were told.

"It was definitely a key consideration in buying the house," Joseph Marietta said. "If they told us they were going to build on that, we would not have bought the house."

Other property owners said they were told the same thing, as were real estate agents. In fact, everything THPRD made public about the old Cobb property said it would eventually be a park, likely a neighborhood park with a playground and maybe a loop trail under the tall Douglas firs and giant Sequoias.

THPRD is adamant that most of the land will still be a park. It is, however, negotiating with the city of Beaverton to carve off about 2.5 acres of the northeast section of the 8.6-acre Cobb property, which is adjacent to the neighborhood homes, and sell it to the city.

Meanwhile, the city is in the process of rezoning the property to allow for the development of Bridge Meadows, an apartment complex for people 55 and older and families on track to adopt foster children.

But the park district said the remainder of the property will be a park.

As part of the transaction,

THPRD would be given access to 3.4 acres of city property adjacent to the Cobb land. The park district would not own the acreage but would be allowed to use it for a park. The land is currently a giant pit that used to be a water reservoir, which the city said it intends to fill. Eventually, the flat site could be used for sports fields.

THPRD bought the old Cobb property in 2010 with \$2.5 million in voter-approved bond funds, earmarked for the purchase of land and development of parks. The city kicked in \$300,000 to cover the full \$2.8 million price tag.

For the neighbors near the Cobb property, which is at the crest of Sexton Mountain near Southwest Murray Boulevard, it has become an issue of trust.

Most of them learned about the potential development through a city notice about a zoning change for the property and word of mouth. They said THPRD told them nothing.

Frosty Comer said he no longer trusts the park district. "It's the arrogance of power," he said. "They would do the same thing again."

THPRD board member Joe Blowers apologized for the "miscommunication" during a board meeting on Feb. 2. "That was not our intent. We will do a better job."

Board members reaffirmed their support for the sale, saying it is the best use of taxpayer funds. Money from the sale would go toward future parks and park development. In addition, the park on the Cobb property would have some flat



WENDY OWEN/STAFF

Ted Forgeron points from the driveway of a home to where the new development could go if THPRD and the city of Beaverton work out an agreement

ground.

"It's a tough decision because we have neighbors in the area," said Jerry Jones Jr. But "we have to look at (the district) as a whole."

Five neighbors gave a tour of the property this week and talked about their worries.

"I'm concerned because this is one of the most amazing pieces of greenspace," said Ted Forgeron, who lives a block away from the property. "To chunk it up for apartments is criminal."

Annelee Lander said she worries about the wildlife. The Cobb property is down the street from the 30-acre Hyland Woods Natural Area and is an

extension of that natural wildlife corridor, she said. She has cataloged species on the threatened and endangered list, such as the Douglas squirrel.

Forgeron said this is not a NIMBY (not in my backyard) issue. Before the parks district purchased the land, neighbors expected the Cobbs to sell to developers, who would build single-family homes on the property.

Forgeron said he had no problems with that.

But "once the parks district purchased the land with our bond money, everything changed," he said. "Our expectations are now for preserva-

tion, not development. For THPRD to do otherwise is dishonest."

The Cobb property was used for years to raise horses, neighbors said. It is mostly open grass ringed by tall Douglas fir trees. Giant Sequoia trees stand along the west side of the land.

Oliver R. Cobb and Day J. Cobb sold the property as part of a trust to the park district. The Cobb house remains, as do several farm buildings, including aging horse stables.

The property slopes to the north. There is very little flat ground, which is why the parks district wants access to the city property on top of the hill.

On the cover

The Cobb property is essentially a backyard for some of the Sexton Mountain neighbors, who came out last week to give a tour of the property.

THPRD Director of Planning Aisha Willits said she doesn't know if the city will allow the park district to use the flat area if the deal falls through on the 2.5 acres.

On Feb. 2, the parks district board approved a directive for the staff to find a way to protect the remaining park property from development given the city's pending zoning change.

"There was a real concern that if the city moves forward with a zone change of the entire 8.6 acres, the district would have no incentive to stop selling it off for further development," Willits said. The board acted (that) night that once the 2.5 acres is carved off, the rest would be protected for parks."

The neighbors have already taken their fight to the city planning commission, which postponed a decision on the zoning change to move from single family to multi-family. A new public hearing on the issue is scheduled for 6:30 p.m. Feb. 25.

