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TUALATIN HILLS PARK & RECREATION DISTRICT

Board of Directors Regular Meeting

May 12, 2008

6:30 p.m. Executive Session; 7:00 p.m. Regular Meeting

HMT Recreation Complex, Peg Ogilbee Dryland Meeting Room

15707 SW Walker Road, Beaverton

AGENDA

- 6:30 PM 1. Executive Session*
- A. Legal
 - B. Land
- 7:00 PM 2. Call Regular Meeting to Order
- 7:05 PM 3. Action Resulting from Executive Session
- 7:10 PM 4. Presentations
- A. Beaverton Police Department Chief David Bishop
 - B. Washington County Fairgrounds Revitalization Task Force
 - C. Jenkins Estate Advisory Committee
 - D. Stuhr Center Advisory Committee
- 7:50 PM 5. Audience Time**
- 7:55 PM 6. Consent Agenda***
- A. Approve: April 7, 2008 Regular Meeting
 - B. Approve: Monthly Bills
 - C. Approve: Monthly Financial Statement
 - D. Appoint: Stuhr Center Advisory Committee Members
- 8:00 PM 7. Unfinished Business
- A. Update: Future Funding Measure Public Outreach Program
 - B. Update: Legislative Activities
 - C. Approve: Gramor Development SDC Credit Project at Progress Ridge Park
 - D. Information: General Manager's Report
- 8:50 PM 8. Board Time
- 9:00 PM 9. 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 and Recreation District. *Audience Time:** If you wish to be heard on an item not on the agenda you may be heard under Audience Time with a 3-minute time limit. If you wish to speak on an agenda item, please wait until it is before the Board. Note: Agenda items may not be considered in the order listed. *****Consent Agenda:** 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 American 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 two business days prior to the meeting.

ADMINISTRATION OFFICE

15707 SW Walker Road • Beaverton, Oregon 97006 • (503) 645-6433 • Fax (503) 629-6301 • www.thprd.org

TUALATIN HILLS PARK & RECREATION DISTRICT



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MEMO

DATE: May 2, 2008
TO: The Board of Directors
FROM: Doug Menke, General Manager

RE: **Information Regarding the May 12, 2008 Board of Directors Meeting**

Agenda Item #4 –Presentation

A. Beaverton Police Department Chief David Bishop

Attached please find a memo from myself reporting that Beaverton Police Department Chief David Bishop will be at your meeting to be recognized for his career in public service to our community as the Chief of Beaverton Police for the past 15 years.

B. Washington County Fairgrounds Revitalization Task Force

Attached please find a memo from myself reporting that Don McCoun, Vice Chair of the Washington County Fair Complex Board of Directors, will be at your meeting to make a presentation, and receive Board feedback, regarding the future of the 101-acre Washington County Fair Complex.

C. Jenkins Estate Advisory Committee

Attached please find a memo from Jim McElhinny, Director of Park & Recreational Services, reporting that Jan Regnier, Jenkins Estate Advisory Committee Chair, will be in attendance at your meeting to present highlights of the Committee's activities during the past year as well as plans for the upcoming year.

D. Stuhr Center Advisory Committee

Attached please find a memo from Jim McElhinny, Director of Park & Recreational Services, reporting that Doris Regan, Stuhr Center Advisory Committee Chair, will be in attendance at your meeting to present highlights of the Committee's activities during the past year as well as plans for the upcoming year.

Agenda Item #6 – Consent Agenda

Attached please find Consent Agenda items #6A-D for your review and approval.

Action Requested: Approve Consent Agenda Items #6A-D as submitted:
A. Approve: Minutes of April 7, 2008 Regular Meeting
B. Approve: Monthly Bills
C. Approve: Monthly Financial Statement
D. Appoint: Stuhr Center Advisory Committee Members

Agenda Item #7 – Unfinished Business

A. Future Funding Measure Public Outreach Program

Attached please find a memo from myself reporting that I, along with Bob Wayt, Director of Communications & Development, will be at your meeting to present an overview of the progress to date regarding the Future Funding Measure Public Outreach Program.

Action Requested: No action requested – informational report only.

B. Legislative Activities

Attached please find a memo from myself reporting that Jim McElhinny, Director of Park & Recreational Services, will be at your meeting to present an update on legislative activities.

Action Requested: No action requested – informational report only.

C. Gramor Development SDC Credit Project at Progress Ridge Park

Attached please find a memo from Steve Gulgren, Superintendent of Planning & Development, reporting that Gramor Development is requesting Board of Directors approval of the proposed SDC credit project that would provide additional site improvements at the Park District's Progress Ridge Park, which was initially presented to the Board of Directors at the February 4, 2008 Regular Board meeting. Steve, along with Matt Grady, Senior Project Manager for Gramor Development, 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 following:

- 1. Approval of the SDC credit project and for the General Manager or his designee to enter into a Memorandum of Understanding that includes the commercial development SDC credits and park improvement cost estimates as described above.**
- 2. Approval for staff to apply for a grant to cover the additional costs associated with the installation of the larger 12' x 24' floating dock.**
- 3. Authorization for staff to prepare a letter of support to the City of Beaverton Planning Commission.**

D. General Manager's Report

Attached please find the General Manager's Report for the May 12, 2008 Regular Board Meeting.

Other Packet Enclosures

- Management Report to the Board
- Monthly Capital Report
- System Development Charge Report
- Newspaper Articles

TUALATIN HILLS PARK & RECREATION DISTRICT



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[4A]

MEMO

DATE: April 29, 2008
TO: Board of Directors
FROM: Doug Menke, General Manager

RE: Beaverton Police Department Chief David Bishop

Beaverton Police Department Chief, David Bishop, will be in attendance at your meeting to be recognized for his career in public service to our community as the Chief of Beaverton Police for the past 15 years. Chief Bishop will be retiring from the Beaverton Police force in July. Under his leadership, the Beaverton Police Department has been a great partner with the Tualatin Hills Park & Recreation District in public safety.



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[4B]

MEMO

DATE: April 29, 2008
TO: Board of Directors
FROM: Doug Menke, General Manager

RE: Washington County Fairgrounds Revitalization Task Force

Don McCoun, Vice Chair of the Washington County Fair Complex Board of Directors, will be at your meeting to make a presentation regarding the future of the 101-acre Washington County Fair Complex.

The Washington County Fairgrounds Revitalization Task Force, led by Board of Commissioners Chairman Tom Brian and Hillsboro Mayor Tom Hughes, has unanimously recommended a new plan for the 101-acre county property and is seeking public input on the preliminary design (see attached flyer).

Most notably, the plan includes a new exhibit hall, a relocated National Guard armory and an open pavilion. An entry plaza would be constructed between the light rail and exhibit hall with an adjoining green space. Grant Street would be extended from NE 28th Avenue to NE Brookwood Parkway. Existing ball fields would be retained and another added. Several existing buildings would be rehabilitated and additional green space would be added along Cornell Road.

Task Force Members

The Task Force held eight public meetings in 2007 to develop the Fairgrounds Revitalization Master Plan.

Tom Brian
Washington County
Board of Commissioners
Chairman & Task Force
Co-Chair

Tom Hughes
City of Hillsboro
Mayor & Task Force
Co-Chair

W. Rafe Flagg
Washington County
Fair Complex Board of
Directors President

Dave Rohrer
Washington County Fair
Boosters President

Andy Duyck
Washington County
Board of Commissioners

Allen Van Volkinburgh
Fair Complex Users
Representative

Deanna Palm
Greater Hillsboro Area
Chamber of Commerce
President & Hillsboro
Business Representative

Terry Goldman
Washington County
Visitors Association
Hotelier and Treasurer
& Visitor and Tourism
Representative

Tad Vanderzanden
Washington County
Farm Bureau President
& Agricultural Business
Representative

Tino Ornelas
Countywide
Corporate Community
Representative

Jim Darr
Hillsboro Citizen
Representative

Bob Terry
Western County Citizen
Representative

Jack Franklin
Eastern County Citizen
Representative

John Leeper
Northern County Citizen
Representative

Delna Jones
Southern County Citizen
Representative

Have Feedback?

E-mail comments to
fairgroundscomments@gmail.com

For more information, visit
www.FairgroundsRevitalization.com

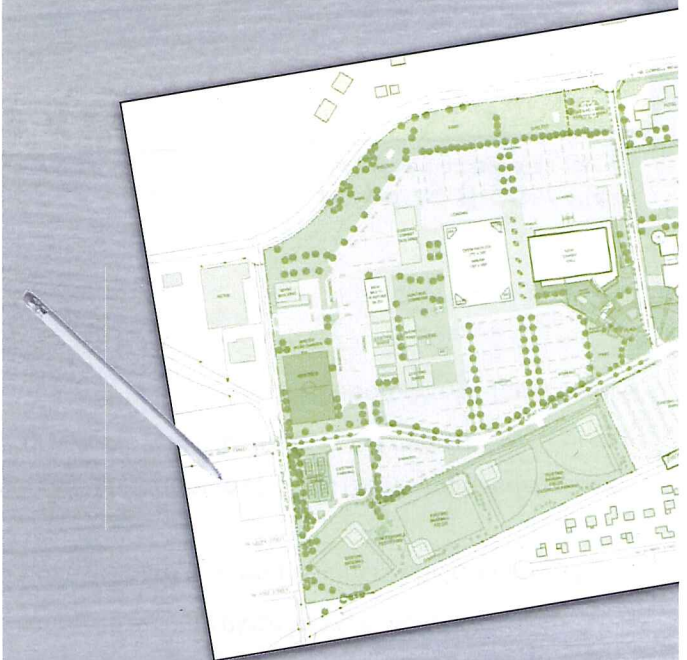
Questions?
Please call 503-846-8821

What's Next?

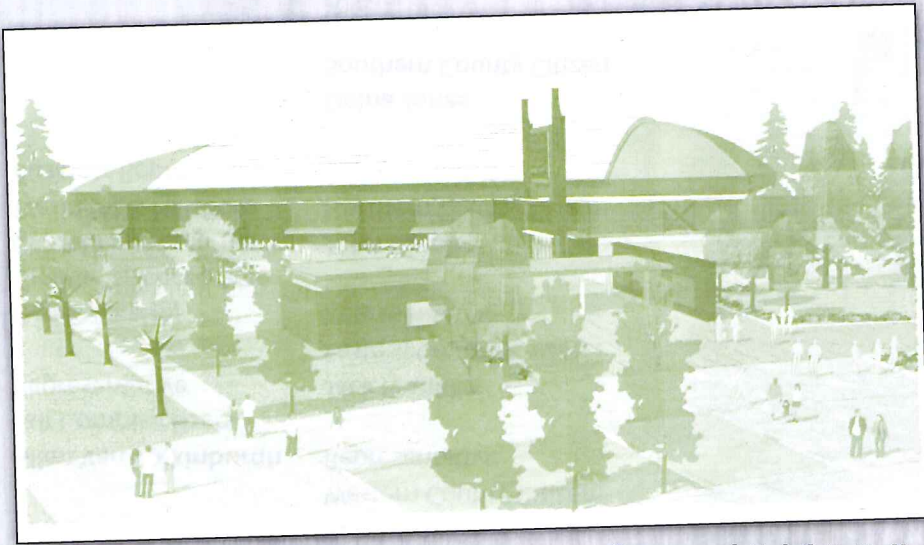
The County is currently seeking public input on the preliminary Fairgrounds Revitalization Master Plan. The Task Force will reconvene in the coming months to make a formal recommendation on the plan.



Building Tomorrow's Community Today



CITY OF HILLSBORO



Proposed Exhibit Hall

Fairgrounds Revitalization Task Force

Community representatives were appointed by the Washington County Board of Commissioners in March 2007 to develop a plan for the County's 101-acre property located at NE Cornell Road and NE 34th Avenue.

Our Goal

To revitalize the property to ensure its long-term economic viability and service to the entire community.

Results

The Task Force unanimously recommended the Fairgrounds Revitalization Master Plan. Features of the four-phase plan include:

- A 120,000 sq. ft. exhibit hall
- A connection plaza between the light rail and exhibit hall with green space
- The extension of Grant Street from NE 28th Avenue to NE Brookwood Parkway
- The addition of green space along Cornell Road
- A relocated National Guard armory
- A 100,000 sq. ft. open pavilion
- The addition of an athletic field and retention of existing fields
- The rehabilitation of existing buildings
- A future development site

Funding

The phase one investment is an estimated \$55 million and would be funded through various revenue sources. Implementation of additional phases would depend on voter approval of phase one. Detailed information is available at www.FairgroundsRevitalization.com.

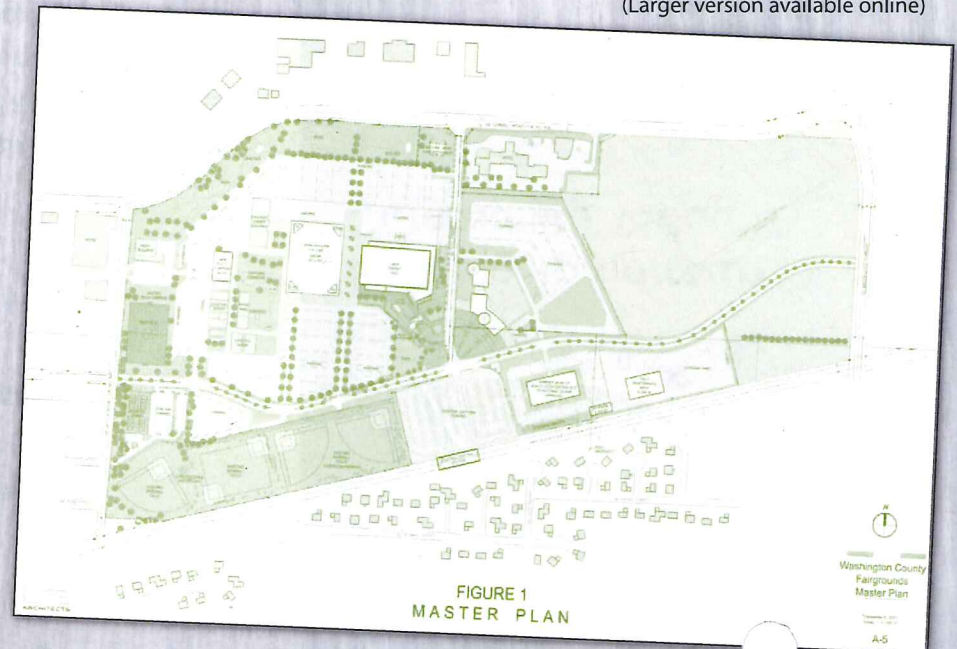
"Our challenge was to develop a plan that maintains and improves traditional uses for this land while creating an exciting place for year-round events."

Washington County Board of Commissioners Chairman Tom Brian

"The future of the fairgrounds is important to all of us. The recommended master plan will make the property a viable venue for trade shows and expos."

Hillsboro Mayor Tom Hughes

Proposed Master Plan
(Larger version available online)



TUALATIN HILLS PARK & RECREATION DISTRICT



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[4C]

MEMO

DATE: April 18, 2008
TO: Doug Menke, General Manager
FROM: Jim McElhinny, Director of Park & Recreational Services

RE: Jenkins Estate Advisory Committee

The Jenkins Estate Advisory Committee will be in attendance at the May 12, 2008 Regular Board of Directors Meeting to make their annual presentation to the Board. Jan Regnier, Committee Chair, will highlight the activities of the Committee during the past year as well as their goals and objectives for the coming year.

Please find attached the current Jenkins Estate Advisory Committee roster.



Tualatin Hills Park & Recreation District JENKINS ESTATE, FANNO FARMHOUSE & CAMP RIVENDALE ADVISORY COMMITTEE ROSTER

Last Updated: April 21, 2008

<i>Committee Member</i>	<i>Spouse</i>	<i>Member Since</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Joel Allen Member	Terri	March 2005					Dec 31, 2008
Thomas Engel Member	Sarah	February 2007					Dec 31, 2008
Kate Nilan Secretary		April 2003					Dec 31, 2008
Bill O'Brien Member	Linda	March 2005					Dec 31, 2008
James "Jim" O'Connor Vice Chairman	Sharon	January 1998					Dec 31, 2009
Jan Regnier Chairman	Greg	February 2002					Dec 31, 2009
Willie Willworth Member		July 2007					Dec 31, 2008
<i>Ex-Officio Members</i>	<i>Representing</i>		<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Lynda Myers Center Supervisor	Staff THPRD		8005 SW Grabhorn Road Aloha, OR 97007	(W) 503.629.6355	503.629.6356	lmyers@thprd.com	N/A
Lisa Novak Supt Prog & Spec Act.	Staff THPRD		15707 SW Walker Road Beaverton, OR 97006	(W) 503.645.6433 (W) 503.629.6300	503.629.6301	lnovak@thprd.com	N/A
Allan Wells Park Maint Coordinator	Staff THPRD		15707 SW Walker Road Beaverton, OR 97006	(W) 503.645.3539 (W) 503.629.6360	503.629.6307	awells@thprd.com	N/A
Brenda Peterson Office	Staff THPRD		8005 SW Grabhorn Road Aloha, OR 97007	(W) 503.629.6355	503.629.6356	bpeterson@thprd.com	N/A



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TUALATIN HILLS PARK & RECREATION DISTRICT

[4D]

MEMO

DATE: April 18, 2008
TO: Doug Menke, General Manager
FROM: Jim McElhinny, Director of Park & Recreational Services

RE: Stuhr Center Advisory Committee

The Stuhr Center Advisory Committee will be in attendance at the May 12, 2008 Regular Board of Directors Meeting to make their annual presentation to the Board. Doris Regan, Committee Chair, will highlight the activities of the Committee during the past year as well as their goals and objectives for the coming year.

Please find attached the current Stuhr Center Advisory Committee roster.



Tualatin Hills Park & Recreation District STUHR CENTER ADVISORY COMMITTEE ROSTER

Last Updated: April 18, 2008

<i>Committee Member</i>	<i>Representing</i>	<i>Member Since</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Robert Cannon Member		February 2004					May 2008
Norm Vaillancourt Member		July 2004					July 2008
Doris Regan Chair		February 2003					May 2009
Pat Stedman Member		February 2003					May 2009
Karl Unger Member		February 2004					May 2008
Harold Eves Member		June 2006					May 2008
<i>Ex-Officio Member</i>	<i>Representing</i>		<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Lisa Novak	Staff THPRD		15707 SW Walker Road Beaverton, OR 97006	503-645-6433	503-629-6301	lnovak@thprd.org	N/A
Linda Jo Enger	Staff THPRD		5550 SW Hall Boulevard Beaverton, OR 97005	503-629-6342	503-629-6347	lenger@thprd.org	N/A
Emily Kent	Staff THPRD		5550 SW Hall Boulevard Beaverton, OR 97005	503-629-6342	503-629-6347	ekent@thprd.org	N/A



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

A Regular Meeting of the Tualatin Hills Park and Recreation District Board of Directors was held at the Elsie Stuhr Center, Manzanita Room, 5550 SW Hall Boulevard, Beaverton, on Monday, April 7, 2008. Executive Session 6:00 p.m.; Regular Meeting 7:00 p.m.