Meanwhile, the neighbors continue to gather signatures on a petition, which numbered about 320 last week.

wowen@oregonian.com

Higher minimum wage could force THRPD to raise fees, cut service

Park district keeping tabs on proposals to raise pay up to \$15 per hour

By ERIC APALATEGUI
The Times

Proposals to raise Oregon's minimum wage, currently a topic of debate in Salem, could cost the Tualatin Hills Park & Recreation District between \$500,000 and \$2.7 million.

While good for many workers, the higher wages could sting district users. To fill a sudden hole in its budget that a minimum wage hike might create, THRPD likely would be forced to raise fees for

classes and other activities, and potentially cut costs by lopping off some programs and reducing maintenance.

The district is less likely, however, to ask voters to bail it out with higher taxes. Keith Hobson, the district's director of business and facilities, said that going to taxpayers with an operating levy would be "a last resort."

Hobson said the exact effects of a dramatic increase in minimum wages — including the potential extent of fee increases — hasn't yet been calculated. His raw estimates are based on current district employment and pay scales, which already are subject to modest increases.



TRIBUNE PHOTO: MILES VANCE

Tualatin Hills Park & Recreation District has many employees — including instructors in the Preschool Level 1 Swim Class at Conestoga Recreation & Aquatic Center — who would be impacted by a minimum wage bill working its way through the Oregon legislature.

See WAGE / Page 8

Wage: THRPD employs as many as 1,000 part-timers

■ From page 1

"It's all kind of speculative right now," he said. "Obviously, the impact depends on what the final legislation looks like."

"Definitely, we would have to increase our fees as part of our response" if a substantial increase in the minimum wage comes down, district spokesman Bob Wayt added.

Hobson said the district employs as many as 1,000 part-time workers, depending on the season. Most of them earn hourly wages that would rise under two proposals backed by legislators in the Democratic Party, which has majorities in both chambers of the legislature. Gov. John Kitzhaber has expressed general support for increasing

the state's minimum wage, which on Jan. 1 rose 15 cents per hour to \$9.25.

Hobson calculated little impact on full-time employees, who generally earn more than the proposed minimums.

One proposal under consideration would raise the minimum hourly wage to \$15 by 2018.

At current wage levels, that rate would boost pay for at least 870 part-time workers, including those who teach classes and work in other programming capacities, and those who help maintain district parks and facilities.

That \$15 proposal would cost the district at least \$1.6 million if every part-time employee currently earning less was raised to that rate. However, if the district further boosted wages for part-time



Tualatin Hills Park & Recreation District's lifeguards and swim instructors at Conestoga Recreation & Aquatic Center would likely be impacted by a minimum wage bill working its way through the Oregon legislature.
TIMES PHOTO: MILES VANCE

employees with special skills and job experience above \$15 to maintain its current "wage equity," the annual cost could balloon to \$2.7 million, Hobson said.

Another proposal would raise hourly wages to \$12.20 by 2017. That legislation would have a lesser impact, boosting THPRD's payroll by about \$500,000 for more than 700 employees, if across-the-board increases were applied only to employees currently making less.

The cost of that smaller wage increase would triple to about \$1.5 million if the district built wage equity into the increases, Hobson said.

More than 85 percent of the employees that would be eligible for higher minimum wages under the proposals provide programming for the district. Programming includes aquatics, sports, recreation, special activities and natural resources. The remaining employees impacted work in maintenance.

Hobson said the district already has been adjusting fee schedules with the goal that users cover about 75 percent of program cost, although some offerings aren't there yet. The district offers about 3,000 classes per year, often taught by part-time, temporary employees.

Besides fee increases, district officials could consider cutting back on the number of classes and other activities offered if personnel costs rise dramatically. Maintenance cutbacks might also occur, Hobson added.

Raising operating revenue

with a voter-approved tax levy, as the Beaverton School District did in 2013 to restore some positions lost to layoffs, "really hasn't been part of our discussions at this point," Hobson said.

Before 2008, when taxpayers approved a \$100 million bond measure to expand and enhance the district's facilities, THPRD tested the mood of patrons with a poll. While many supported paying for better facilities, most wanted the users to pay for the majority of program costs.

The district has not taken a political position on the minimum wage proposals but is keeping close tabs on them, General Manager Doug Menke told THPRD's board members last week.

"All we've tried to do at this point is make an assessment" of potential impacts, Hobson said. "We're not taking a stand on this."

Impacts to other agencies

While a major increase to the minimum wage would walloper THPRD, it might also be a significant cost for public schools but a softer hit to other local government budgets.

Beaverton School District: Roughly 700 of its 4,000 employees could be impacted by the highest proposed minimum wage, with a "very preliminary" cost to the district in the \$1 million range, spokeswoman Maureen Wheeler said.