Present:

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

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

Secretary, Larry Pelatt, called Executive Session to order for the following purposes:

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

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

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

Agenda Item #2 – Call Regular Meeting to Order

President, Joe Blowers, called the Regular Meeting to order at 7:10 p.m.

Agenda Item #3 – Action Resulting from Executive Session

John Griffiths moved the Board of Directors approve the purchase of property in the northeast quadrant of the Park District and authorize the General Manager or his designee to enter into a sales agreement. Bob Scott seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #4 – Presentations

A. Washington County Project Homeless Connect

Scott Brucker, Superintendent of Sports, introduced Kim Krohn, of Good Neighbor Center, to recognize the Park District for its role in the 2008 Washington County Project Homeless Connect event. The event was held in the Athletic Center on Wednesday, January 30, 2008, as part of National Homeless Awareness Week. Kim thanked the Park District for its participation in this event, which included various Washington County social services agencies and corporate sponsors providing free services and service access assistance to the area homeless.

Bob Scott asked what is being planned for next year's Washington County Project Homeless Connect event.

- ✓ Kim replied that they are in the process of determining the location of next year's event and could possibly request the use of the Athletic Center again, noting that Park District staff were a pleasure to work with.

B. Trails Advisory Committee

Steve Gulgren, Superintendent of Planning & Development, introduced Wendy Kroger, Trails Advisory Committee Chair, to provide the Advisory Committee's annual presentation to the Board of Directors.

Wendy provided a detailed overview of a handout titled *Trails Advisory Committee 2008 Annual Report*. Wendy described the need to convey the importance of multidimensional transportation systems, which includes regional trails, to the engineers designing area roads, as well as the issue of trail users being forced to cross major intersections. She shared information from two studies, one regarding intersection improvements along the Springwater Trail and the other regarding improving pedestrian safety at unsignalized crossings. In addition, Wendy provided a brief overview of a map outlining the Park District's completed trail segments and offered to answer any questions the Board may have. A copy of the handout was entered into the record.

President, Joe Blowers, asked if Washington County includes a discussion about trail crossings of major intersections in their 2008 Washington County Transportation Work Plan, would that discussion come too late for the Westside Trail crossing at Farmington Road?

- ✓ Doug Menke, General Manager, confirmed this, noting that Washington County Transportation would still need to consider policy adjustments that would impact future plans and would enable the Park District to revisit the issue with the County at such times that road improvements trigger a review of the area. He noted that Wendy and Park District staff have met with Washington County Transportation staff and that it has been helpful to have Wendy's involvement as she assists in conveying that this is not an issue only staff is interested in, but that County residents are concerned as well.
- ✓ Wendy noted that there are many other roads that this would be a future concern, too.

President, Joe Blowers, thanked Wendy on behalf of the Board of Directors for the informative presentation.

C. Affiliated Groups – Lacrosse

Scott Brucker, Superintendent of Sports, introduced Alan Hodgson, Unified Fields Steering Committee Youth Lacrosse representative, to provide a presentation to the Board of Directors regarding the local affiliated youth lacrosse association, Beaverton Youth Lacrosse.

Alan Hodgson provided a detailed PowerPoint presentation regarding Beaverton Youth Lacrosse and offered to answer any questions the Board of Directors may have. A copy of the PowerPoint presentation was entered into the record.

- ✓ Hearing no questions, President, Joe Blowers, thanked Alan on behalf of the Board of Directors for the informative presentation.

Agenda Item #5 – Audience Time

Doug Bergmann, 11835 NW South Drive, Portland, is before the Board of Directors this evening in support of the Park District acquiring a 2-acre parcel of property adjacent to the Beaverton School District's new Bonny Slope Elementary School site. He expressed the neighborhood effort that has taken place to persuade the Beaverton School District to transfer the property to the Park District and described the benefit the property would have to the surrounding neighborhood if it were acquired by the Park District, noting that the area needs additional parks and that the site could include a trail providing access to the new school.

Agenda Item #6 – Consent Agenda

Bill Kanable moved the Board of Directors approve Consent Agenda items (A) Minutes of March 3, 2008 Regular Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Aquatics Advisory Committee Members, (E) Resolution Authorizing Creation of Park District Audit Committee, (F) Westside Trail Bid & Construction Funding for ODOT Bid Let, (G) Spyglass Pond Enhancement Project Easement, (H) Elizabeth Meadows Park Sanitary Sewer Upgrade Project Easement, (I) PCC Rock Creek Recreation Facility Project Request for Additional Consulting Funds, (J) Proclamation of National Aquatic Month, and (K) Proclamation of Bike Month. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #7 – Unfinished Business

A. Future Funding Measure Recommendation

Doug Menke, General Manager, provided a detailed overview of the memo included within the Board of Directors information packet, noting that to date, a number of important steps have been taken in researching the feasibility of, and seeking public input regarding, a future funding measure for the Park District. Following the completion of an initial public outreach process approved by the Board, staff is returning to request consensus to undertake the necessary steps to submit a capital bond measure proposal to Park District voters in the November 2008 General Election, and authorization to continue the public outreach process using the proposed bond package as discussed this evening. Staff will return to the Board of Directors at a later date with a recommendation and request to adopt a final bond project package and levy amount.

Doug noted that this evening's discussion will focus on the opportunity for the Park District to continue forward in taking the steps necessary to move to a new level for the future. The Board of Directors has adopted the planning tools necessary to provide the foundation and guidance for this decision making process through the Long-term Financial Plan and Comprehensive Plan. In addition, the Board asked staff to begin to lay the groundwork in fact finding and information gathering by endorsing the Park District's partnership with The Trust for Public Land (TPL), as well as convening a task force of Park District residents to make a recommendation to the Board as to a future funding measure, which is included within the Board of Directors information packet. Lastly, the Board agreed to have staff implement community outreach, including open houses, and provide web and facility based surveys to learn what Park District residents, including park, facility, and program users, feel is important, and that input has been provided.

Doug noted that once the Bond Measure Conceptual Package is reviewed by the Board of Directors this evening, and if the determination is made to move forward with the action requested, three more open houses would be held in late April/early May, in addition to a secondary survey with the assistance of TPL, to occur in late May. This survey would be considered a tracking survey with the intent of confirming the findings from the survey conducted in January. In addition, staff would continue to fine-tune the Conceptual Package, identifying specific projects and sites where appropriate, as well as finalizing component costs and the total bond package cost. A final recommended package and bond measure amount would be brought back to the Board of Directors for consideration in June. He noted that, as the Board of Directors is well aware, the Park District is nearing a decision making time that would match other like crossroads the Park District has faced in the past. It is an exciting time, but one that also must be contemplated with great thought and open minded consideration.

Doug introduced Spence Benfield, Chair of the Bond Measure Task Force, to provide comments on behalf of the Task Force.

- ✓ Spence stated that working with the Bond Measure Task Force has been a gratifying experience and that this particular Task Force was stellar in its engagement and discussion of the topic at hand. The Task Force represented a wide variety of interests and had a diverse membership, including high school students, as well as Board members. The Task Force is proud of its recommendation and is happy to present it to the Board for consideration. The Task Force considered all of the public input received, as well as the survey results, in developing its recommendation, in addition to attending the open houses and taking into account the interest group efforts that came forward, including the expansion of the Stuhr Center Fitness Room and the Aloha neighborhood's desire for more sports fields. In addition, the Task Force took into consideration the need to make a balanced recommendation. Spence described an exercise the Task Force engaged in during one of their meetings that assisted in developing the recommendation being presented this evening, noting that it was a highlight of the Task Force's experience. At their final meeting, the Task Force discussed the results of the exercise and took into consideration additional staff recommendations and adopted what the Board has before them this evening for consideration. Spence noted that the Task Force did discuss the proposed multigenerational, recreation/aquatic center, but did not include it; not because the Task Force did not feel that it met needs in the Comprehensive Plan, but because the Task Force felt that the cost of such a facility was too large to add to that of which the Task Force had already chosen. Spence thanked the Board for the opportunity to serve on the Task Force, noting that it was a rewarding experience.

Doug introduced Josh Alpert, Northwest Conservation Services Director for TPL, to comment on the survey results presented to the Board of Directors at the February 4, 2008 Regular Board meeting, as well as TPL's continuing efforts regarding a Park District funding measure.

- ✓ Josh commended the Bond Measure Task Force for its efforts, noting that it has been a remarkable process. He stated that the exercise conducted by the Task Force was very innovative and that he has described it to other communities for their potential use as well. In addition, Park District staff has been very helpful in the process thus far. He provided a brief overview of the survey results presented in February, noting that he believes that the Task Force recommendation is inline with those results, as well as the Park District's Comprehensive Plan. He noted that TPL is interested in conducting a secondary survey for tracking purposes and to define some of the nuances from the initial survey, as well as to determine how the economy may impact support levels. He stated that other surveys that have been coming back from different areas around the country have not yet shown any repercussions regarding the recent news on the economy, which is not to say that it will not happen eventually. However, at this point, the opinion is that the proposed record turnout forecasted for November 2008 may offset some of the negative economic news. He described the uncertainty of the current environment, but noted that the measures TPL has worked on over the past ten years have weathered economic hardships and that TPL is comfortable that this particular issue is one that seems to weather such times. He stressed that TPL is aware of the economic news and is taking steps to minimize the risks and at this point is still recommending that November 2008 is the right time for the Park District to move forward. He is currently working with the pollsters to develop questions to pinpoint areas within the economy that will be telltale signs in order to provide an even more accurate forecast for November.

Doug thanked the Bond Measure Task Force and TPL for their efforts and support, noting that both groups have been a tremendous help as the Park District has moved through this process.

Larry Pelatt asked, given the uncertainty of the economy, would it be beneficial for the Park District to conduct another survey in August in addition to the secondary survey anticipated for late May?

- ✓ Josh confirmed this, noting that he anticipates conducting the secondary survey in late May in order to give the Board of Directors enough time to make whatever changes necessary to meet the timeline to place the measure on the ballot. Once the campaign efforts begin, funds for a third tracking survey would be included within the fundraising efforts. At that point, the measure would be on the ballot, but the information from the third survey would help shape the campaign.

Larry asked what the deadline is for the measure to be submitted.

- ✓ Doug replied that he believes the deadline is early September, but that there is a great deal of legal work that must be done prior to the submittal.

Larry suggested that if the legal work was complete and the measure was ready to be submitted, but the tracking survey in August shows that the economy has worsened to the point of the measure being in jeopardy, the Park District would be able to pull the measure to avoid a loss.

- ✓ Doug replied that one of the challenges is that in order to package and present the informational campaign, a decision would be needed from the Board by early July. TPL would need time for their political campaign efforts as well.

Larry stated that he is not suggesting that the Park District wait until then to begin those efforts; only that in a worst-case scenario the measure could still be pulled off the ballot.

- ✓ Josh noted that the advantage of doing a tracking survey is that it is considerably less expensive than the initial survey, which provides the option of doing more than one over the course of the summer.

Doug Menke, General Manager, noted that included within the Board of Directors information packet is the Bond Measure Conceptual Package provided using two different formats. The first format notes the project type with example sites, while the second format notes the project type and the corresponding need being addressed by the project based on the Comprehensive Plan. An important feature of the Conceptual Package is that some proposed projects are site specific, such as the Stuhr Center Fitness Room Expansion, which is a staff recommendation, while other sites are listed as examples only.

Doug provided a detailed overview of the Bond Measure Conceptual Base Package, which is the package that the Bond Measure Task Force approved for the Board's consideration. An Expanded Package is also included for the Board's consideration should the tracking survey results continue to show strong support as the first survey did. The Expanded Package consists of staff recommendations only as the Task Force did not come to a conclusion on the Expanded Package components.

Doug provided a detailed overview of the Bond Measure Conceptual Expanded Package, which includes three key component areas, including the development of a new recreation/aquatic center. Staff is recommending partial funding of a new center via the bond measure in the amount of \$30 million. The remainder of the funding for the project could be secured through a variety of methods, including sponsorships, naming rights, advance System Development Charge funding, partnerships, and phased construction. The total project cost is currently estimated between \$42 and \$47 million for a 80,000 square foot facility, which is almost twice the size of the Park District's Conestoga Recreation & Aquatic Center. In addition to the new center, additional funding for natural resources preservation and active use land acquisition is proposed.

In addition, Doug provided an overview of the Base and Expanded Packages via pie charts, which breaks out the information into allocated project categories and enables a different view of the overall balance of the project areas.

Doug noted that in closing, the Board has been provided with the results of the public comment, Task Force and staff recommendations, and the observations from TPL. The Park District's public, the Task Force, and TPL are to be commended for their thoughtful and reasoned consideration of the information presented this evening. Staff feels that with the input received to date from these sources, the Board has a good foundation upon which to continue discussions.

President, Joe Blowers, opened the floor for Board of Directors discussion.

John Griffiths asked how the proposed new recreation/aquatic center is aligned against the magnitude of support for the highest ranked items in the survey.

- ✓ Doug replied that the Task Force had discussed the recreation/aquatic center and that the point was made that the tool of the bond measure provides a unique opportunity to pursue large and expensive projects that may have no other way of being funded. There was a

component within the survey where the recreation/aquatic center was specifically named and scored a support level of approximately 35%. However, when considered under the category of fulfilling recreation opportunities, it scored a support level of 52%. There has been much discussion about it and TPL's experience is an 80% success rate when they confirm that there is a quality package.

- ✓ Josh agreed, noting that it is a challenging part of the process and after having significant discussions with the pollster, he also felt comfortable that having the recreation/aquatic center in the package would neither help nor hurt the chances of the measure's passage.

John asked for confirmation that Doug was referring to the survey question regarding the "multi-use aquatic and recreation center" that scored at 31% for the extremely important and very important designations combined.

- ✓ Doug confirmed this, noting that in the communication process with the public, there will be a transition from more technical planning terms to expressing what needs are being fulfilled. He described how the category of building a "multi-use aquatic and recreation center" would also fit within the category of "providing facilities for more youth and adult recreational programs", which scored at 52% for the extremely important and very important designations combined.
- ✓ Larry expressed the need to discontinue using the term "recreation/aquatic center" as it implies a center such as Conestoga Recreation & Aquatic Center, while the new center would incorporate facilities for all ages and provide greater opportunities for the public.

John asked whether consideration has been given to expanding existing centers with the funding that would be required to construct a new center.

- ✓ Doug replied that although it would be worth a discussion, one of the challenges is that there are areas within the Park District that are deficient of that type of service and while expanding an existing center would enable greater capacity, it would not resolve the issue of lacking a center in a particular area.

John theorized whether the Park District providing a "gold standard" center in a particular area would imply a policy commitment by the Park District that ultimately all of the centers would be brought up to that standard or result in a disparity.

- ✓ Bill Kanable replied that he is not sure that would qualify as a policy decision, but is more of a matter of what is available at the time. He noted that the Park District constructed Conestoga based on the funding available at that time.
- ✓ Larry commented that the Park District did not build Garden Home or Cedar Hills Recreation Centers, but purchased old schools.

John noted that he is asking the question because design and technology expertise has advanced greatly since the last centers were built and much more can be realized out of such designs today. He wonders to what extent the Park District would be thinking about trying to spread the wealth relative to center quality in that a resident living near Conestoga is going to have access to a different level of experience than a resident living near Garden Home.

- ✓ Doug noted that the Comprehensive Plan leads the Park District in both directions on that topic in that it identifies the deficient areas and need for multi-use, multi-generational facilities when the Park District is constructing new centers, but it also provides the opportunity of reexamining existing assets. He stated that he believes that is part of the balance included within the Base Package in that there is some opportunity for expansion where capacity exists, such as the Stuhr Center Fitness Room.

Bob Scott expressed concern with the increased amount of the bond package when including a recreation/aquatic center, noting that such a large portion of the total package would be going to one center in one area of the Park District. In addition, he is concerned with only partially funding the center and questions what message the Park District would be sending if the center is not fully funded within the bond measure because it would too greatly increase the amount of the overall package.

President, Joe Blowers, asked for clarification regarding Josh's discussion with the pollster regarding how a recreation/aquatic center may affect support for the overall measure.

- ✓ Josh replied that the sentiment was that having a center as part of the package would neither help nor hurt the overall success of the measure, even though the center will be in one area of the Park District.

Bill noted that Conestoga was funded via a bond measure and is located in one area of the Park District. He noted that whenever the Park District is discussing providing needed facilities, there would always be some level of competition between the quadrants for the asset. He expressed the importance of allocating bond measure funds over a large scale of the Park District so that it is a District-wide improvement process and that all residents would see an impact.

- ✓ Josh noted that one benefit of identifying a quadrant for the new center is that it would relieve pressure at other existing centers, so that even though residents in the other quadrants may not have the direct benefit of the new center, they would still see an impact via increased capacity.

Larry expressed agreement with Josh's comment; however, he is very hesitant regarding the fact that the center would not be fully funded via the bond measure. He described the questions that may arise from the public regarding where the balance of the funding would come from and what would be done with the \$30 million if the balance of funding could not be secured.

- ✓ Joe noted that he believes the situation could be packaged in a more positive light, such as noting that the Park District has banked the land for the center, that it is a phased development, and/or other funds would be leveraged.

Larry replied that it still would not be a definite situation and he believes the support level for the overall measure would be hurt by this.

Bill asked for confirmation that the Board agrees that the Base Package is acceptable and reasonable, and that the point of contention is regarding the recreation/aquatic center.

- ✓ Bob and Larry agreed.

Bill noted that there will be further discussion on the recreation/aquatic center, as the secondary survey still needs to be conducted. If the Board is accepting of the Base Package, then further discussion would need to occur prior to acceptance of the Expanded Package.

- ✓ Josh agreed with Bill's comments, noting that in the secondary survey a question can be included regarding partial funding of a center, which may provide some clarification.

Bob asked if more pointed questions could also be asked regarding the public support level for a new center to fine-tune that information because he is not feeling that Park District residents are currently telling him that they definitely want a new center.

- ✓ Joe noted that even if 10% of the Park District's voters used the new center, although that number would result in a well-used center, it is not a great enough number for an overwhelming impact to the bond measure's passage.
- ✓ Larry noted that most of the Park District's facilities are like that in one way or another.