Employees who currently work for wages lower than the higher proposed minimum

wages being considered are largely classified staff, especially temporary hires, including those employed in nutrition services (cafeteria workers) and maintenance (janitors).

City of Beaverton: Personnel costs would likely see only a minor increase because most regular positions already pay higher wages, spokesman Bill LaMarche reported.

The city's job classifications with wages below \$15 include mostly temporary workers, such as interns, library shelvers, police cadets, students and fill-in clerical workers. The city's only permanent position that pays below \$15 per hour is the lowest pay step for library aides.

In January, the city employed only 13 people in job classifications paying under \$15 per hour. Most worked in city libraries, including seven temporary library shelvers, LaMarche said.

Tualatin Valley Fire & Rescue: Public Information Officer Stefan Myers expected little to no impact on district employees, who are primarily full-time professionals and earn more than the proposed minimums.

Tualatin Valley Water District: Spokeswoman Marlys Mock said the impact on the district would be minimal because the only TVWD employees who earn less than the minimum wage proposals are about six temporary maintenance workers hired each summer.

THPRD made progress on bond-funded projects in 2014

Park improvements and trail additions among tasks

By ERIC APALATEGUI
The Times

The Tualatin Hills Park & Recreation District charted significant progress last year on its long list of projects funded with a voter-approved bond measure from 2008.

"We're two-thirds of the way through our bond projects list now," said Doug Menke, THPRD general manager.

During 2014, THPRD renovated parks, restored natural areas, expanded trails, bought land and did other work across the district as it continues to tap into the \$100 million bond voters passed to enhance and expand district amenities.

Park renovations completed last year included redevelopment of Cedar Mill Park, which reopened in November at 10385



The new play equipment at Cedar Mill Park has been a hit with children since the park reopened in November. SUBMITTED PHOTO

N.W. Cornell Road. THPRD added new tennis courts, natural resource enhancements, play equipment and two multi-purpose sports fields. One of the fields is located at Cedar Mill Elementary School, that siting part of a 2013 agreement with the Beaverton School District for shared use of the school property.

Another new amenity is a paved path from the five-acre Cedar Mill Park to 106th and 107th avenues, which also improves access to the district's

Jackie Husen Park and Jordan Woods Natural Area.

A short distance away, at 965 N.W. 93rd Ave., Roger Tilbury Memorial Park was completed and opened to the public in December. New amenities at this 13-acre park include a nature play area, play equipment, a paved and soft-surface trail network and an open lawn area.

In addition, THPRD's Natural Resources staff started enhancement work in Tilbury's natural area. Non-native weeds are being removed and

replaced with native plants and shrubs. The project is scheduled for completion next winter.

At the 28-acre Lowami Hart Woods Natural Area in south Beaverton, more than a half-mile of paved and soft-surface trails, on-site parking and other amenities were added to enhance visitor enjoyment of its pristine forest environment.

To improve bird and amphibian habitat at Lowami, non-native weeds are being removed and replaced with native plants and shrubs. This complements an earlier stream bank stabilization project at the site.

Also in 2014, restoration work was completed in several natural areas.

At Hazeldale Park in Aloha, the district improved the creek-side area by removing non-native weeds and shrubs and replanting with native species. Woody material was added to

areas along the creek to control erosion and enhance habitat for fish and other wildlife.

Additionally, the staff worked on habitat enhancement and trail improvements at the Hyland Woods Natural Area east of Murray Road. A nature play area was added there.

More online

To see additional information on THPRD land purchases, art installations and redevelopment plans, see additional information on our website www.beavertonvalleytimes.com.

At Tualatin Hills Nature Park, THPRD enhanced its five tadpole ponds and surrounding areas by removing non-native plant growth and adding a variety of native plants and shrubs. This project improved habitat for a number of wildlife species, including the

red-legged frog — known as *Rana aurora* — which is on the Oregon Department of Fish and Wildlife's Sensitive Species List.

In the category of trails expansion, the district finished three segments of the Waterhouse Trail. A nearly continu-

ous paved trail now runs from TriMet's Merlo Road MAX Station north to Bethany, where it connects with the Rock Creek Regional Trail.

Thanks to recent expansions of the Waterhouse and Westside Regional trails, THPRD is now close to its goal of a mostly continuous 10-mile, north-south trail extending from near the Portland Community College's Rock Creek Campus to Barrows Road south of Southwest Schoffs Ferry Road.

THPRD also made several important land acquisitions for neighborhood parks, larger community parks and natural areas.