- ✓ Doug noted that the secondary survey would be helpful in the discussion of the new recreation/aquatic center. He noted that the survey results regarding that particular item may be more related to the economy or the actual tone of the voters in what interests them, or a combination of the two. Doug stated that he is emphatic that the bond package the Park District does pursue needs to be a win, even if it does not include funding for a recreation/aquatic center, noting that the Park District should allow some of the more scientific tools to help drive that decision.

Joe questioned whether there has been enough focus on the items that received the greatest amount of public support in the survey. He acknowledged that although the Park District may be able to acquire more natural area space per dollar than other items, a dollar-for-dollar comparison should not be the sole focus when considering items such as purchasing buildable land for fields versus wetland acreage. Nevertheless, the current total for trails and natural area acquisition is only approximately \$10-12 million and those items are the top six rated in the survey. He asked whether a question could be added in the secondary survey to see if that funding level is enough.

- ✓ Bill expressed the need to be able to communicate a wide range of bond measure projects across the Park District, especially if \$30 million is focused on a new center.

Joe expressed agreement with Bill's comments, noting that he believes that the Base Package, without the recreation/aquatic center component, would succeed as-is because it is spread broadly. In his opinion, adding the center to the bond package would be a matter of not being able to fund it any other way.

- ✓ Josh noted that the package itself could be tested in the next survey.

John stated that the Park District does not attempt funding measures very often and currently has favorable survey results. He understands the other Board members' positions on the recreation/aquatic center; however, he also believes that the bond measure amount could be increased from what is being proposed, as the initial survey showed support for a \$100 million bond measure amount. At that level, the recreation/aquatic center could be fully funded, as well as additional funds being allocated toward the items that tested highly.

- ✓ Josh commented that, from his vantage point, if the economy does continue to descend, because the Park District tested so well at such a high amount initially, it provides a cushion in terms of lowering that amount. He would agree that as of today, there is still potential for a higher bond amount than the current package outlines, but this may change due to the results of the secondary survey. If the Board does deem that the center is appropriate, there is still, as of today, the extra room to fully fund it, although he believes that would present more of a challenge in terms of messaging the campaign, as it would constitute a large portion of the total bond amount. However, that just means that TPL would need to develop the right kind of messaging and incorporate that with the rest of the package that tested highly.

Larry expressed the need to determine the appropriate term for "recreation/aquatic center" prior to developing the questions for the secondary survey. He noted that the term needs to communicate that the new center is going to be much more than a swimming pool and that the Park District should not limit itself in thinking of ways the center could be named, or even what the center would consist of.

- ✓ Doug noted that perhaps TPL can tap into how other areas across the nation are describing such centers, noting that a local area agency also recently had a survey done on this topic.

John asked whether there is any information regarding other park districts trending toward smaller, more widespread facilities.

- ✓ Doug replied that there are some agencies considering building very large facilities, but it has been challenging in that such large facilities absorb a lot of resources in operations. He noted that the Park District has some significant transportation challenges, such as Highway 217 and the Sunset Highway, that can serve as roadblocks. However, there is no question that meeting the recreational needs defined within the Comprehensive Plan through multi-use, multi-generational facilities is much more efficient.

John asked for confirmation that Doug is suggesting that the trend is toward larger, multi-use facilities rather than smaller, individually dedicated facilities.

- ✓ Bill offered Garden Home Recreation Center as an example, noting that it is small and cannot handle the area's growing need. It is a matter of whether there is enough space available to build a large complex, like the HMT Recreation Complex, or only a couple of acres with just enough parking to get by, and he questions where the balance is in that approach. He expressed the need to find a balance between providing the efficiencies of a large facility with the community feel of a smaller facility, and balancing the operational needs of both approaches.

John commented that the new recreation/aquatic center would be the largest facility the Park District has ever implemented and would have a different risk profile than past projects centered around various topics such as costs, attendance, manageability, construction of the facility, and others that the Board and staff would be learning for the first time. He expressed the need to view the center as what it would be, which is either a great, multi-use center, or a challenged amenity. Another concern would be the operational costs associated with such a facility. He asked that a question be included within the secondary survey regarding the support for such a large facility being completely funded via the bond measure, as well as the support for using some of those incremental dollars to purchase more land.

- ✓ Larry cautioned the Board that land without a plan is only dirt and he believes the Park District needs to be careful of acquiring land purely for that sake, without any development plans.

Joe described some businesses that may have a wetland in the back of their property that could be incorporated into the Park District. He is not advocating that the Park District purchase such properties without a reason, but if the land accomplishes something, such as providing wildlife habitat or a trail corridor, it should be considered.

- ✓ Larry replied that this would be land with a purpose or plan. He was referring to land banking just for the sake of acquiring land.

Joe replied that the amount of funds proposed within the bond package for natural area acquisition could be doubled and that the Park District could still find land that serves a purpose.

- ✓ John noted that in his time on the Board, he cannot recall a land purchase the Park District made without a use in mind.

Larry asked for confirmation that the Park District can purchase land outside of the Ultimate Growth Boundary.

- ✓ Doug confirmed this, noting that the previous legal opinion has been reviewed by the Park District's current legal counsel.

Bill Kanable moved the Board of Directors direct the General Manager to undertake the reasonable and necessary steps to submit a capital bond measure proposal to District voters in the November 2008 general election and authorize to continue the public outreach process using the proposed bond package discussed at the April 7, 2008 Regular Board meeting with the intent to return to the Board at a later date and time to request adoption of the final bond package and levy amount. Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

B. General Manager’s Report

Doug Menke, General Manager, provided a detailed overview of the General Manager’s Report included within the Board of Directors information packet, which included the following topics:

- Washington County Urbanization Forum
- MACC Grant Opportunity
- Energy Trust of Oregon Audit
- NRPA Environmental Summit
- Board of Directors Meeting Schedule

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

- ✓ Hearing none, President, Joe Blowers, opened the floor for Board Time.

Agenda Item #8 – Board Time

Bob Scott asked that suggestions be provided as to the educational sessions Board members should attend at the upcoming NRPA Environmental Summit.

- ✓ Bill Kanable noted that he would be unable to attend the NRPA Environmental Summit.

Agenda Item #9 – Adjourn

There being no further business, the meeting was adjourned at 9:05 p.m.

Joe Blowers, President

Larry Pelatt, Secretary

Recording Secretary,
Jessica Collins

Tualatin Hills
Park & Rec.Accounts Payable
Checks by Date - Summary by Check NumberMarch 31, 2008
Summary

<u>Check Number</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>Check Amount</u>
227193	3/14/2008	Community Newspapers Inc.	1,265.86
227249	3/14/2008	Oregonian Publishing Company	1,520.64
		Advertising	2,786.50
226930	3/5/2008	Koeber's Carpet	3,764.00
227213	3/14/2008	Fred Shearer & Sons	7,940.00
		Capital Outlay - Building Improvements	11,704.00
227219	3/14/2008	Hal's Construction, Inc.	12,360.00
227365	3/25/2008	MacKay & Sposito, Inc.	1,000.00
		Capital Outlay - Carryover Project	13,360.00
226966	3/5/2008	Reliable Fence & Constr., Inc.	8,090.00
227174	3/14/2008	Bryan Alger	1,550.00
		Capital Outlay - Park & Trail Improvements	9,640.00
226899	3/5/2008	DaNeal Construction, Inc.	35,173.75
226900	3/5/2008	David Evans & Associates Inc.	1,849.38
226955	3/5/2008	PBS Engineering & Environmental	2,900.00
226974	3/5/2008	SDAO	62,130.16
227218	3/14/2008	Grindline Skateparks, Inc.	6,350.00
227299	3/18/2008	Renaissance at PKW, LLC	84,172.76
2322	3/20/2008	SFPP, LLP	30,000.00
227344	3/25/2008	DaNeal Construction, Inc.	8,013.25
227356	3/25/2008	GRI Geotechnical Resources Inc	3,192.04
227358	3/25/2008	KJM & Associates	8,385.00
		Capital Outlay-SDC-Park Development/Improvements	242,166.34
227256	3/14/2008	Portland Parks & Recreation	2,500.00
227311	3/20/2008	James S. McElhinny	1,612.93
		Conferences	4,112.93
227286	3/14/2008	Westside Economic Alliance	1,500.00
		Dues & Memberships	1,500.00
226870	3/5/2008	PGE	22,018.79
227155	3/14/2008	PGE	4,483.20
227327	3/25/2008	PGE	31,314.71
		Electricity	57,816.70
227168	3/14/2008	Standard Insurance Company	116,146.38
227419	3/31/2008	Blue Cross/Blue Shield	146,434.55
227423	3/31/2008	MetLife	17,452.70
227427	3/31/2008	Standard Insurance Co.	2,068.68
227432	3/31/2008	UNUM Life Insurance-LTC	1,349.70
227433	3/31/2008	Unum Life Insurance-LTD	8,768.75
		Employee Benefit	292,220.76

227160	3/14/2008 Aetna / ING Life Insurance	5,879.16
227164	3/14/2008 Manley Services	5,699.75
227170	3/14/2008 Standard Insurance Company	2,215.00
227417	3/31/2008 Aetna / ING Life Insurance	6,029.16
227422	3/31/2008 Manley Services	6,667.20
227428	3/31/2008 Standard Insurance Company	22,872.68
227429	3/31/2008 Standard Insurance Company	2,265.66
227431	3/31/2008 THPRD - Employee Assn.	6,329.96
227469	3/14/2008 Standard Insurance Company	21,272.66
	Employee Deductions	<u>79,231.89</u>
227333	3/25/2008 America's Body Company	18,627.00
227239	3/14/2008 Northside Truck Body & Equip.	85,934.90
	Fleet Capital Replacement	<u>104,561.90</u>
226990	3/5/2008 Tualatin Valley Water District	9,119.37
	Gas & Oil (Vehicles)	<u>9,119.37</u>
226869	3/5/2008 NW Natural	42,607.59
227326	3/25/2008 NW Natural	31,929.69
	Heat	<u>74,537.28</u>
226921	3/5/2008 Hewlett-Packard Company	12,191.00
227404	3/27/2008 Rick Harrison	3,000.00
	Information Services - Capital	<u>15,191.00</u>
226849	3/4/2008 Beaverton Volleyball	2,688
227142	3/11/2008 THBOA	7,734.50
	Instructional Services	<u>10,422.50</u>
226965	3/5/2008 RCO Steam Cleaning Inc.	1,000.00
227001	3/5/2008 Western Equipment Distr., Inc.	1,414.64
227153	3/13/2008 SimplexGrinnell LP	2,796.00
227175	3/14/2008 All Concrete Specialties, Inc.	3,065.00
227240	3/14/2008 Northwest Control Co.	1,483.95
227262	3/14/2008 RCO Steam Cleaning Inc.	3,000.00
227382	3/25/2008 RCO Steam Cleaning Inc.	1,000.00
	Maintenance Services	<u>13,759.59</u>
226896	3/5/2008 Coastwide Laboratories	4,628.12
226917	3/5/2008 Grainger	2,483.71
226958	3/5/2008 Platt Electric Supply, Inc.	2,028.48
226964	3/5/2008 Quality Metal Fabrication, Inc	1,500.00
226993	3/5/2008 UAP Distribution, Inc.	1,055.00
227173	3/14/2008 Airgas Nor Pac, Inc.	3,790.24
227187	3/14/2008 BSN Sports	2,774.91
227191	3/14/2008 Coastwide Laboratories	2,501.08
227217	3/14/2008 Grainger	1,468.81
227220	3/14/2008 Home Depot Credit Services	3,022.40
227267	3/14/2008 Santana Trucking	4,500.00
227276	3/14/2008 Total Filtration Services, Inc	1,091.20
227287	3/14/2008 Wilbur-Ellis Company	2,67

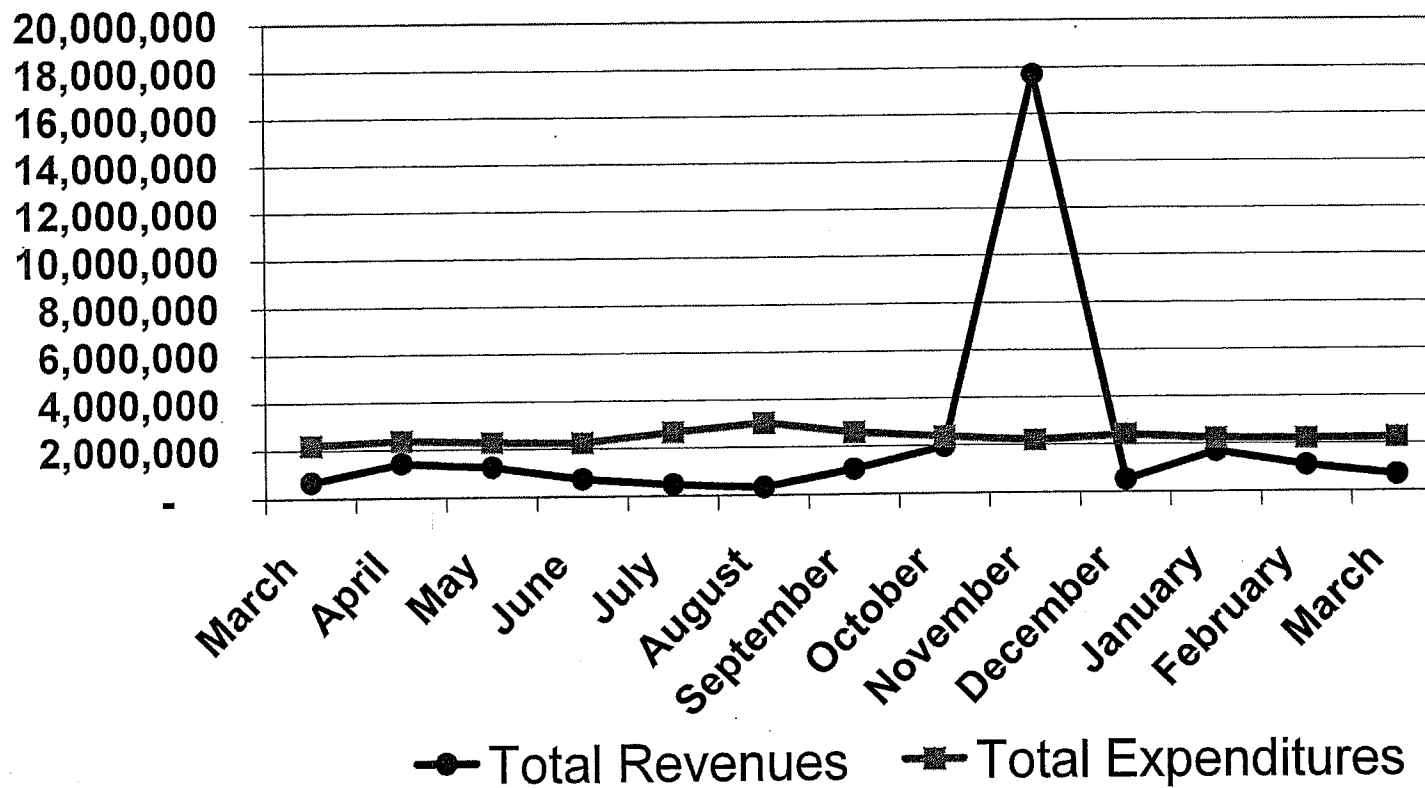
227367	3/25/2008	McKenzie Athletic	5,879.75
227368	3/25/2008	Meshel Supply Co.	2,908.08
400	3/25/2008	Western Equipment Distr., Inc.	2,138.40
227401	3/25/2008	Woodco	1,489.00
		Maintenance Supplies	45,929.28
226944	3/5/2008	OfficeMax - A Boise Company	1,586.08
226967	3/5/2008	Ricoh Americas Corporation	1,171.31
227245	3/14/2008	OfficeMax - A Boise Company	3,029.18
		Office Supplies	5,786.57
226977	3/5/2008	Signature Graphics	24,979.00
227084	3/7/2008	United States Postal Service	1,237.81
227415	3/27/2008	United States Postal Service	3,600.00
		Postage	29,816.81
226933	3/5/2008	Lazerquick	3,023.00
		Printing & Publications	3,023.00
226945	3/5/2008	OP SIS Architecture, LLP	1,870.00
227183	3/14/2008	Beery, Elsnor & Hammond, LLP	4,762.81
227184	3/14/2008	JD White	3,666.55
227235	3/14/2008	Melanie Moon-Land	1,050.73
227336	3/25/2008	BEA Consulting, LLC	1,499.40
		Professional Services	12,849.49
5894	3/5/2008	Champoeg Nursery, Inc	1,410.00
226927	3/5/2008	Insight Public Sector	1,382.88
226937	3/5/2008	National Alliance For Youth Sports	1,080.00
226963	3/5/2008	Purchase Advantage Card	1,315.13
227129	3/11/2008	Boyd's Coffee Co.	4,734.00
227221	3/14/2008	HSBC Business Solutions	2,619.72
227223	3/14/2008	Insight Public Sector	2,077.92
227332	3/25/2008	Alba Embroidery Design	1,680.50
227381	3/25/2008	Portland Parks and Recreation	3,726.00
		Program Supplies	20,026.15
227000	3/5/2008	Waste Management of Oregon	2,461.54
227284	3/14/2008	Waste Management of Oregon	2,202.09
		Refuse Services	4,663.63
226946	3/5/2008	OR Dept of Administrative Srvc	1,689.21
		Rental Equipment	1,689.21
227353	3/25/2008	Fred Shearer & Sons	5,350.00
		Rental Facility	5,350.00
226986	3/5/2008	Talbot, Korvola & Warwick, LLP	6,873.28
227260	3/14/2008	PTL Tree Service, Inc	1,000.00
227264	3/14/2008	Reutov Forest Services	1,895.70
		Technical Services	9,768.98

227413	3/27/2008 Springbrook Software, Inc. Technical Training	<u>1,200.00</u> 1,200.00
226868	3/5/2008 Nextel Communications	2,026.04
227005	3/6/2008 AT&T Mobility	1,630.91
227159	3/14/2008 Verizon Northwest, Inc. Telecommunications	<u>7,923.02</u> 11,579.97
226872	3/5/2008 Tualatin Valley Water District	6,093.17
227154	3/14/2008 City of Beaverton	6,100.07
227157	3/14/2008 Tualatin Valley Water District Water & Sewer	<u>1,861.83</u> 14,055.07
Report Total:		1,107,868.92

TUALATIN HILLS PARK & RECREATION DISTRICT
General Fund Financial Summary
March, 2008

	CURRENT MONTH	YEAR TO DATE	PRORATED BUDGET 2/29/2008	FULL FISCAL YEAR BUDGET
BEGINNING CASH ON HAND		\$ 4,337,121	\$ 3,689,400	\$ 3,689,400
REVENUES				
Property Taxes	89,263	19,983,698	19,808,105	20,633,443
Program Income	509,752	4,716,518	4,359,476	6,686,313
Other Income	74,096	725,666	665,880	930,000
Grants and Loan Proceeds	-	9,780	9,780	239,750
TOTAL REVENUES	\$ 673,111	\$25,435,662	\$24,843,241	\$ 28,489,506
EXPENDITURES				
Contingency	-	-	-	1,402,500
Salaries, Benefits & Payroll Taxes	1,614,005	15,263,547	15,372,860	20,361,404
Material & Services	472,100	4,771,532	5,075,588	6,831,209
Debt Service	127,728	658,857	604,787	889,392
TOTAL OPERATING EXPENDITURES	\$ 2,213,833	\$20,693,936	\$21,053,235	\$ 29,484,505
Capital Expenditures	47,985	1,253,881	1,902,247	2,694,401
TOTAL EXPENDITURES	\$ 2,261,818	\$21,947,817	\$22,955,482	\$ 32,178,906
REVENUES OVER (UNDER) EXPENDITURES	\$ (1,588,707)	\$ 3,487,845	\$ 1,887,759	\$ (3,689,400)
ENDING CASH (CASH DEFICIT)		\$ 7,824,966	\$ 5,577,159	\$ -

Tualatin Hills Park and Rec. District March 2007 - March 2008





Serving Beaverton and the west side since 1955.

TUALATIN HILLS PARK & RECREATION DISTRICT

[6D]

MEMO

DATE: April 29, 2008
TO: Doug Menke, General Manager
FROM: Jim McElhinny, Director of Park & Recreational Services

RE: Stuhr Center Advisory Committee Members

Summary

Staff requests Board of Directors approval of four Committee member appointments to the Stuhr Center Advisory Committee.

Background

The Stuhr Center Advisory Committee recommends Board of Directors approval to reappoint Harold Eves and Robert Cannon to the Committee. Also, the Committee recommends Board approval to appoint David Magee and Edith Frahm, replacing Sherry Erickson and Karl Unger.

Please note that the Advisory Committee member applications are attached along with the Stuhr Center Advisory Committee's current roster.

Action Requested

Board of Directors approval to appoint the requested individuals to the Stuhr Center Advisory Committee.



Tualatin Hills Park & Recreation District STUHR CENTER ADVISORY COMMITTEE ROSTER

Last Updated: April 18, 2008

<i>Committee Member</i>	<i>Representing</i>	<i>Member Since</i>	<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Robert Cannon Member		February 2004					May 2008
Norm Vaillancourt Member		July 2004					July 2008
Doris Regan Chair		February 2003					May 2009
Pat Stedman Member		February 2003					May 2009
Karl Unger Member		February 2004					May 2008
Harold Eves Member		June 2006					May 2008
<i>Ex-Officio Member</i>	<i>Representing</i>		<i>Address</i>	<i>Phone</i>	<i>Fax</i>	<i>Email</i>	<i>Term Expires</i>
Lisa Novak	Staff THPRD		15707 SW Walker Road Beaverton, OR 97006	503-645-6433	503-629-6301	lnovak@thprd.org	N/A
Linda Jo Enger	Staff THPRD		5550 SW Hall Boulevard Beaverton, OR 97005	503-629-6342	503-629-6347	lenger@thprd.org	N/A
Emily Kent	Staff THPRD		5550 SW Hall Boulevard Beaverton, OR 97005	503-629-6342	503-629-6347	ekent@thprd.org	N/A



TUALATIN HILLS PARK & RECREATION DISTRICT ADVISORY COMMITTEE APPLICATION

Name: Robert Cannon	Date: 3/17/08

Advisory Committee you are applying for (you must reside within the Park District boundaries):

Cedar Hills Recreation Center Garden Home Recreation Center Stuhr Center Jenkins Estate Aquatics
Conestoga Recreation & Aquatic Facility Tualatin Hills Nature Park Athletic Center Trails

1. Please explain your interest in serving on the Advisory Committee: I have been a member of the Advisory board for several years now. I feel I have done a very good job and would like to continue serving.
2. How long have you lived in the community? 43 years
3. Have you served on other volunteer committees? YES NO If yes, please explain where, when, and what your responsibilities were: E.S. Center Harvest Bazaar, Community Booth at Farmers Market, Coffee Bar at Center.
4. Have you or your family participated in any Center or other Recreation District activities?
What: Walking
When:
Where: Commonwealth Lake, Nature Park, Classic Auto at Terpenning Center
5. Please describe any work experience or areas of expertise that you feel would benefit the Advisory Committee: Dependable and on call most of the time. My job descriptions cover many phases and locations.



TUALATIN HILLS PARK & RECREATION DISTRICT ADVISORY COMMITTEE APPLICATION

Name: Harold Eves	Date: 3/10/08

Advisory Committee you are applying for (you must reside within the Park District boundaries):

Cedar Hills Recreation Center Garden Home Recreation Center Stuhr Center Jenkins Estate Aquatics
Conestoga Recreation & Aquatic Facility Tualatin Hills Nature Park Athletic Center Trails

1. Please explain your interest in serving on the Advisory Committee: I think I can contribute to future improvements with the Center.
2. How long have you lived in the community? 39 years
3. Have you served on other volunteer committees? YES NO If yes, please explain where, when, and what your responsibilities were: Present Advisory Board
4. Have you or your family participated in any Center or other Recreation District activities?
What: No
When:
Where:
5. Please describe any work experience or areas of expertise that you feel would benefit the Advisory Committee: Continued pressure for the expansion of the Center.



TUALATIN HILLS PARK & RECREATION DISTRICT ADVISORY COMMITTEE APPLICATION

Name: Edith K. Frahm	Date: 3/19/08

Advisory Committee you are applying for (you must reside within the Park District boundaries):

Cedar Hills Recreation Center Garden Home Recreation Center Stuhr Center Jenkins Estate Aquatics
Conestoga Recreation & Aquatic Facility Tualatin Hills Nature Park Athletic Center Trails

1. Please explain your interest in serving on the Advisory Committee: Intensely interested in fitness room and I understand the importance of the Senior Center to keep seniors interacting.
2. How long have you lived in the community? 4 years, 8 months
3. Have you served on other volunteer committees? YES NO If yes, please explain where, when, and what your responsibilities were: Local hospital in Everett & Seattle Children's in Seattle – chairman of dance to raise money for hospitals (8 years). Collected money for street lights in neighborhood in Marysville, WA (10 years). Volunteered at Snohomish Co. blood bank (2 years) served as receptionist. Campfire leader (1 year). Volunteered at children's schools' money makers.
4. Have you or your family participated in any Center or other Recreation District activities?
What: Elsie Stuhr – exercise, lunches, dances, support group NW Vision
When: 4 years
Where: Stuhr
5. Please describe any work experience or areas of expertise that you feel would benefit the Advisory Committee: Ordered books, supplies, processed books for Sno-Isle Regional Library (10 years). Taught knitting, needle point, crewel classes (30 years +). Worked in frame shop (5 years).



TUALATIN HILLS PARK & RECREATION DISTRICT ADVISORY COMMITTEE APPLICATION

Name: David Magee	Date: 4/14/08

Advisory Committee you are applying for (you must reside within the Park District boundaries):

Cedar Hills Recreation Center Garden Home Recreation Center Stuhr Center Jenkins Estate Aquatics
Conestoga Recreation & Aquatic Facility Tualatin Hills Nature Park Athletic Center Trails

1. Please explain your interest in serving on the Advisory Committee: I feel that the Stuhr Center is providing valuable service to the 55+ community and I would like to be part of this service.
2. How long have you lived in the community? Since 1985
3. Have you served on other volunteer committees? YES NO If yes, please explain where, when, and what your responsibilities were: Autumn Festival
4. Have you or your family participated in any Center or other Recreation District activities?
What: Youth Basketball, swimming, tennis, gym
When: 2003
Where: Athletic Center
5. Please describe any work experience or areas of expertise that you feel would benefit the Advisory Committee: Background in financing. Have sales rep experience working with realtors, lenders and builders.

TUALATIN HILLS PARK & RECREATION DISTRICT



Serving Beaverton and the west side since 1955.

[7A]

MEMO

DATE: April 29, 2008
TO: The Board of Directors
FROM: Doug Menke, General Manager

RE: Future Funding Measure Public Outreach Program

As approved by the Board of Directors, a public outreach program has been developed and put into action after the base and expanded Bond Measure Conceptual Package was reviewed by the Board of Directors at the April 7, 2008 Regular Board meeting.

At your May 12, 2008 Regular Board meeting, I will provide a brief overview of the continuation of progress with The Trust for Public Land, and Bob Wayt, Director of Communications & Development, will provide an overview of the outreach efforts thus far, including the recently conducted public open houses.

Updated Future Funding Measure Timeline

December 2007:	Selected Bond Measure Task Force Committee members.
January 2008:	TPL conducted initial survey. Bond Measure Task Force held organizational meeting. Park District employee education campaign began.
February 4, 2008:	Provided Board of Directors polling results. Bond Measure Task Force invited to attend.
February 2008:	Survey posted on THPRD website and comment cards offered at facilities. Conducted three public open houses.
March 3, 2008:	Public outreach program results presented to Board of Directors.
April 7, 2008:	Board of Directors to determined to move forward with future ballot measure and the proposed conceptual bond package recommendations.

Regular Meeting of the Board of Directors May 12, 2008

Page 1 of 2

Late April/Early May 2008: Conducted three public open houses in the same areas as the original open houses.

Late May/Early June 2008: TPL to conduct secondary survey.

June/July 2008: Board of Directors to adopt bond measure funding amount and final package.

April – October 2008: Bond Measure Community Information Program planning and implementation. TPL to coordinate a promotional program separate from the Park District.



TUALATIN HILLS PARK & RECREATION DISTRICT

[7B]

Serving Beaverton and the west side since 1955.

MEMO

DATE: April 30, 2008
TO: Board of Directors
FROM: Doug Menke, General Manager

RE: Legislative Activities

At your meeting on May 12, 2008, Jim McElhinny, Director of Park and Recreation Services will brief the Board on the Park District's most recent legislative activities.

The briefing will include an overview of the National Recreation Park Association's Legislative Summit that was attended by Board member John Griffiths, representatives of other agencies and Jim.

You will also receive a summary of this year's Oregon Legislature Supplemental Session and a look ahead to the 2009 Legislature.

We will also provide an update on scheduling meetings with area Legislators prior to the 2009 session.



Serving Beaverton and the west side since 1955.

TUALATIN HILLS PARK & RECREATION DISTRICT

[7C]

MEMO

DATE: April 30, 2008
TO: Doug Menke, General Manager
FROM: Steve Gulgren, Superintendent of Planning and Development

RE: Gramor Development SDC Credit Project at Progress Ridge Park

Summary

Gramor Development is requesting Board of Directors approval of the proposed SDC credit project that would provide additional site improvements at the Park District's Progress Ridge Park. Gramor Development is also seeking another letter of support from the Park District that will be submitted to the City of Beaverton Planning Commission.

Background

In April of 2003, the Board of Directors approved a SDC credit project with Polygon NW to provide park improvements at two locations now known as Progress Ridge Park and Barrows Park Trail. In March of 2006, the Park District accepted ownership of the new park and improvements at Progress Ridge Park. The new improvements include a 12-acre lake, water feature, an ADA pathway system to a viewing deck, benches, lighting, irrigation system, plantings and native bank restoration plantings. Since the park's opening, staff has been contacted by several patrons requesting greater access to the lake including the opportunity to fish. Currently, the Park District has not allowed lake access beyond the viewing deck or any water activities because of the existing limited access.

In October of 2007, Gramor Development approached the Park District to discuss the use of an existing easement to accommodate the development of their upcoming commercial town center. At the initial meeting, staff recognized a unique opportunity for both Gramor and the Park District to provide additional site improvements to Progress Ridge Park. Staff has met with Gramor several times to discuss the opportunities further. On January 10, 2008, staff and Gramor held a public meeting to discuss Gramor's proposal to improve site amenities at Progress Ridge Park as well as what other potential uses they would like to see in the park. The meeting was well attended with approximately 25 participants. The general census from the group was very supportive toward the Gramor proposal. The group also voiced interest in having more activities allowed at the lake edge and on the lake. The following are a few examples that were expressed: allowing fishing and have more fishing opportunities along the edge, installing picnic tables, concessionaire to rent small water craft or paddle boats.

At the February 4, 2008 Regular Board of Directors Meeting, Gramor presented their proposed SDC credit project. The Board approved staff to continue negotiating the proposed SDC credit project and to prepare a letter to the City of Beaverton authorizing the inclusion of these improvements in Gramor's February Land Use Application. The letter was submitted to the City

and Gramor was allowed to include these proposed park improvements as a part of their commercial development package for Land Use approval.

Staff has continued to negotiate the proposed SDC credit project and Gramor has completed more detailed design and cost estimating to assist in the final negotiation. Through this exercise Gramor has found their initial proposed cost estimate for the park improvements to be low. Gramor's initial estimate to complete the improvements was \$79,579 and their SDC credits were approximately \$65,000 for Phase 1. The updated construction estimate for the proposed improvements is \$276,736.

In order to keep the project viable, Gramor has agreed to pay for a large portion of the improvements and requests that their Phase 2 commercial development SDC fee be put toward these park improvements. In addition, staff has had to value engineer the initial proposed design by removing the 5' path that provided a secondary connection from the proposed adjacent town center and existing park plaza. This path alone was estimated to cost \$113,000. Gramor has also recommended the proposed dock size to be 12'x12' even though a larger dock would be more beneficial to the District. Gramor provided an estimate for a 12'x 24' dock that was \$18,000 more than the 12' x 12'.

Proposal Request

Mr. Matt Grady, Senior Project Manager of Gramor Development will make the second presentation to the Board regarding a proposed SDC credit project that includes site improvements to Progress Ridge Park. The proposed improvements include adding a staircase on the eastern lake edge between the proposed town center and a new viewing platform adjacent to the lake, extending an ADA 8' wide pathway from the existing park plaza north along the lake edge to the new viewing platform, providing a 12'x12' floating dock off the 8' wide pathway that would extend out into the lake, retaining walls (as required) and site furniture.

Gramor proposes to use the SDC fees from Phase 1 and 2 of their commercial project to cover the construction cost for the 8' ADA walkway and 12'x12' floating dock. Gramor has agreed to incur the project soft costs that include all fees for the project design, engineering, permitting and bidding as well as the construction cost of the staircase and viewing platform. The following charts show the project cost estimates along with the proposed funding.

Preliminary Project Cost Estimate	
Soft Costs (Design, Engineering, etc.)	\$44,000
8' ADA walkway	\$57,038
12' x 12' Floating Dock	\$28,318
Staircase/Viewing Platform	\$60,600
Construction Contingency	\$13,994
Total Project Cost Estimate	\$203,950

Proposed Project Funding	
Phase 1 SDC Fee	\$57,393
Phase 2 SDC Fee	\$36,404
Gramor Incurred Soft Costs	\$44,000
Gramor Incurred Staircase Cost	\$60,600
Gramor Incurred project Costs	\$5,553
Total Proposed Project Funding	\$203,950

As shown in the above charts, there will be approximately \$13,994 in construction contingency within Gramor's project cost estimate. Gramor has offered to put any unused construction contingency funds towards the additional cost of \$18,000 for the larger 12' x 24' dock if the District is willing to cover the remaining costs. The installation of a larger dock would create more opportunities to park users and be less expensive to install now than in the future after the Gramor commercial development has been completed. Staff has researched and found a grant opportunity with the Oregon Department of Fish and Wildlife (ODF&W) that could cover this additional cost. The ODF&W has a Restoration Enhancement Program that supports fishing piers/docks. The grant applications are due quarterly and the next cycle would be due by mid June, with a decision made by October. Staff recommends pursuing this grant opportunity in the amount of \$18,000 and if unsuccessful in the first application, another application can be submitted in September. The proposed grant does not have any matching fund requirements from the applicant. If the District is not successful with the grant, staff will return to the Board of Directors at a future date and request approval for up to \$18,000 from the undesignated SDC fund.

Staff will continue to coordinate the final design with Gramor to ensure Park District standards and needs are met. Once Board of Director approval is received, staff will prepare a Memorandum of Understanding (MOU) to be signed by the General Manager and Gramor Development which will 'lock in' all of the proposed project costs and SDC fees. If construction costs exceed these preliminary estimates Gramor will assume all responsibility for such increases.

Gramor also seeks another letter of support from the Park District to the City of Beaverton Planning Commission for their May 14, 2008 Public Hearing.

Benefits of Proposal

Gramor's proposal will provide more public access in the park including an additional ADA pathway. It will allow more access to the lake edge that could potentially provide fishing opportunities. The improvements will also establish a connection to the adjacent proposed town center and the existing neighborhoods to the north.

Potential Downside of Proposal

The proposal will create additional park operation/maintenance responsibilities.

Action Requested

Board of Directors approval for the following:

1. Approval of the SDC credit project and for the General Manager, or his designee, to enter into a Memorandum of Understanding that includes the commercial development SDC credits and park improvement cost estimates as described above.
2. Approval for staff to apply for a grant to cover the additional costs associated with the installation of the larger 12' x 24' floating dock.
3. Authorization for staff to prepare a letter of support to the City of Beaverton Planning Commission.



April 24, 2008

Via E-Mail Delivery and US Mail

Mr. Steven Gulgren
Mr. Gery Keck
Tualatin Hills Park & Recreation District
5500 SW Arctic Drive, Suite #2
Beaverton, OR 97005

RE: REVISED LETTER - Request to Construct Improvements along the East Edge of the Pond at Progress Ridge, in South Beaverton (Portions of 2S1 05AB 04700, 13.03 acres; 2S1 05AC 10100, 6.59 acres)

Gentleman:

Pursuant to our previous discussions, Gramor Development Inc. is submitting a formal request to construct a staircase, viewing area, one pathway and floating dock along the east embankment of the Progress Ridge pond, located in south Beaverton, immediately north of SW Barrows Road. The proposed improvement is an expansion of the existing "Plaza Park" recently constructed by Polygon NW in conjunction with the Progress Ridge development. The improvements are identified on property owned by THPRD in Exhibit A (Assessor Maps) and Exhibit B (Existing Conditions Air Photo). The following sections discuss the background and details of the pathway proposal.

Background

Polygon NW sought approvals from the City of Beaverton in 2002, for a planned unit development for the entire 110 acre area known as Progress Quarry, owned by the Morse Brothers. The overall master plan consists of 736 residential units and a 20-acre commercial core (in two parcels fronting SW Barrows Road) along with a 12-acre lake and open space. To achieve this configuration, SW Barrows Road was relocated from its previous location paralleling Summer Creek, northwards away from the creek, such that traffic is rerouted through the center of the commercial properties. The creek remains in its location and becomes a linear park for those Tigard and Washington County residents at the extreme south of the project. Both the lake and linear park are now in the jurisdiction of Tualatin Hills Park & Recreation District (THPRD).