One purchase of 0.89 acres will become part of a 21-acre community park in Aloha that the district plans to begin building next year. The park, incorporating shared-use facilities at Mountain View Middle School, will feature sports fields, play equipment, a perimeter trail, picnic facilities and Oregon's first sports field designed for athletes with disabilities.

Neighbors fight park land development deal

THPRD, city officials say proposal would result in a better park, welcome housing for foster kids and seniors

By ERIC APALATEGUI
The Times

When Joseph Marietta and William "Frosty" Comer, who live near a proposed park at the corner of Southwest Murray Boulevard and Sexton Mountain Drive, stroll across the more than eight acres of grassy hillside studded with coniferous trees, they mourn that part of the land might be lost of to a developer.

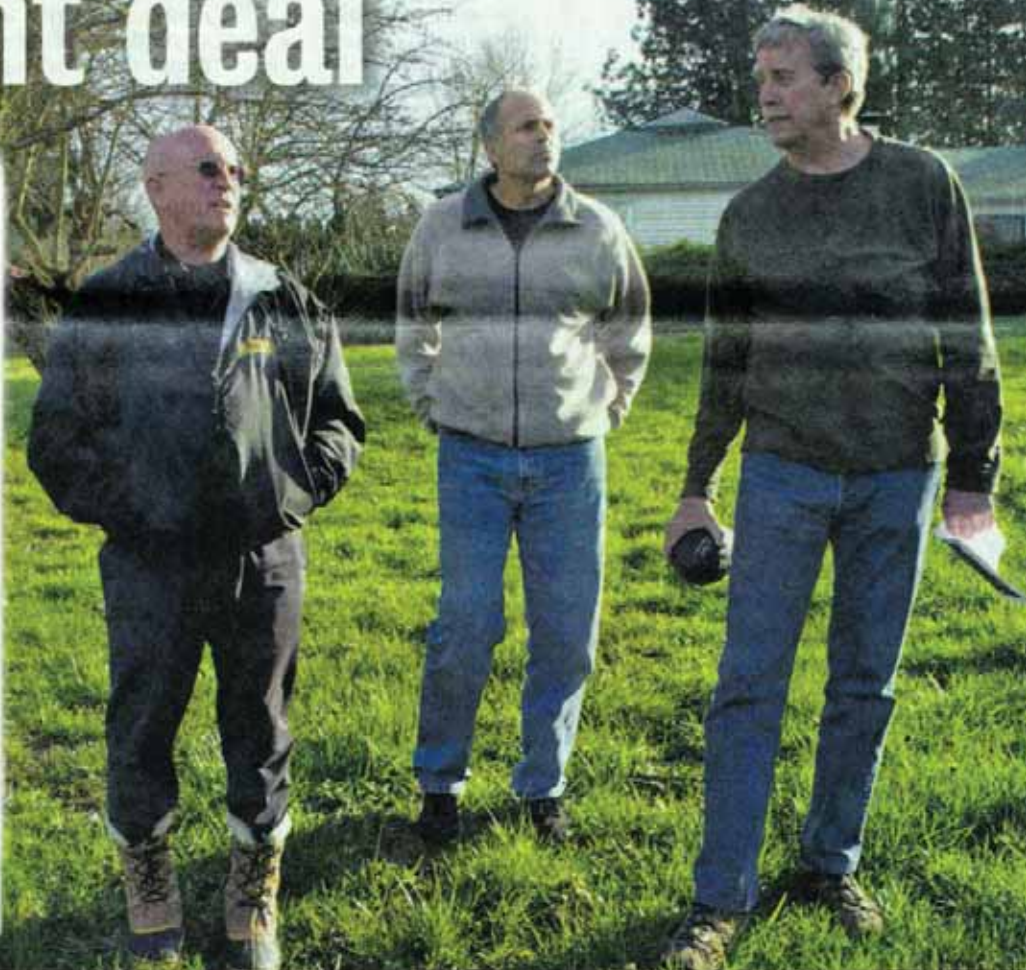
But when Aisha Willits and Cadence Moylan, who work for the Tualatin Hills Park & Recreation District and the city of Beaverton, respectively, examine the exact same piece of ground, what they see is opportunity for better and more parks, not just for the

growing group of neighbors organizing to oppose their plan, but for residents across the area.

"This is the gem of Beaverton," Marietta said Monday while walking up the sloped landscape toward one of two homes that are rented out now but will be demolished along with several dilapidated horse stables when the park is developed. THPRD doesn't have money set aside or an established timeline to do that work.