The residential mix, in its final stages of development includes the following:

- 340 town home units (3 story, 2 – 3 bedrooms)
- 48 apartment units with tuck under parking (1 – 2 bedrooms)
- 144 apartment units with surface carport parking (1 – 2 bedrooms)
- 204 carriage flats (2 story, 1 – 2 bedrooms)

These residential areas are fully established with residents and functioning owner associations under the names of the Heights, Courtyard, Summit and the Highlands.

Gramor Development, Inc. is seeking approvals to develop the two commercial parcels located east of the pond totaling about 20-acres. The City's Development Code zones the property for mixed use commercial. Exhibit C (Pathway Plan/Floating Dock Plans & Pictures) identifies the current development proposal that will be under consideration by the City of Beaverton Planning Commission in May 2008. The key pedestrian path is planned to extend from the Highlands Residential units, south, along the shared property boundary between the town center and THPRD. This path ultimately terminates at SW Barrows Road at the existing "Plaza Park."

Proposal Details

Gramor's proposed improvements for the staircase, viewing area, one path and the floating dock are the results of meeting with THPRD staff members during the months of October, November and December 2007, and January, February and March 2008 (Exhibit C). The February 4th Board Meeting resulted in approvals to continue discussions with Gramor and to grant permission to submit the conceptual path, stairs and floating dock for land use permit submittals to the City of Beaverton.

The original intent was to seek THPRD approvals for encroaching on the eastern embankment to provide an enlarged viewing platform on the adjacent town center property. The discussions blossomed to seek Gramor's participation in expanding the existing path system and providing more access into and along the waters eastern edge. Staff suggested that Gramor construct the improvements in lieu of paying the Park System Development Charges (SDC's).

The City of Beaverton's conditions of approval (CUP 2002-0027, condition #5¹) call for a continuous pathway through the site extending from the Highlands Residential units south to SW Barrows Road. City staff has interpreted this condition to be a pathway along the entire western edge of the commercial property. The northern portion of the path will be constructed on the Highlands Property and land under control by Gramor Development, Inc. The southern portion of the path has two options: 1) along Gramor's western edge or; 2) along THPRD eastern property on the embankment and waters edge. The preferred route is along THPRD property pending Board approval. The fall back location is on Gramor's property, with no participation or benefit to THPRD.

Gramor's estimated SDC will be approximately \$57,000.00 for the proposed development on the commercial parcel situated north of SW Barrows Road. The estimated SDC for the south commercial parcel is \$36,000.00 for a total of \$93,000.00 as

¹ The future developer of the northern commercial parcel area (Lot#207) shall provide a pedestrian accessway that connects the pathway located between the Loop Road and the northern boundary of Lot #207 to a location on the southern boundary of Lot #207 adjacent to the realigned SW Barrows Road. The pathway alignment through Lot #207 shall provide the most direct access across Lot #207 to the open space amenities located south and west of Lot #207. [Note Lot #207 is now Lot 50 of the Progress Ridge Plat, commonly called the "north commercial lot."]

show on Exhibit D (Estimated Park SDC's). R & O Construction, based in Vancouver, Washington, have estimated the proposed improvements for the entire trail system and deducted Gramor's contributions for the trail component on Gramor's property, the stairs and landing on THPRD property and the SDCs to provide the public benefit of the expanded path system (Exhibit E-1 - Construction Cost Estimates). As noted, the SDC's do not cover the entire costs, however, Gramor is willing to cover the costs that exceed the \$93,000.00 SDC payment, as there is a mutual benefit for the town center. At this time, Gramor can't afford the \$18,000 increase for the larger 12' x 24' floating dock option. The current estimates do provide for a 12' x 12' floating dock. Gramor is willing to pay for the cost of the stairs and landing area estimated at \$60,000 (Exhibit E-1 - Construction Cost Estimates) in addition to design and construction fees estimated to be \$44,000.00 (Exhibit F).

Permit preparation and approvals and construction plan preparation for the pathway are included with our entire application for the whole commercial center. This has the effect of saving funds that could be applied towards SDC credits. Gramor is not seeking to apply these costs to the SDC credits. Gramor feels it is more important to apply the credits to the built improvements and is willing to pay for such costs out of pocket.

The improvements are to be constructed in conjunction with Gramor's commercial improvements on the north parcel in 2009. The pathway is to be open to the public at the time of grand opening of the tenants on the north parcel, targeted between May and August of 2009.

Gramor's proposal includes the following:

1. Meetings with staff, neighborhood, THPRD Board members, City staff and Planning Commissioners.
2. Plan and permit preparations, payment of permit fees (land use and construction), land use and construction permit approvals.
3. Final Design, construction and payment of improvements (shown in Exhibit C) including: expanded overlook (which overhangs in a 12-foot wide easement (Exhibit G – Declaration of Easement) for vehicular parking, landscaping and retaining walls²), 8-foot to 16-foot wide staircase with handrails, viewing area with benches, 8-foot wide path along water's edge, and a floating dock extending into the lake, associated grading for all improvements.

² Document 2003-116387, Declaration of Easement. Non-exclusive easement over and upon the Easement Area for the purpose of allowing the overhang of vehicles parked on the Benefited Property to encroach upon the Easement Area, for the purpose of constructing, maintaining, repairing and replacing retaining walls in the Easement Area for the support of parking areas on the Benefited Property and for the purpose of installing and maintaining landscaping in the Easement Area, together with a right of ingress to and egress from the Easement Area for the foregoing purposes.

4. Construction costs, if at the time of bidding exceed the estimates (Exhibit E-1 - Construction Cost Estimates), Gramor Development, Inc. assumes all responsibility for such increases.

Gramor seeks Board Approval for:

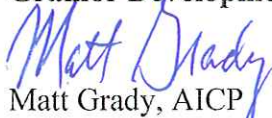
1. Letter of authorization to the City of Beaverton to include the proposed path system as part of the land use and construction documents submitted to the City of Beaverton. **(Land Use authorization was already issued by THPRD).**
2. Letter of support to the Beaverton Planning Commission transmitted no later than May 12, 2008 to meet the public hearing date of May 14, 2008.
3. The proposed project as described above.
4. Payment of SDC's to be delayed until improvements are constructed and accepted by THPRD.
5. SDC rates shall be those in effect at the time of Board approval. Such rates shall be effective through the acceptance of the pathway by THPRD.
6. Maintain the improvements after the typical 1-year construction warranty period by the contractors.

Public Benefits for the Proposal:

1. Expansion of existing facilities providing increased public access to a park facility that is largely inaccessible to the public.
2. Provides for future extension around the pond in subsequent phases.
3. Provides a unique link into the town center commercial properties with continuous access to adjacent residential neighborhoods.
4. Has the potential to relieve conflicts with park users seeking to reach the water's edge by expanding the linear frontage available for enjoyment.
5. Provides an extension of the existing ADA designed path linkage from the "Plaza Park" to the base of the landing at the stairs.
6. Maximizes the efficiency of SDC's to provide a tangible improvement, minimizing THPRD staff time to administer the creation of such improvement.

This proposal is an excellent improvement to the THPRD's existing facility and will play a prime role in expanding the park provisions for the local neighborhood. We ask for favorable approval of this proposal at your earliest convenience. I can be reached at 503-245-1976 for additional information and clarifications.

Sincerely,
Gramor Development, Inc.



Matt Grady, AICP
Senior Project Manager

Mr. Steven Gulgren
Mr. Gery Keck
Tualatin Hills Park & Recreation District
April 24, 2008
Page 5 of 5

MG:kw

cc: Dan Jenkins, Jan Mason, Todd Johnson/ Group Mackenzie

Attachments:

Exhibit A: Assessor Maps

Exhibit B: Existing Conditions Air Photo

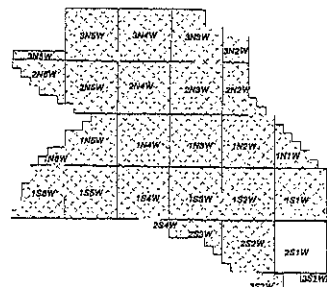
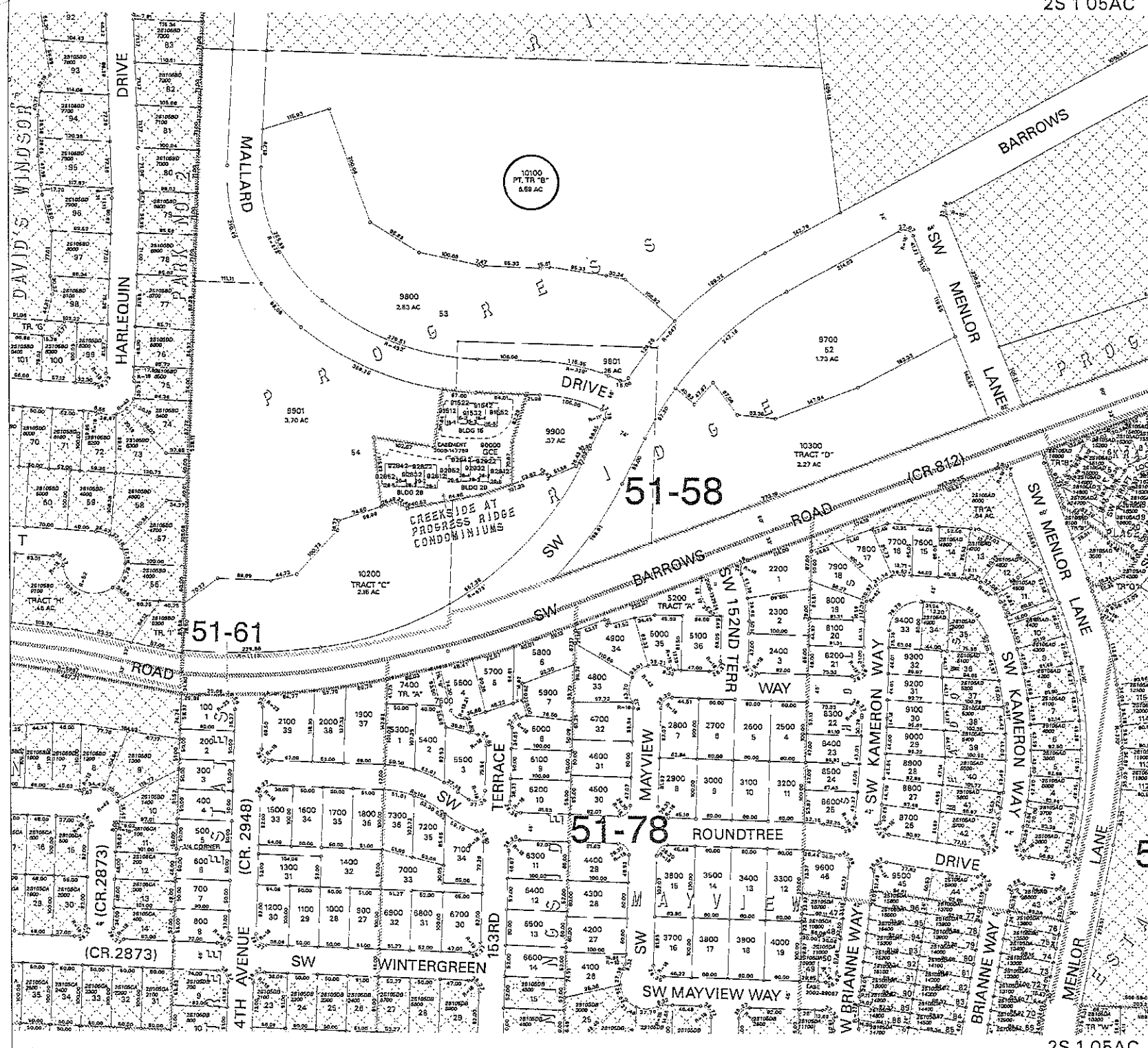
Exhibit C: Pathway Plan/Floating Dock Plans & Pictures

Exhibit D: Estimated Park SDC's

Exhibit E-1: Construction Cost Estimates

Exhibit F: Soft Costs Expended & Estimated

Exhibit G: Declaration of Easement



WASHINGTON COUNTY OREGON
SW 1/4 NE 1/4 SECTION 05 T2S R1W W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	31
6	5	4	3	2	1	6	
12	7	8	9	10	11	12	7
18	13	14	15	16	17	18	13
24	19	20	21	22	23	24	19
30	25	26	27	28	29	30	25
36	31	32	33	34	35	36	31
6	5	4	3	2	1	6	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
B	A		
BC	BD	AC	AD
C			
CB	CA	DB	DA
C			
CC	CD	DC	DD
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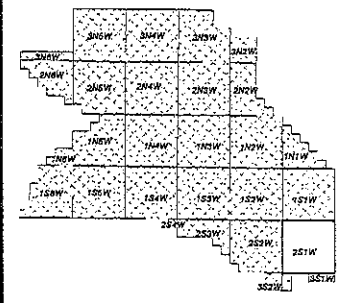
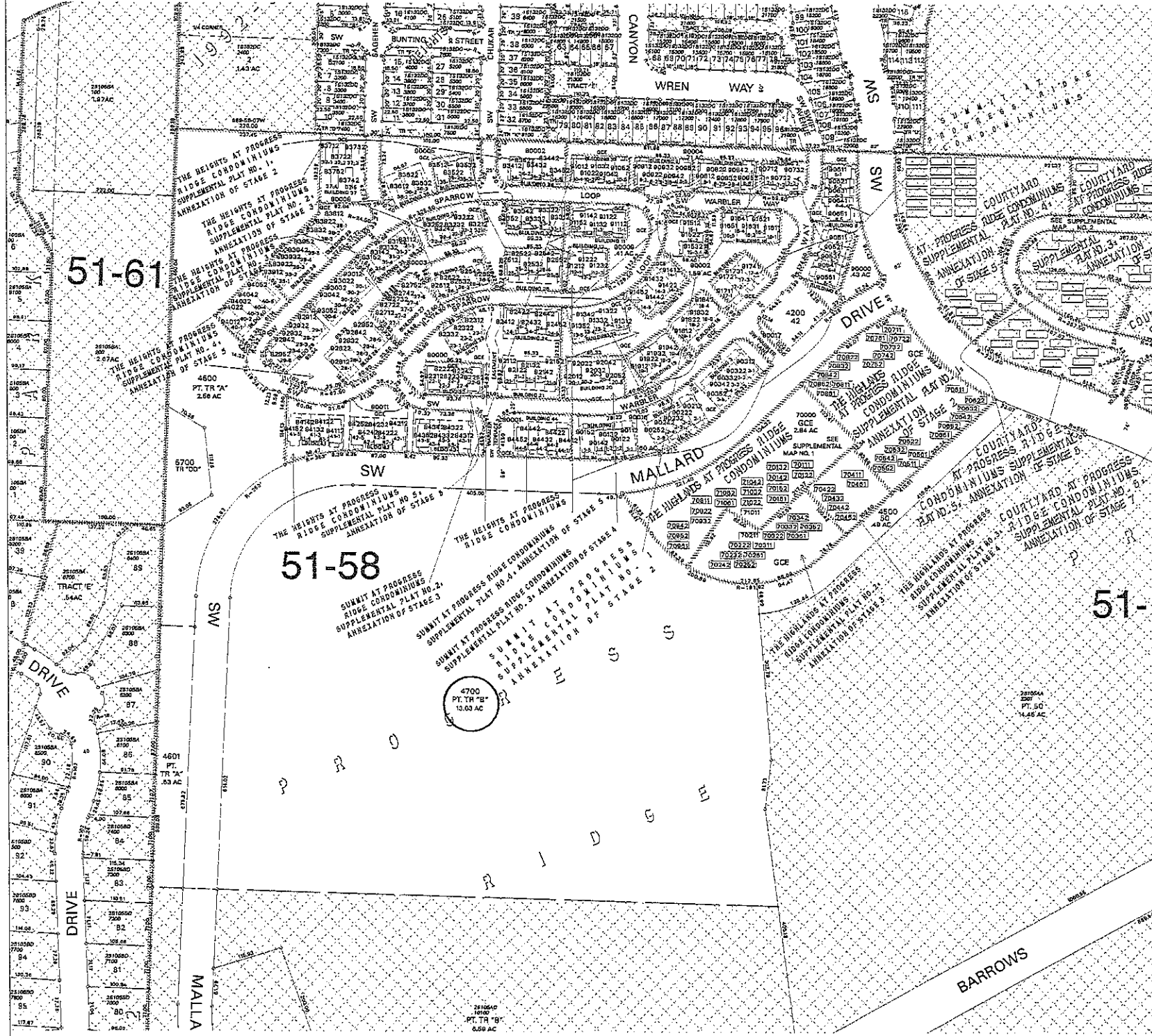
SECTION 05

Cancelled Taxlots For: 2S105AC
10000.

Assessor
CARTOGRAPHY
Taxatio

PLOT DATE: June 27, 2007
FOR ASSESSMENT PURPOSE
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatch pattern are for reference only and may not indicate the current property boundaries. Please consult the appropriate for the most current information.