The fight over this property is complex, with several threads woven into the controversy. So far, neighbors are unwilling to accept public officials' assurances that THPRD, its patrons and city

See PARK / Page 9



TIMES PHOTO: JAIME VALDEZ

William "Frosty" Comer, Joseph Marietta and Ned Randell stand on the property that was owned by the Cobb family until the Tualatin Hills Park & Recreation District bought it in 2010. Now the district is considering selling a piece of the land for eventual development into housing for foster families and low-income seniors.

Park: Planning Commission date up next



TIMES PHOTO: JAIME VALDEZ

The city of Beaverton posted a notice that it is considering a land-use change on property that Tualatin Hills Park & Recreation currently owns. The proposal is at the heart of a controversy with neighbors.

From page A1

Residents will be better off if the deal goes through.

In essence, the city came to the park district, asking it to sell it up to 2.5 of the 8.66 acres that THPRD bought in 2010 for \$2.8 million. Most of that money came from district voters who approved a \$100 million bond measure two years earlier, and the remaining \$300,000 came from the city as part of a local-share portion of a 2006 Metro grant.

The city, acting as an intermediary with an interest in diverse public housing, plans to turn around and sell that plot to Bridge Meadows, which hopes to develop a housing complex that would pair foster families with senior citizens in the same complex, where the elders can act as "honorary grandparents" for children at risk. The developer opened a similar community in Portland in 2011.

In exchange, the city would help the district with development of sports fields or courts on city-owned land just south of the property, which today is a fenced crater that once held a balloon-like water storage facility. That land may also be the site of a buried city reservoir in future decades.

Marietta said neighbors aren't opposed to the Bridge Meadows concept, nor are they opposed to the development of athletic facilities on the neighboring city property.

But they feel THPRD is breaking a promise to keep the land in public ownership for use as a neighborhood park that would include trails and other amenities. They also don't want the development to harm the environment or boost traffic in the area.

Neighbors already have collected about 400 signatures of people who don't want THPRD to give up any of the land, known as the Cobb Trust property after the family trust that sold it to THPRD. When those neighbors met with city and park officials at the site last week, they were still in no mood to back down.

The decibel-level of this controversy may rise a couple of times in the coming week or so because the South Beaverton Neighborhood Association Committee on Thursday, Feb. 19, and the Beaverton Planning Commission on Wednesday, Feb. 25, both have the proposal on their agendas.

Moylan said the proposal must not only pass muster with the agency's appointed and elected representatives at several stages, the developer also must secure financing to make the proposal pan out.

"This is not a done deal," said Moylan, manager of the city's development division. "All of this is very much subject to change."

What follows is a brief look at some of the issues related to the proposal.

Better park?

THPRD's board members began discussing the proposal after city officials first brought up the potential deal last spring.

Early on, the board agreed it would only entertain the idea "if it meant a better park for the patrons of the district," said Willits, the district's director of planning. "Our belief is that it will."

The proposal would carve out the northeast corner of existing property, but the city would essentially replace that acreage for park users on the southern end by granting a long-term easement to about 2.3 acres it owns.

That city land currently is home to the crater that once housed a water storage facility, but it's now out of service and fenced off from the public. City officials said that as part of the larger deal involving Bridge Meadows, they would fill the giant pit over several years to create a flat expanse where athletic fields or courts could eventually be built.

The city would maintain ownership of its land south of the Cobb property but open it to public access. In a decade or more, as the population increases, city leaders still could construct a new underground water storage tank at that location, but athletic fields or courts could be built atop the tank much in the same way solar panels will soon be added over a buried reservoir on Sexton Mountain across Murray Boulevard.

The proposed Cobb deal also would allow the city to include some of the southern end of the future park land in an as yet unplanned water storage project, if necessary.

The city also would provide an access trail to nearby Wildwood Park just beyond an existing water tower.

"In many ways, it seems like an amazing win-win situation," Moylan said.

Without the easements and housing agreement, developing the old tank site for parks use would be too expensive for the city to undertake for the benefit of a separate governmental organization, Moylan said.

Moylan also said that development charges from a possible Bridge Meadows deal could help THPRD develop the park sooner.

Neighbors like the sports facilities plan but want it done without subtracting acreage from the Cobb property.

"It destroys the integrity of the piece of land," said Ned Randell, another neighbor against the proposed land deal.

Park district officials said ending up with a better park at that location is their motivation for taking part in a potential deal. But the district also would reap market value for the 2.5-acre parcel it would sell. That money would be returned to a fund designated to buy land for future neighborhood parks, meaning a neighborhood somewhere else in the district could see additional park property as a result of the proposed Cobb deal.

Broken promise?

In 2012, when Joseph and Heidi Marietta considered buying their home, which backs up to the Cobb property, they researched the neighboring land and learned that the park district bought it two years earlier with the intention of developing a neighborhood park.

A news release the district issued in 2010 suggests the entire acreage would become a park. The Mariettas said they spoke with district officials who similarly re-assured them. Heidi Marietta kept an email from a THPRD official who attached a digital map of the property, labeled as a future park.

"You can see why we're upset. Everything Tualatin Hills said was this was going to be a park," said Joseph Marietta, who has sons ages 6 and 9. "We bought the home based on that."

THPRD says most neighborhood parks range from two to five acres in size, although the district has developed neighborhood parks on either side of that range.

Comer, another neighbor, said their opposition is not a simple case of "Not In My Back Yard."

"We've been told not to get too crazy about this," Comer said. "It's a bait and switch."

Bob Wayt, the park district's spokesman, said the agency buys land for parks developments but can never guarantee that circumstances won't call for a change of plans.

"Our plan all along was to use the Cobb property for a future park, and that hasn't changed," he said in an email to clarify the issue. "But we never guaranteed that every inch of it would be used for that purpose. The fact is, it's a large piece of ground, much larger than our standard neighborhood park. ...

"The bond oversight committee recognized early on that the district might not need to use the full Cobb property for a neighborhood park. We are definitely going to build a park there, either as it is now or in a different configuration. And as we've said repeatedly, we will not do any deal with the city unless it results in a better park than we originally envisioned."

New neighbors?

Moylan said city officials are keenly interested in providing a wide range of housing options for residents in all parts of the city, and she noted a particular need for dwellings that will assist some of Beaverton's poorest young and elderly, a population that is at an elevated risk of becoming homeless.

The Bridge Meadows model addresses both of those needs by providing mostly low-income housing for families with foster children and for seniors to form a multi-generational community.

"It's a fantastic project," she said. "The city has a vested interest in ensuring a mix of housing for all its residents."

A minority of the units would be market-rate homes that would offer room to seniors with too many resources to qualify for housing assistance but would still be allowed to join the community, Moylan added.

"We're working really hard to try and put this project together," she said. Without Bridge Meadows, she added, "we would have fewer foster families and elders in secure housing, which would be a real shame."

Environmental harm?

Native Douglas squirrels, which have declined in number, are commonly found on the acreage, nibbling on Douglas fir cones. Deer, coyotes and foxes pass through. Pileated woodpeckers knock on the trees in search of food.

Neighbors fear the wildlife that calls that acreage home would diminish if more than two acres become a dense pocket of housing.

Moreover, the Cobb property is across Sexton Mountain Drive from Hyland Forest Park, a natural area of dense woods. The new park could serve as a wildlife corridor connecting to other nearby natural areas, but the housing development would pose a barrier for animals, neighbors said.

Hear for yourself

At this time, there are two public meetings with the Cobb property proposal on their agendas.

South Beaverton Neighborhood Association Committee (NAC):

Staff from the city of Beaverton, Tualatin Hills Park & Recreation District and Bridge Meadows will offer a presentation on the proposal and answer questions. Details: 7 p.m., Thursday, Feb. 19, Southridge High School, 9625 S.W. 125th Ave.

Beaverton Planning Commission:

Possible action on land-use changes that would enable a potential Bridge Meadows development on the Cobb property. Details: The Beaverton Building (City Hall), 12725 S.W. Millikan Way.

er for animals, neighbors said.

Parks officials have considered the acreage's natural habitat as well.

When city officials originally came to THPRD, the park district looked at parting with the northwest corner of the Cobb property, closest to the Murray-Sexton Mountain intersection. However, further assessment determined that developing closer to Murray would threaten the parcel's Sequoias, a tree species less common in the area than the ubiquitous Douglas fir.

Building on the northeast corner instead would spare the Sequoias but doom as many as 35 large Douglas firs growing there.

Unleashed development?

Neighbors like Marietta and Comer fear that proposed planning and zoning amendments coming before the Beaverton Planning Commission might designate the entire parcel as a residential zone.

But officials with the city and park district said the designation on the entire parcel is simply part of the process. In an attempt to quell those fears, the THPRD on Feb. 2 voted to restrict the uses on the balance of the property to only park development.

Worse traffic?

The vehicle access to the future park would come from Sexton Mountain Drive, with a driveway located across that street from an existing apartment complex.