WASHINGTON COUNTY OREGON
 NW 1/4 NE 1/4 SECTION 05 T2S R1W W.M.
 SCALE 1" = 100'

36	31	32	33	34	35	36	37
6	5	4	3	2	1	8	
12	7	8	9	10	11	12	
13	18	17	16	15	14	15	16
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	3	2	3	4	3	2	1
6	5	4	3	2	1	8	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
B	A		
BC	BD	AC	AD
C	D		
CB	CA	DB	DA
C	D		
CC	CD	DC	DD
C	D		

Cancelled Taxlots For: 2S105AB
 2900,2901,4350,4400,105,200,300,2700,400,
 1700,1800,2850,2920,3050,3100,3200,3600,4000,4100,
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WASHINGTON COUNTY OREGON
Assessment
CARTOGRAPHY
Taxation

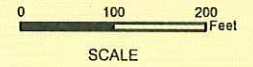
PLOT DATE: May 30, 2007
 FOR ASSESSMENT PURPOSES
 ONLY - DO NOT RELY ON
 FOR OTHER USE

Map areas delineated by other gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



Progress Ridge
Aerial Map

 Site



Source Data
Base Data, Metro RLIS Lite, February 2007

Geographic Projection Information
NAD 83 HARN, Oregon North
Lambert Conformal Conic



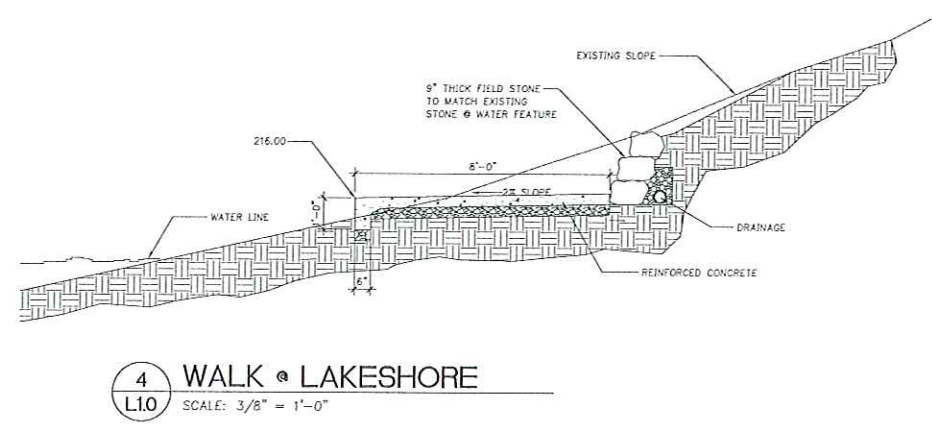
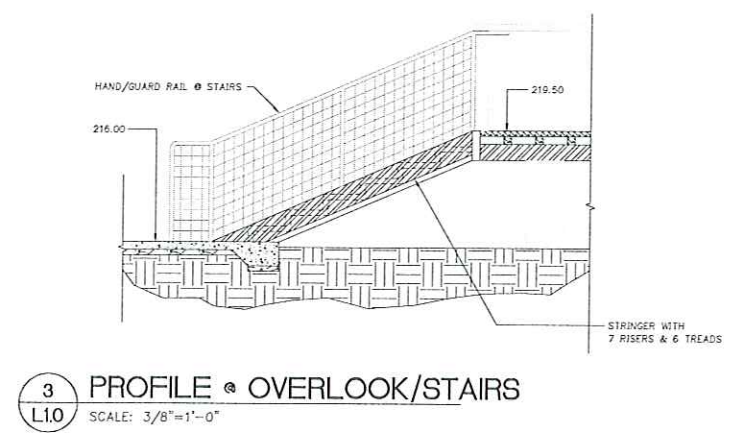
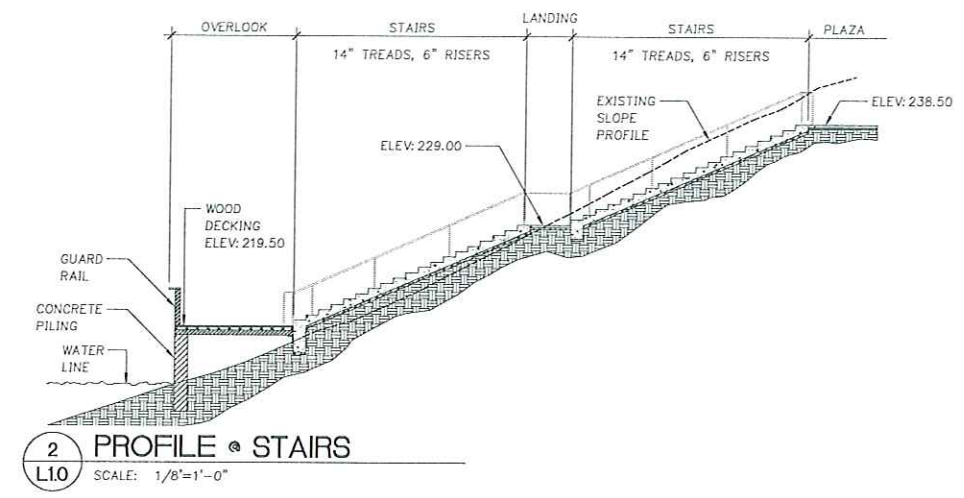
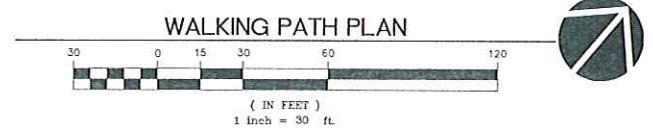
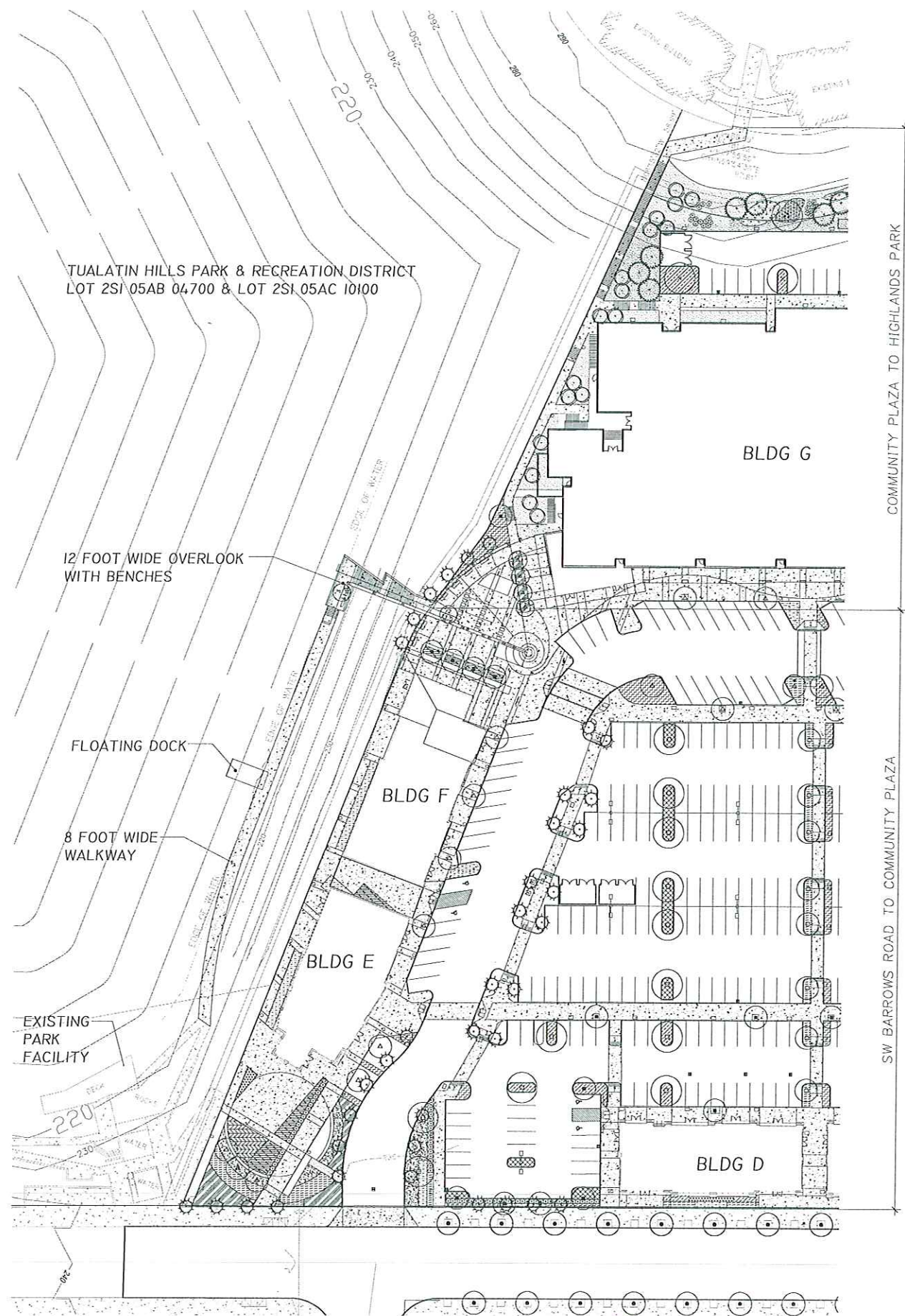
Location Map



GROUP
MACKENZIE
PORTLAND, OR | SEATTLE, WA | VANCOUVER, WA
RiverEast Center | 1515 Water Avenue, Suite 100 | Portland, OR 97214
PO. Box 14310 | Portland, OR 97293
T: 503.224.5560 | F: 503.228.1235 | www.groupmackenzie.com

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Date: 09/22/07 | Map Created by: RS
File: ProgressRidge.mxd | Project No: 2060384.00



GROUP MACKENZIE

Architecture
Interior Design
Land Use Planning

Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture

Portland OR 503.224.9580
Vancouver WA 360.685.7878
Seattle WA 206.748.6688

Client
GRAMOR DEVELOPMENT

GRAMOR DEVELOPMENT

Project
PROGRESS RIDGE TOWN CENTER

DOCK DESIGN:
FLOWING SOLUTIONS, LLC
3305 SW 87th Avenue
Portland, OR 97225
(503) 297-6311

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REVISIONS:

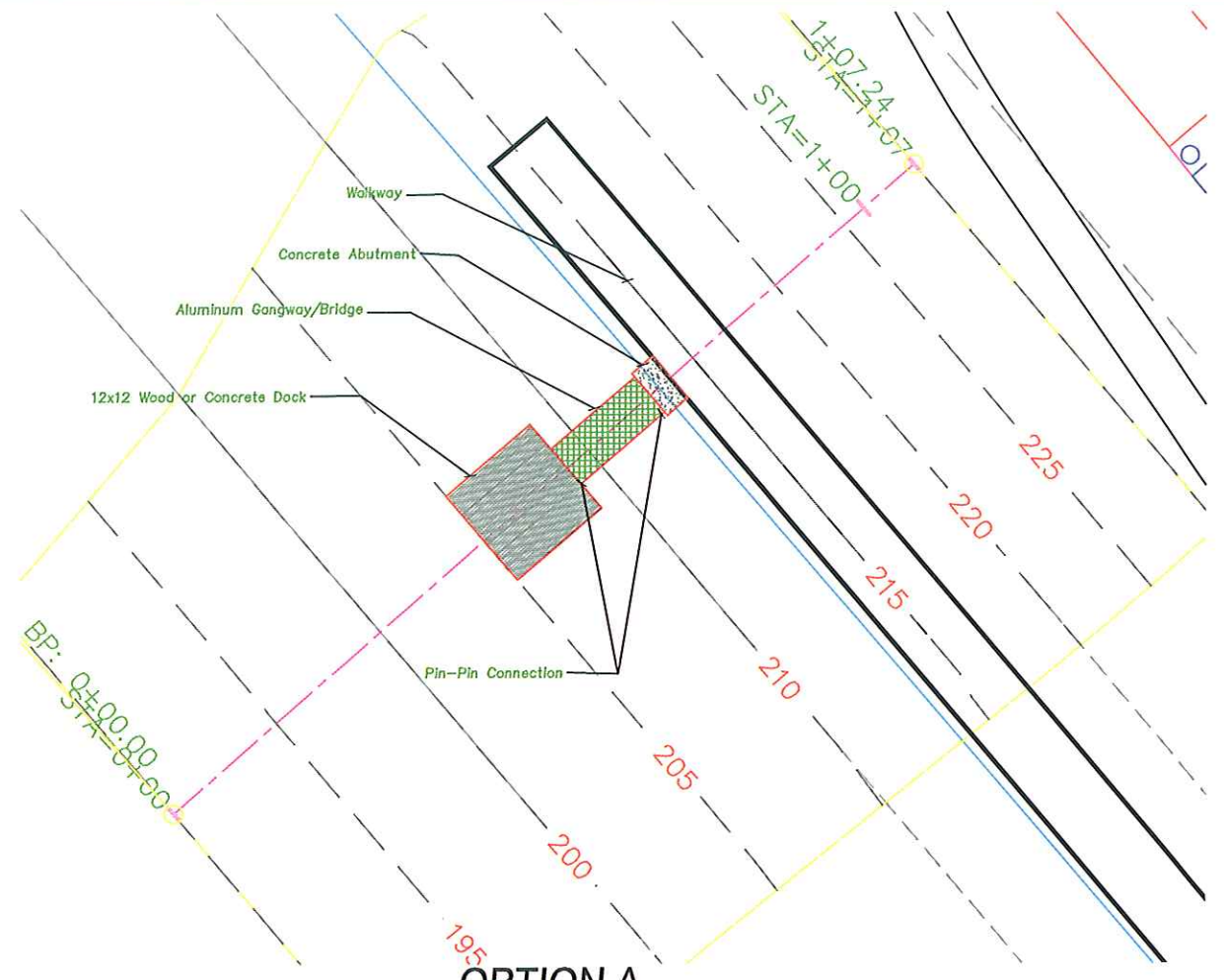
REVISION	REVISION DELTA	REVISION CLOSING DATE

SHEET TITLE:
THPRD WALKING PATH

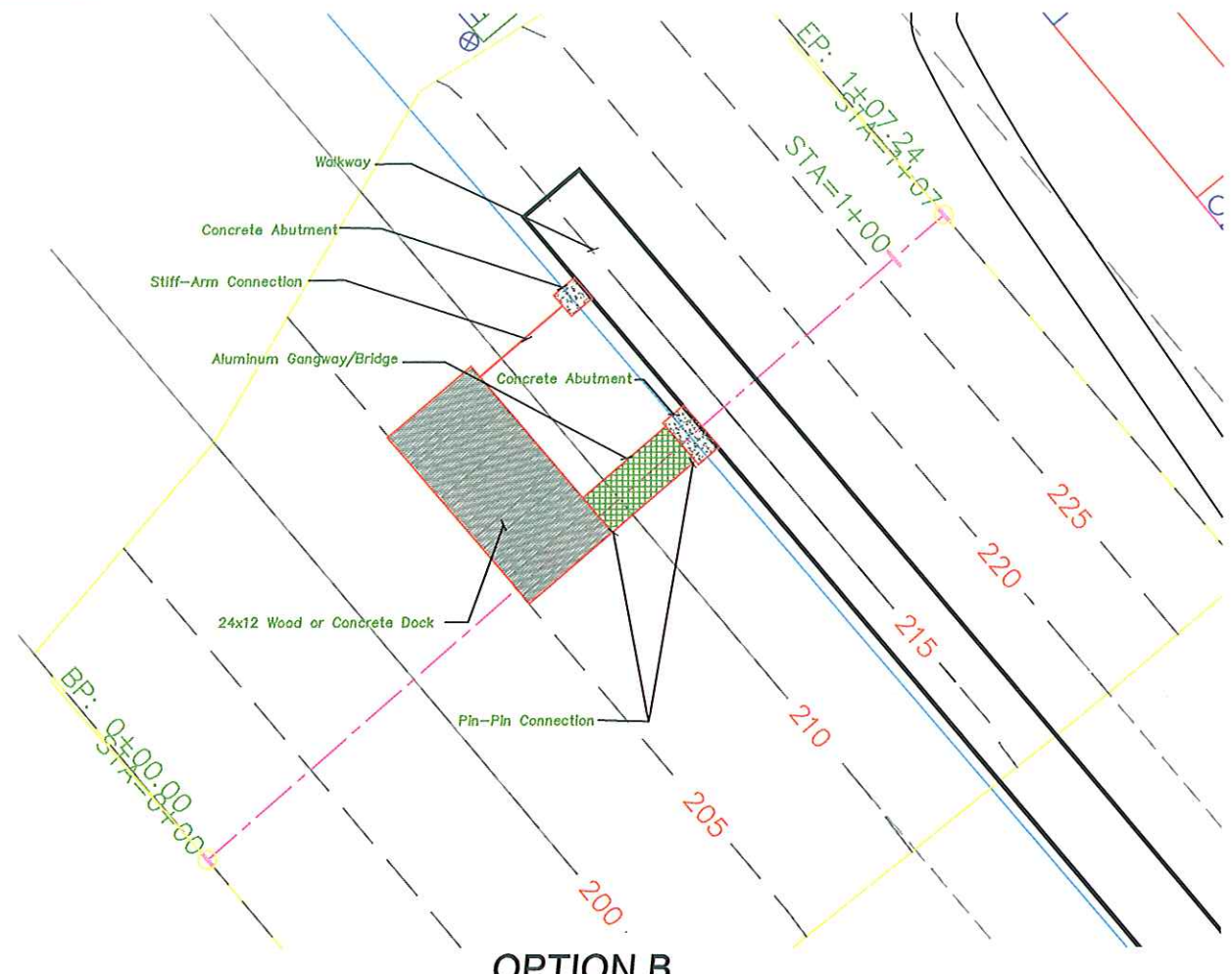
DRAWN BY: JM/RES
CHECKED BY: DKJ
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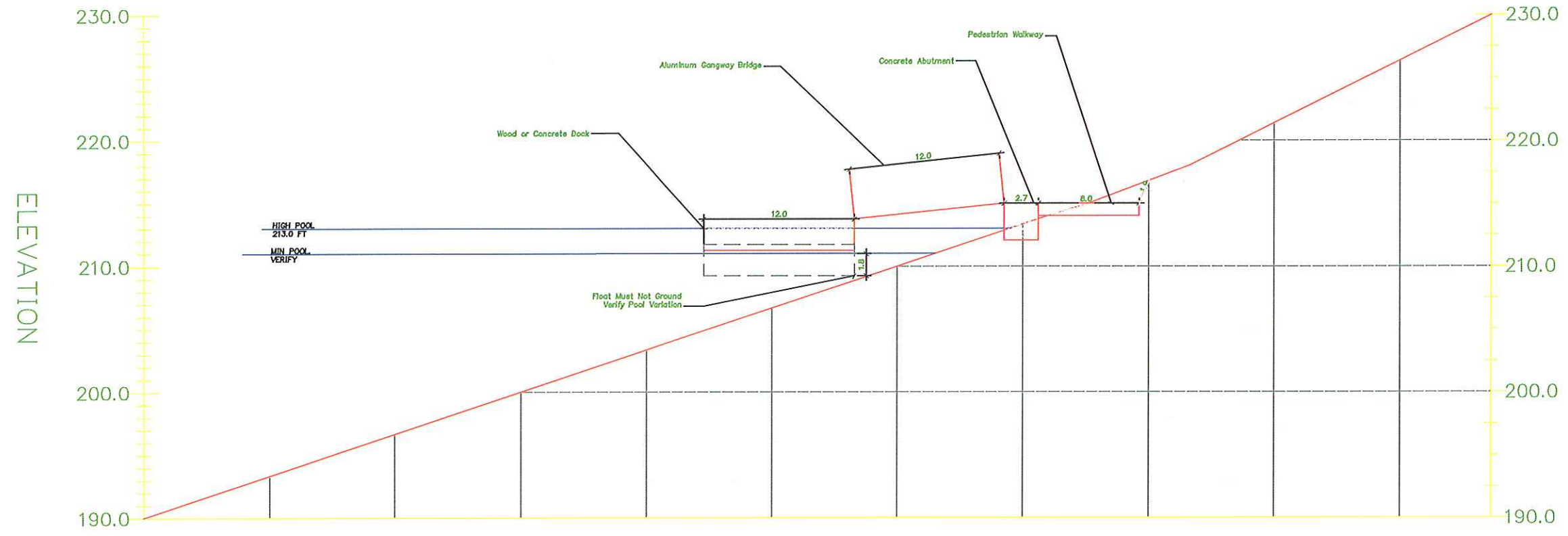
JOB NO. **2060384.03**