Neighbors said Bridge Meadows would send additional cars through their residential neigh-

borhood and could raise the risk of accidents.

Moylan said traffic studies show that the streets in that neighborhood are adequate for even more development than is proposed with Bridge Meadows.

Firm legal ground?

Marietta said neighbors are investigating whether the city and park district have followed their own procedures as they worked out the proposed land deal. Several of them have been combing through documents on their own, and they have discussed the idea of enlisting the help of an attorney but hadn't hired one as of early this week.

One thing they want to look at is whether selling off the land for a development is allowed under Metro's rules regarding its local-share grant money, which was about 11 percent of the money used for the 2010 purchase, THPRD's first neighborhood park acquisition under its own bond.

On Tuesday, Metro spokeswoman Yuxing Zheng said in order to complete the proposed deal, the city would have to follow a series of steps required under the local-share agreement.

Those measures include giving Metro a 180-day written notice, holding at least one public hearing, having an independent appraisal done and within 180 days apply the \$300,000 used for the Cobb property to another qualifying project, such as parks, open spaces, natural areas or trails within 180 days of a sale or change of land use.

Zheng also said Metro has not yet received any notice regarding proposed land-use changes for the Cobb property.

Neighbors also were disappointed because they said city officials followed rules that allowed them to notify only those property owners within 500 feet that land-use changes were proposed for the Cobb property, while many more neighbors have a stake in the outcome of the proposal.

"That meets legal standards," Comer said, "but to me, it doesn't meet ethical standards."

THPRD reinstates aquatics pass

Water exercise enthusiasts ask for return of discounted option

By ERIC APALATEGUI
The Times

Deep Water Warriors, Aqua Zumba enthusiasts and hard-core Cardio Core participants rejoice: Tualatin Hills Park & Recreation District has revived the old "20-punch pass" after just a month and a half.

Officially known as the Aquatics Fitness Pass, users can once again pay a discounted price for a batch of 20 aquatics exercise classes at the district's eight pools during a one-year span. Users can buy additional passes whenever they want.

The new pass is more expensive at \$100 for 20 visits (\$75 for seniors and youths), while the previous pass cost

\$74.50 (\$56 senior/youth), but that fee wasn't paying its share to support aquatic programs, THPRD officials said.

The park district had discontinued the 20-punch pass this year in favor of its new, more comprehensive and more expensive Deluxe Pass, which covers any group fitness class whether in a pool or on dry land along with many other benefits.

But district patrons who only use the pool programs quickly asked for reinstatement of the aquatics pass.

"We want people to participate because we know it adds to the quality of their life," said Sharon Hoffmeister, the district's superintendent of aquatics.

Meanwhile, the Deluxe

Pass has proven popular, too. THPRD has sold more than 1,300 since they became available Jan. 1. Included in its wide range of benefits is up to two hours of child care at no additional cost.

The Deluxe Pass is available in increments of one month (\$51.50) to one year (\$505), with a 25 percent discount for seniors and youth.

People who already bought a Deluxe Pass but really want the less-expensive Aquatics Fitness Pass may receive a pro-rated credit to switch.

More information about Aquatics Fitness Passes is available at THPRD aquatic centers or by calling the THPRD Administration Office at 503-645-6433.

Smart Driver course due

You're never too old to learn — how to drive better and more safely.

That's the goal for the AARP Smart Driver course, scheduled for 9:30 a.m. to 4:30 p.m. Feb. 28 at the Elsie Stuhr Center, 5550 S.W. Hall Blvd.

Participants will have the chance to learn research-based safety strategies that can reduce the likelihood of crashes, understand the links among the driver, vehicle and road environment, and how this awareness encourages safer behavior.

Also on tap are learning how aging, medications, alcohol and other health-related issues affect driving ability, and ways to adjust to allow for these changes.

Class space may be limited so prospective attendees are encouraged to call 503-629-6342 to enroll. The class lasts most of the day with an hour for lunch.

The cost is \$15 for AARP members and \$20 for non-members.

For more information go to AARP.Org/Driver Safety.



SENIOR *prom*

PHOTOS BY
JAIME VALDEZ



Earlene Grant and Don Kludas, right, pose for a picture.

Robert Thompson, below, boogies with Helen Raymond, 91.

Richard Lenc dances with his wife of 54 years, Denise, during a senior prom dance celebrating the 40th birthday of the Elsie Stuhr Center.



Members of the Dance Tonight Band, above, of Portland provide music for the senior prom.

Nelia de Ocampo, left, shares a slow dance with her friend Julian Kaufman.

Oregon Live, Feb. 23, 2015

Sexton Mountain neighbors convince Beaverton and THPRD to leave park intact



The Cobb property near Southwest Murray Boulevard and Southwest Sexton Mountain Road is currently slated as an 8.6-acre park. The city was planning to buy a 2.5-acre piece of it for a development but has since changed its mind because of neighbors' opposition (*Wendy Owen/Beaverton Leader*)

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By [Wendy Owen](#)

[The Oregonian/OregonLive](#)

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on February 23, 2015 at 7:00 PM, updated February 23, 2015 at 7:01 PM

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[Reddit](#)

Sexton Mountain neighbors won their battle to stop the rezoning and building on a portion of a future park, but they're skeptical that they've won the war.

Beaverton Mayor Denny Doyle told neighbors of the old Cobb property over the weekend that the city would not rezone or buy a 2.5-acre section of the 8.6-acre future park owned by the [Tualatin Hills Park and Recreation District](#).

He confirmed the decision on Monday.

"It's over, finished," Doyle said. The response from neighbors at a [South Beaverton Neighborhood Association](#) meeting last week sealed his decision to stop the process.

"There was enough turmoil from the neighbors, and the park district was getting kicked around a bit and the neighborhood association said it was not the right place," Doyle said.

About 600 people signed a petition against the change in use and about 90 attended a South Beaverton Neighborhood Association meeting last week in which all voted against selling a portion of the park, including the neighborhood association board, said Ted Forgeron, a Sexton Mountain neighbor.

"The neighbors did an incredible job of making their case," said Holly Thompson, who oversees public involvement and communications, and attended the meeting.

The city had planned to rezone the site, buy the 2.5 acres from THPRD and resell it to [Bridge Meadows](#), an apartment complex, which pairs up seniors with families planning to adopt foster children.

THPRD said it planned to keep the remaining acreage a park and would have used the money from the land sale to purchase or develop additional parks. The deal would also have given the park district access to flat city property adjacent to the hillside park for a future sports field.

Doyle said he didn't know if the city would allow the park district to access the property without the sale.

Read more

[Sexton Mountain neighbors raise concerns](#)

Neighbors fought the change, saying they had been told when THPRD bought the property in 2010, that it would be a park. Many said they felt deceived when the park district agreed to sell a portion to the city for housing.

"We're happy, but we're very cautious," said neighbor Ted Forgeron. "The biggest disappointment in all of this was the park district. Even though the city was behind the sale. The park district is acting like they're a land speculator."

On Monday, the park district issued a press release saying it supports the city's decision.

"We have met with and listened to numerous comments from neighbors of the property," said THPRD General Manager Doug Menke. "We care what all of our district residents think, make decisions with them in mind, and are in agreement with the city's decision."

Bridge Meadows Executive Director Derenda Schubert said the decision wouldn't hurt the organization's relationship with Beaverton. They're still planning to locate there.

"The neighbors did an incredible job of making their case." -- Holly Thompson.



[View full size](#) Cobb property on Southwest Sexton Mountain Road

"We know better than to just pick one site," she said. "Whenever we're considering placing Bridge Meadows in a community, we look at a variety of options."

She said it was too early in the process to discuss the other sites.

The organization has a fairly tight deadline of April 17 to find a site that is zoned properly and to negotiate an option to buy in order to receive a low-income housing tax credit, which is used to offset costs, Schubert said.

Doyle sang praises for Bridge Meadows and said the park issue was not a NIMBY (not in my backyard) complaint. Neighbors said they supported Bridge Meadows. They just didn't want to lose a portion of their park.

"This whole thing was my idea," Doyle said. He suggested the site to Bridge Meadows because of the non-profit's tight timeline and because of the land's proximity to shopping, buses and a school.

"I never thought about what public sentiment might be," he said.

Doyle said he learned another lesson as mayor. "Once again, it's best to go slow in Beaverton."

Doyle lives two blocks from the property, but said he didn't discuss it with the neighbors even when they knocked on his door.

"I definitely know the rules," he said, adding that he told them he couldn't talk with them about it.

Meanwhile, the neighbors are now the watchdogs of the Cobb property.

"That needs to be in writing from THPRD that housing is not going up there," said Janice Alner, whose home is adjacent to the park. "I'm sure all of us could feel more confident in the process if everybody is up front."

THPRD's Menke said they only entertained the proposed sale because, "it would have been to a fellow governmental entity - one that offered us directly adjacent land to use for park purposes."

-- Wendy Owen