OPTION A
SCALE 1"=20



OPTION B
SCALE 1"=20



PROFILE
SCALE 1"=20

SHEET	OF			PROJECT
	X			
Progress Ridge				
DATE: MARCH 25, 2008				
Flowing solutions  Flowing Solutions 3305 SW 87th Avenue Portland, OR 97225-4311 Fax: (503) 397-6633				
NO.	DATE	REVISION	SCALE	BY
			1"=20'	
			PLAN	
			PROFILE	
			GENERAL	



3305 SW 87th
Portland, OR 97225
(503) 297-6311P
(503) 297-6053F



ON GRADE PATH TO BRIDGE



BRIDGE TO DOCK



3305 SW 87th
Portland, OR 97225
(503) 297-6311P
(503) 297-6053F



BULL RAIL AROUND EDGE



ON GRADE DOCK/CONCRETE ABUTMENT



3305 SW 87th
Portland, OR 97225
(503) 297-6311P
(503) 297-6053F



LARGE 12x24 DOCK



INSTALLATION BY CRANE

EXHIBIT D

Progress Ridge North Commercial Parcel
Estimated Park SDC

North Parcel	Proposed Bldg sf	Adopted Standard sf/ employee	No of employees	Fees
retail (general)	81,337	700	116	\$20,450.45
restaurant	6,314	225	28	\$4,938.95
office	21,490	350	61	\$10,806.40
food store	50,000	675	74	\$13,037.04
cinema	51,000	1100	46	\$8,160.00
	<u>210,141</u>		<u>326</u>	
Fees:		<u>Per Empl</u> Jan-08 \$176.00		\$57,393

South Parcel	Proposed Bldg sf	Adopted Standard sf/ employee	No of employees	Fees
retail (general)	46,618	700	67	\$11,721.10
restaurant	4,461	225	20	\$3,489.49
office	42,146	350	120	\$21,193.42
	<u>93,225</u>		<u>207</u>	
Fees:		<u>Per Empl</u> Jan-08 \$176.00		\$36,404

Combined North and South Sites				\$93,797
---------------------------------------	--	--	--	-----------------

Cost Estimate to Construct Pathway on Gramor's Property

HIGHLANDS PARK PATH TO PLAZA					
ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
	SURVEY AND STAKING	LUMP SUM		\$ 800.00	\$800
	EROSION CONTROL	LUMP SUM		\$ 500.00	\$500
	GRADING	SF	2,073	\$ 2.00	\$4,146
	WALK	SF	2,073	\$ 4.00	\$8,292
	STAIRS	SF	580	\$ 80.00	\$46,400
	RAILING (STAIRS)	LF	200	\$ 30.00	\$6,000
	CARPENTRY, LABOR, CLEAN-UP	LUMP SUM		\$ 6,768.00	\$6,768
	ELECTRICAL & LIGHTING	LUMP SUM		\$ 6,000.00	\$6,000
	EQUIPMENT RENTALS	LUMP SUM		\$ 1,800.00	\$1,800
	GENERAL CONDITIONS & MISC MATERIALS	LUMP SUM		\$ 650.00	\$650
	GENERAL LIABILITY INSURANCE	LUMP SUM		\$ 83.17	\$ 83.17
	SUBTOTAL				\$81,439
	CONSTRUCTION FEE		7%		\$5,701
	CONTINGENCY		10%		\$8,144
	SUBTOTAL				\$95,284

PLAZA TO SW BARROWS ROAD					
ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
	SURVEY STAKING	LUMP SUM		\$ 500	\$500
	EROSION CONTROL	LUMP SUM		\$ 800	\$800
	GRADING	SF	2,042	\$ 2.00	\$4,084
	WALK	SF	2042	\$ 4.00	\$8,168
	RAILING	LF	340	\$ 30.00	\$10,200
	CARPENTRY, LABOR, CLEAN-UP	LUMP SUM		\$ 2,640.00	\$2,640
	GENERAL CONDITIONS & MISC MATERIALS	LUMP SUM		\$ 650.00	\$650
	GENERAL LIABILITY INSURANCE	LUMP SUM		\$ 23.13	\$ 23.13
	SUBTOTAL				\$27,065
	CONSTRUCTION FEE		7%		\$1,895
	CONTINGENCY		10%		\$2,707
	SUBTOTAL				\$31,666
	TOTAL COST OF BOTH COMPONENTS				\$126,950

Cost Estimate to Construct the Northern Portion on Gramor's Property and Southern Portion on THPRD Property

HIGHLANDS PARK PATH TO PLAZA (same as above)

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
	SURVEY AND STAKING	LUMP SUM		\$ 800.00	\$800
	EROSION CONTROL	LUMP SUM		\$ 500.00	\$500
	GRADING	SF	2,073	\$ 2.00	\$4,146
	WALK	SF	2,073	\$ 4.00	\$8,292
	STAIRS	SF	580	\$ 80.00	\$46,400
	RAILING (STAIRS)	LF	200	\$ 30.00	\$6,000
	CARPENTRY, LABOR, CLEAN-UP	LUMP SUM		\$ 6,768.00	\$6,768
	ELECTRICAL & LIGHTING	LUMP SUM		\$ 6,000.00	\$6,000
	EQUIPMENT RENTALS	LUMP SUM		\$ 1,800.00	\$1,800
	GENERAL CONDITIONS & MISC MATERIALS	LUMP SUM		\$ 650.00	\$650
	GENERAL LIABILITY INSURANCE	LUMP SUM		\$ 83.17	\$ 83.17
	SUBTOTAL				\$81,439
	CONSTRUCTION FEE		7%		\$5,701
	CONTINGENCY		10%		\$8,144
	SUBTOTAL				\$95,284

PLAZA TO SW BARROWS ROAD

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
EARTHWORK					
	SURVEY CONSTRUCTION STAKING	LUMP SUM		\$ 1,800.00	\$1,800
	EXCAVATION, CRUSHED ROCK & BACKFILL	LUMP SUM		\$ 17,927.00	\$17,927
	EROSION CONTROL	LUMP SUM		\$ 1,500.00	\$1,500
PAVING					
	CONCRETE STAIRS/LANDING (12-ft wide average width)	SF	1260	\$ 23.04	\$29,030
	8 FT. WIDE CONCRETE WALK (290 LF)	SF	2320	\$ 5.98	\$13,874
WALLS					
	24 - 30" ROCK RETAINING WALL @ 8 FT. WALK	LF	290	\$ 61.02	\$17,696
RAILING					
	STAIR RAILING (BOTH SIDES) AND LANDING	LF	145	\$ 100.00	\$14,500
DOCK/AMENITIES/MISC.					
	FLOATING DOCK (12' X 12')	SF	144	\$ 41.67	\$7,500
	STEEL GANGWAY	LUMP SUM		\$ 11,000.00	\$11,000
	CONCRETE ABUTMENT TO CONNECT GANGWAY	LUMP SUM		\$ 4,000.00	\$4,000
	BENCHES	NUM	4	\$ 1,000.00	\$4,000
	CARPENTRY, LABOR, CLEAN-UP CRANE & RENTALS			\$ 16,864.00	\$16,864
	GENERAL CONDITIONS & MISC MATERIALS	LUMP SUM		\$ 1,425.00	\$1,425
	GENERAL LIABILITY INSURANCE	LUMP SUM		\$ 629.00	\$629
	SUBTOTAL				\$ 139,944.80
	CONSTRUCTION FEE		7.00%		\$9,796
	CONTINGENCY		10.00%		\$13,994
	TOTAL				\$ 163,735.42
TOTAL PATHWAY (BOTH COMPONENTS)/ STAIRS/ FLOATING DOCK COST					\$ 259,019.24

Progress Ridge Commercial Development
Proposed Pathway Cost Estimates

4/24/2008 updated pathway cost estimates ver 2.xls

Less Gramor's Cost for Highlands Park Path to Plaza	(\$95,284)
Less Gramor's Cost for Stairs and Landing	(\$59,895)
Less Park Credits for North and South Commercial Parcels (refer to Park SDC worksheet)	(\$94,000)
Less Gramor's Cost to meet Budget Shortfall For Construction Costs	(\$9,840)
Cost to THPRD (not including larger 12' x 24' floating dock)	\$0
Cost to THPRD IF Larger Floating Dock is Constructed (12' x 24')	\$ 18,190.00

NOTE: Updated costs prepared by R & O Construction 4-9-08.
Costs amended to omit costs for 5-ft wide ADA path 4-23-08 estimated at \$113,932.

Progress Ridge Town Square
Soft Costs for
Proposed Paths in THPRD Property

<u>Costs Expended to Date</u>		<u>Anticipated Costs for Completion (public hearing, CD, CA, Permits)</u>		
Consulting Fees				
Group Mackenzie	Landscape and Engineering	\$10,273	\$10,000	
Group Mackenzie *	Planning	\$8,000	\$2,000	
Flowing Solutions	Dock Design	\$1,348	\$3,000	
Lodestar Survey	Survey	\$1,300	\$0	
		<u>\$20,921</u>	<u>\$15,000</u>	
Permits (estimated)		\$1,500	\$4,000	
Developer Time				
Sept 28 meeting		\$180		
Nov 2 meeting		\$180		
Nov 9 meeting		\$180		
Jan 10 public meeting		\$260	\$260	Beaverton Public Hearing
Feb 4 Board meeting		\$260	\$260	THPRD Board Meeting
April 11 meeting		\$180	\$1,080	Staff Meeting(3) for MOU
		<u>\$1,240</u>	<u>\$1,600</u>	
Totals:		\$23,661	\$20,600	Grand Total: \$44,261

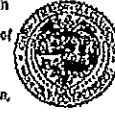
Notes: * To plan the trails and dock as an individual application would cost \$18,000 for the planning. This includes the preapplication preparation and meeting, staff meetings, narrative preparation, neighborhood meeting presenting at public hearing and reviewing conditions of approval.

Washington County, Oregon - 2003-116387
 07/17/2003 12:51:37 PM
 D-5 Cnt#1 8th#4 A DUYCK
 \$45.00 \$8.00 \$11.00 - Total = \$62.00



I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson
 Jerry R. Hanson, Director of Assessment and Taxation,
 Ex-Officio County Clerk



After Recording Return to:
 Dennis Ashenfelter
 130 W. First Ave.
 Albany, OR 97321-0219

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT is made this 15th day of July, 2003
 by Progress Quarry, LLC ("Declarant").

RECITALS

A. Declarant is the owner of that certain real property ("Burdened Property") more particularly described in attached Exhibit A and that certain real property ("Benefited Property") more particularly described in attached Exhibit B.

B. Declarant desires to establish an easement for parking set back purposes over a portion of the Burdened Property as more particularly described in attached Exhibit C (the "Easement Area") for the benefit of the Benefited Property.

NOW, THEREFORE, Declarant hereby declares that the Burdened Property and the Benefited Property shall be held, sold and conveyed subject to the following easements and covenants, which shall run with the Burdened Property and the Benefited Property and each and every parcel or portion thereof, and shall be binding upon all parties having or acquiring the right, title or interest therein, and shall inure to the benefit of any successor to Declarant in the ownership thereof:

1. Grant of Easement. Subject to the restrictions set forth in this Declaration, the Benefited Property shall have a perpetual, nonexclusive easement over and upon the Easement Area for the purpose of allowing the overhang of vehicles parked on the Benefited Property to encroach upon the Easement Area, for the purpose of constructing, maintaining, repairing and replacing retaining walls in the Easement Area for the support of parking areas on the Benefited Property, and for the purpose of installing and maintaining landscaping in the Easement Area, together with a right of ingress to and egress from the Easement Area for the foregoing purposes.

2. No Build. The owner of the Burdened Property shall not construct any improvements in the Easement Area.

3. Slope Stability. If the owner of the Benefited Property alters the slope of the Easement Area or of the Benefited Property, the owner of the Benefited Property shall, at its expense, promptly stabilize the slope and take all appropriate measures to maintain slope stability.

4. Restrictions. All activities on and use of the Easement Area shall be in compliance with all applicable laws, statutes, ordinances, rules, regulations, and requirements of any governmental authority. All work shall be performed promptly, diligently, in a good and workman like manner, and free of liens. The owner of the Benefited Property shall maintain in good condition and repair all improvements and landscaping on the Easement Area that are installed by the owner of the Benefited Property.

5. Restoration. Upon completion of any construction, maintenance, repair or replacement by the owner of the Benefited Property of the retaining walls described herein, the owner of the Benefited Property shall restore the surface of and any improvements on the Easement Area to its previous condition (subject to any retaining walls, slope alteration or landscaping installed as permitted by this Declaration).

6. Landscaping. The owner of the Benefited Property may install and maintain landscaping in the Easement Area comparable in quality to the landscaping on the Benefited Property.

7. Liability Insurance. The owner of the Benefited Property shall maintain, at its expense, commercial general liability insurance in force at all times relating to all activities, conditions, operations and usages by the owner of the Benefited Property on or about the Easement Area, and shall cause the owner of the Burdened Property to be added as an additional insured on such insurance. Such insurance shall have a minimum limit of not less than \$1,000,000. The insurance company providing the insurance shall be licensed to do business in Oregon and shall be rated by AM Best as A- or better with financial size category of VII or larger. The owner of the Benefited Property shall provide the owner of the Burdened Property an insurance certificate that evidences coverage before the owner of the Benefited Property enters upon the Easement Area and thereafter promptly shall provide to the owner of the Burdened Property copies of all renewals and extensions of such insurance upon the owner of the Burdened Property's request.

8. Exculpation. The owner of the Burdened Property shall have no liability to the owner of the Benefited Property for damage to or loss of any persons or property on or about the Easement Area.

9. Benefits and Burdens. The benefits and burdens of the easements and covenants contained in this Declaration shall run with the land so benefitted and burdened.

10. Indemnity. The owner of the Benefited Property shall forever defend, indemnify and hold the owner of the Burdened Property harmless from any claim, loss or liability arising out of or in any way connected with the use of the easement created by this Declaration.



11. Remedies. In the event of any breach of the provisions of this Declaration, the aggrieved party shall be entitled to exercise any remedies permitted by law or equity, including without limitation, the remedies of injunction and specific performance.

12. Attorneys' Fees. In the event litigation is commenced to enforce or interpret the provisions of this Declaration, including any appeal therefrom, the prevailing party shall recover from the other party, in addition to all other costs and damages provided by law, reasonable attorneys' fees as determined by the Court at trial and on any appeal or petition for review thereof.

13. Notices. Any notice under this Declaration shall be in writing and shall be effective when actually delivered, or if mailed, when posted as certified mail, return receipt requested, postage prepaid. Mail shall be directed to the address of the record owner of the property in question, at the address for tax statements as shown on the real property tax records of Washington County, Oregon, or to such other address as a party may specify by notice to the other.

Progress Quarry, LLC

By: J. Franklin Morse

Its: Operating Manager

STATE OF OREGON }
COUNTY OF LINN } ss.

This instrument was acknowledged before me this 15th day of July, 2003, by J. Franklin Morse, Operating Manager of Progress Quarry LLC, an Oregon limited liability company, on its behalf.

Dennis D. Ashenfelter
Notary Public
My commission expires: 08-31-06
Commission No.: 359923

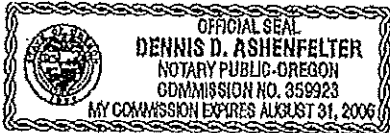




EXHIBIT "A"

Burdened Property

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED TO PROGRESS QUARRY, LLC, AN OREGON LIMITED LIABILITY COMPANY IN DEED DOCUMENT NO. 98028038, WASHINGTON COUNTY DEED RECORDS LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC." AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PROGRESS QUARRY LLC PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. BARROWS ROAD, (COUNTY ROAD NO. 812) 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO, SAID WESTERLY LINE BEING THE EASTERLY LINE OF THE PLAT "DAVID'S WINDSOR PARK NO. 2", WASHINGTON COUNTY PLAT RECORDS, SAID INTERSECTION BEARS NORTH 00°14'49" EAST, 5.19 FEET FROM A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ALPHA ENG., INC." AT THE SOUTHEAST CORNER OF SAID PLAT; THENCE ALONG SAID WESTERLY LINE NORTH 00°14'49" EAST, 1013.55 FEET TO THE NORTHWEST CORNER OF PARCEL 2 AS DESCRIBED IN SAID DEED DOCUMENT NO. 98028038, A 1" IRON PIPE LEANING SOUTHEAST BEARS SOUTH 76°11'38" EAST, 1.02 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 AND PARCEL 4 AS DESCRIBED IN SAID DEED DOCUMENT NO. 98028038 NORTH 89°46'43" EAST, 1029.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE LEAVING SAID NORTHERLY LINE SOUTH 08°59'28" EAST, 243.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 30°35'00" EAST, 74.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE NORTH 59°25'00" EAST, 164.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 83°03'28" (THE LONG CHORD OF WHICH BEARS SOUTH 17°53'17" WEST, 14.59 FEET) AN ARC DISTANCE OF 15.95 FEET TO A POINT OF TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 23°38'26" EAST, 345.83 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. BARROWS ROAD, (COUNTY ROAD NO. 812) 50.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 67°35'38" WEST, 660.56 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO C.G. GREDVIG AND BLANCHE L. GREDVIG IN DEED DOCUMENT NO. 85010542, WASHINGTON COUNTY DEED RECORDS AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE EASTERLY LINE OF SAID GREDVIG TRACT NORTH 00°12'03" EAST, 327.60 FEET TO THE NORTHEAST CORNER OF SAID GREDVIG TRACT, A 1/2" IRON PIPE LEANING SOUTHWEST BEARS SOUTH 71°34'33" WEST, 0.83 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID GREDVIG TRACT SOUTH 89°45'43" WEST, 332.26 FEET TO THE NORTHWEST CORNER OF SAID GREDVIG TRACT AND A 1/2" IRON PIPE; THENCE ALONG THE WESTERLY LINE OF SAID GREDVIG TRACT AND THE SOUTHERLY EXTENSION SOUTH 00°12'03" WEST, 476.89 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF S.W. BARROWS ROAD, (COUNTY ROAD NO. 812) 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO, THE BEGINNING OF A NON-TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 1120.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 01°05'07" (THE LONG CHORD OF WHICH BEARS SOUTH 74°45'06" WEST, 21.22 FEET) AN ARC DISTANCE OF 21.22 FEET TO A POINT OF TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 75°17'39" WEST, 80.62 FEET TO THE BEGINNING OF A TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE ARC OF A 1120.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 17°13'52" (THE LONG CHORD OF WHICH BEARS SOUTH 83°64'35" WEST, 335.56 FEET) AN ARC DISTANCE OF 336.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 903,437 SQUARE FEET (20.740 ACRES), MORE OR LESS.

AND

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED TO PROGRESS QUARRY, LLC, AN OREGON LIMITED LIABILITY COMPANY IN DEED DOCUMENT NO. 98028038, WASHINGTON COUNTY DEED RECORDS LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC." AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PROGRESS QUARRY LLC PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. BARROWS ROAD, (COUNTY ROAD NO. 812) 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO, SAID WESTERLY LINE BEING THE EASTERLY LINE OF THE PLAT "DAVID'S WINDSOR PARK NO. 2", WASHINGTON COUNTY PLAT RECORDS, SAID INTERSECTION BEARS NORTH 00°14'49" EAST, 5.19 FEET FROM A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ALPHA ENG., INC." AT THE SOUTHEAST CORNER OF SAID PLAT; THENCE ALONG SAID WESTERLY LINE NORTH 00°14'49" EAST, 1013.65 FEET TO THE TRUE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 AS DESCRIBED IN SAID DEED DOCUMENT NO. 98028038, A 1" IRON PIPE LEANING SOUTHEAST BEARS SOUTH 76°11'38" EAST, 1.02 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 00°14'49" EAST, 1254.83 FEET TO THE NORTHWEST CORNER OF SAID PROGRESS QUARRY LLC PARCEL, A 3/4" IRON PIPE BEARS SOUTH 54°07'27" EAST, 1.28 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PROGRESS QUARRY LLC PARCEL NORTH 88°51'08" EAST, 1121.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°00'15" EAST, 40.78 FEET TO THE BEGINNING OF A TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 31°38'20" (THE LONG CHORD OF WHICH BEARS SOUTH 15°49'25" EAST, 180.47 FEET) AN ARC DISTANCE OF 182.78 FEET TO A POINT OF TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 31°36'35" EAST, 65.00 FEET TO THE BEGINNING OF A TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 38°30'11" (THE LONG CHORD OF WHICH BEARS SOUTH 50°53'41" EAST, 218.27 FEET) AN ARC DISTANCE OF 222.43 FEET TO A POINT OF TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 70°08'46" EAST, 23.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 44°42'16" WEST, 416.84 FEET TO THE BEGINNING OF A TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC.":

Exhibit A Page 2 of 3



THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 88°39'36" (THE LONG CHORD OF WHICH BEARS SOUTH 64°32'04" WEST, 135.69 FEET) AN ARC DISTANCE OF 138.44 FEET TO A POINT OF NON-TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 06°15'32" EAST, 243.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 05°30'16" WEST, 81.73 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 08°59'28" EAST, 162.00 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1 AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°45'43" WEST, 1029.76 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1,414,629 SQUARE FEET (32.475 ACRES), MORE OR LESS.

Exhibit A Page 2 of 3



2023-116387

Copy of Exhibit A.max

EXHIBIT "B"

Benefited Property

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED TO PROGRESS QUARRY, LLC, AN OREGON LIMITED LIABILITY COMPANY IN DEED DOCUMENT NO. 98028038, WASHINGTON COUNTY DEED RECORDS LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC." AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PROGRESS QUARRY LLC PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. BARROWS ROAD, (COUNTY ROAD NO: 812) 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO, SAID WESTERLY LINE BEING THE EASTERLY LINE OF THE PLAT "DAVID'S WINDSOR PARK NO. 2", WASHINGTON COUNTY PLAT RECORDS, SAID INTERSECTION BEARS NORTH 00°14'49" EAST, 5.19 FEET FROM A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ALPHA ENG., INC." AT THE SOUTHEAST CORNER OF SAID PLAT; THENCE ALONG SAID WESTERLY LINE NORTH 00°14'49" EAST, 1013.55 FEET TO THE NORTHWEST CORNER OF PARCEL 2 AS DESCRIBED IN SAID DEED DOCUMENT NO. 98028038, A 1" IRON PIPE LEANING SOUTHEAST BEARS SOUTH 76°11'38" EAST, 1.02 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 AND PARCEL 4 AS DESCRIBED IN SAID DEED DOCUMENT NO. 98028038 NORTH 89°45'43" EAST, 1029.75 FEET TO THE TRUE POINT OF BEGINNING AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE LEAVING SAID NORTHERLY LINE NORTH 08°59'28" WEST, 162.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE NORTH 05°30'16" EAST, 81.73 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE NORTH 08°16'32" WEST, 243.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 39°39'36" (THE LONG CHORD OF WHICH BEARS NORTH 64°32'04" EAST, 136.69 FEET) AN ARC DISTANCE OF 136.44 FEET TO A POINT OF TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE NORTH 44°42'16" EAST, 416.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 70°08'46" EAST, 64.70 FEET TO THE BEGINNING OF A TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE ARC OF A 514.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03°52'04" (THE LONG CHORD OF WHICH BEARS SOUTH 72°04'48" EAST, 34.69 FEET) AN ARC DISTANCE OF 34.70 FEET TO A POINT OF REVERSE CURVATURE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE ARC OF A 707.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 51°42'50" (THE LONG CHORD OF WHICH BEARS SOUTH 48°09'26" EAST, 816.68 FEET) AN ARC DISTANCE OF 638.12 FEET TO A POINT OF TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC.";



Exhibit B Page 1 of 2

THENCE SOUTH 22°18'00" EAST, 214.04 FEET TO THE BEGINNING OF A TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE ARC OF A 364.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 37°01'15" (THE LONG CHORD OF WHICH BEARS SOUTH 40°48'37" EAST, 231.12 FEET) AN ARC DISTANCE OF 235.19 FEET TO A POINT OF TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 59°19'15" EAST, 71.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. BARROWS ROAD, (COUNTY ROAD NO. 812) 50.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 32°34'49" WEST, 4.18 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 522.96 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14°22'36" (THE LONG CHORD OF WHICH BEARS SOUTH 39°46'07" WEST, 130.88 FEET) AN ARC DISTANCE OF 131.22 FEET TO A POINT OF NON-TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 47°46'55" WEST, 167.15 FEET TO THE BEGINNING OF A TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE ARC OF A 522.96 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 19°48'48" (THE LONG CHORD OF WHICH BEARS SOUTH 57°41'13" WEST, 179.96 FEET) AN ARC DISTANCE OF 180.85 FEET TO A POINT OF TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 67°35'38" WEST, 567.39 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 23°38'28" WEST, 345.83 FEET TO THE BEGINNING OF A TANGENT CURVE AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 83°03'26" (THE LONG CHORD OF WHICH BEARS NORTH 17°53'17" EAST, 14.59 FEET) AN ARC DISTANCE OF 15.95 FEET TO A POINT OF NON-TANGENCY AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE SOUTH 59°25'00" WEST, 164.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE NORTH 30°35'00" WEST, 74.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC."; THENCE NORTH 08°59'28" WEST, 243.17 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1,095,162 SQUARE FEET (25.141 ACRES), MORE OR LESS.



Exhibit B Page 2 Of 2

EXHIBIT "C"
Easement Area

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED TO PROGRESS QUARRY, LLC, AN OREGON LIMITED LIABILITY COMPANY IN DEED DOCUMENT NO. 2003-102533, 2003-102532 AND DOCUMENT NO. 2003-102533, WASHINGTON COUNTY DEED RECORDS LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 6/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TETSUKA ASSOC., INC." AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID DOCUMENT NO. 2003-102533, SAID POINT BEARS SOUTH 49°04'33" WEST, 2147.17 FEET FROM THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE ALONG THE EASTERLY LINE OF SAID DOCUMENT NO. 2003-102532 SOUTH 08°59'28" EAST, 243.17 FEET; THENCE SOUTH 30°35'00" EAST, 74.00 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 59°25'00" WEST, 12.00 FEET TO A POINT 12.00 FEET WESTERLY OF SAID EASTERLY LINE, WHEN MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID EASTERLY LINE AND THE EASTERLY LINE OF SAID DOCUMENT NO. 2003-102533 NORTH 30°35'00" WEST, 76.29 FEET; THENCE NORTH 08°59'28" WEST, 408.99 FEET; THENCE NORTH 05°30'16" EAST, 82.02 FEET; THENCE NORTH 05°16'32" WEST, 255.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A 188.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 43°21'39" (THE LONG CHORD OF WHICH BEARS NORTH 66°23'06" EAST, 138.91 FEET) AN ARC DISTANCE OF 142.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°42'16" EAST, 411.09 FEET TO THE EASTERLY LINE OF SAID DOCUMENT NO. 2003-102533; THENCE ALONG SAID EASTERLY LINE SOUTH 70°08'46" EAST, 13.22 FEET; THENCE SOUTH 44°42'16" WEST, 416.64 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 39°39'36" (THE LONG CHORD OF WHICH BEARS SOUTH 64°32'04" WEST, 135.89 FEET) AN ARC DISTANCE OF 138.44 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 06°15'32" EAST, 243.80 FEET; THENCE SOUTH 05°30'18" WEST, 81.73 FEET; THENCE SOUTH 08°59'28" EAST, 162.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 16,412 SQUARE FEET (0.377 ACRES), MORE OR LESS.

Exhibit C Page 1 Of 1





TUALATIN HILLS PARK & RECREATION DISTRICT

[7D]

Serving Beaverton and the west side since 1955.

MEMO

DATE: April 29, 2008
TO: The Board of Directors
FROM: Doug Menke, General Manager
RE: General Manager's Report for May 12, 2008

Voluntary Annexation Program

The Washington County Board of Commissioners approved the application for 46 properties to voluntarily annex to the Park District on March 4, 2008. The past three Voluntary Annexation Program cycles have resulted in 197 properties annexing to the Park District as new "in-District" park residents. In keeping with the success of this program, Park District staff intends to offer another Voluntary Annexation Program for 2008-09, with public outreach efforts commencing later this spring and on through the summer.

Formation of Audit Committee

Now that the formation of the Audit Committee has been approved through Board resolution, members will need to be appointed no later than June 23, 2008 in order to participate in the audit review process for the fiscal year ending June 30, 2008. As stated in the resolution, three members will need to be selected, one from the Board of Directors, one from the District Budget Committee, and one from the general public. The two-year terms will be staggered, with the first general public appointment initially lasting one year.

The first and foremost responsibilities of the District Audit Committee will be the approval of the arrangements and scope of the audit, consideration of any comments received regarding internal control weaknesses, and finally, reporting back to the Board of Directors on the results of the annual audit process. Further areas of responsibility may be assigned, as deemed appropriate by the Board of Directors, in areas of financial control and review.

After discussion by the Board of Directors, a final list of objectives will be compiled, and we will begin recruitment and selection of candidates for appointment to the Audit Committee.

Washington County Urbanization Forum

The Washington County Urbanization Forum was held on April 24, 2008 and attended by President, Joe Blowers, and myself, as well as the Washington County Commissioners, various area mayors and city managers, Metro Councilors and other public representatives. I will provide a verbal update of the interesting discussions that occurred during the Forum at the Regular Board meeting.

Washington County Urban & Rural Reserves Steering Committee

I will provide a verbal update to the Board of Directors regarding the Washington County Urban and Rural Reserves Steering Committee that has been established to assist in the planning process

of selecting the next areas to be designated as urban and rural reserves. Urban and rural reserves provide greater predictability for landowners, farmers, and communities as to where future growth may take place outside the current urban growth boundary over the next 40 to 50 years, while protecting important farmland and natural areas from urbanization for that same period of time.

Board of Directors Meeting Schedule

Please note the following upcoming Board of Directors and Budget Committee meetings that will be occurring over the next few months:

- Monday, May 19 – Budget Committee Meeting
- Monday, June 2 – Regular Board Meeting
- Monday, June 23 – Regular Board Meeting
- Monday, July 7 – Regular Board Meeting
- Monday, August 4 – Regular Board Meeting
 - *Note: In accordance with past practice, the August Regular Board meeting is tentative and may be cancelled.*
- Monday, September 8 – Regular Board Meeting



Serving Beaverton and the west side since 1955.

TUALATIN HILLS PARK & RECREATION DISTRICT

Management Report to the Board May 12, 2008

Administration

Hal Bergsma, Director of Planning

Jessica Collins, Executive Assistant

Keith Hobson, Director of Business & Facilities

Jim McElhinny, Director of Park & Recreational Services

Bob Wayt, Director of Communications & Development

1. As part of the District's efforts to improve employee communications, three one-page electronic newsletters were distributed to staff during the month of April. The newsletters have featured topics such as the proposed bond measure, summer registration, and tips on how to ensure workplace safety. They are designed to give employees quick and helpful information they can use in their communications with patrons and co-workers.
2. The District's first-ever Spanish language assistance effort went smoothly, fielding 21 calls during the first two days of summer registration, April 19-20. Volume is expected to pick up during future phone-in registrations as awareness of the service spreads in the Latino community.
3. THPRD's Summer 2008 Newsletter is now available at facilities. The Newsletter focuses on the broad array of activities – many of them free – that THPRD offers to the Public during the summertime to enhance quality of life in the area. It includes a calendar of events from mid-May to early September. As usual, all Patrons who registered for summer classes and camps were mailed a copy of the Newsletter along with their receipt.
4. Teams are now forming for the sixth annual Hike 'n' Bike, a community-wide fund-raiser for the Tualatin Hills Park Foundation. This year's event is Saturday, June 14, and will benefit the Family Assistance Program. It is an easy, cost-effective way for local groups to help low-income families access THPRD programs while at the same time raising money for their own organizations. Prizes are awarded to the top fund-raisers.
5. Preparations continue for the District's biggest community event of the year, Party in the Park, to be held Saturday, July 26, at the Howard M. Terpenning Recreation Complex from 9 a.m. to 8 p.m. Dick's Sporting Goods has committed to be presenting sponsor. Dick's also made a separate \$5,000 gift to the Tualatin Hills Park Foundation recently.

Aquatics

Sharon Hoffmeister, Superintendent of Aquatic Program Services

1. May is National Aquatic Month where we heavily promote water safety to our guests. Along with special events offered by the Centers with free Open Swims, we are promoting our Helping Hands Campaign, a fundraiser for the Family Assistance Program. Guests may purchase a Helping Hand for \$1. The Helping Hand is posted at the facility and the guest receives a receipt for their donation with water safety messages on the reverse. Last year, we raised nearly \$1,500 during the month of May. We hope to exceed that amount this year.

2. Somerset West Swim Center, Raleigh Swim Center and Sunset Swim Center 's wading pools will open for the summer season on Monday, June 16, 2008.

Maintenance

Dave Chrisman, Superintendent of Maintenance Operations

1. The PCC Rock Creek sports fields are now being used on a daily basis. The synthetic turf is scheduled primarily for lacrosse and soccer and the natural turf fields are scheduled for baseball, softball and soccer. Residents who walk, jog, play tennis, and utilize the children's play structure are also using the Complex.
2. Energy audits are now underway at many of our building and pool sites. We expect to meet with the audit team in approximately two weeks to review initial findings. The audits are part of a building performance contract underway with the Energy Trust of Oregon.
3. Staff are reviewing plans to expand the warehouse and storage space at the East Annex Maintenance Shop. An additional 9,500 square feet of space will be used for archives and records storage, athletic equipment storage, park materials and supply storage, special event storage and mowing equipment service space.

Natural Resources & Trails Management

Bruce Barbarasch, Superintendent of Natural Resources & Trails Management

1. Earth Day/Native Plant Sale Summary. Nature Park Interpretive Center staff had one of the busiest plant sales ever. People loved the new Nature Park history and oak restoration exhibits as well as booths, crafts, wildflower walks, and refreshments.
2. Garlic Mustard Surveys. Staff completed surveys for garlic mustard, a highly invasive noxious weed. As part of a cooperative program, Clean Water Services will treat known populations of this weed in our parks.
3. Turtle Conservation. Staff participated with local and state agencies in an effort to plan for conservation of increasingly rare native turtles. We have several small populations in our parks.
4. Volunteer Summary. Two hundred twenty-eight volunteers worked in seven different parks this month including Hyland Forest, Lowami Hart Woods, Morrison Woods, Bauman, HMT Complex, Rosa, and Tualatin Hills Nature Parks. They removed approximately 162 cubic yards of weeds and assisted with the Earth Day celebration and native plant sale. Together our volunteers contributed approximately 1,300 hours of time, valued at \$23,600.

Planning and Development

Steve Gulgren, Superintendent of Planning & Development

1. Garden Home Recreation Center: The new 37 stall, pervious surface asphalt parking lot and relocated section of the Fanno Creek Trail have been completed and are open to the public. The contractor still needs to complete work on the soccer field and some minor landscaping elements to finish the project.

2. Novice Skate Park: Construction has begun for the Novice Skate Park on the HMT Recreation Complex. The project is a design/build collaboration with Grindline Skate Parks and is scheduled to be completed this summer.

Programs & Special Activities

Lisa Novak, Superintendent of Programs & Special Activities

1. The Superintendent is currently researching locations for additional community gardens in the Park District.
2. The east tennis air structure was taken down the week April 21. The west air structure will stay up until the end of May.
3. The Huckeba Art Show was held April 19-20 at the Jenkins Estate with steady attendance. Mr. Huckeba will donate 10% of his sales to Camp Rivendale.

Recreation

Eric Owens, Superintendent of Recreation

1. The 2nd Annual Cedar Hills Recreation Center Fitness Challenge, Final Destination Party, was held on Friday, April 25. There were 66 people that met their destination goals and about 40 attended the party. There were many great prizes given out to those that attended. Danielle Camacho won a round trip airline ticket to New York City.
2. The Conestoga Recreation and Aquatic Center presented the 9th annual Underwater Egg Hunt on April 21. We had 275 young participants swimming and enjoying the Center.
3. As part of the Conestoga Recreation and Aquatic Center's effort to reach out to high school students we offered a Spring Break Aquatic School. This year, we offered Junior Lifeguard classes and Lifeguard Training courses. We trained 30 community members and recertified many current staff.

Security Operations

Mike Janin, Superintendent of Security Operations

1. Security Operations has recently met with all of our Park Watch Groups, Greenway/Fanno Creek, Commonwealth/Foothills and Nature Park as a "kick off" to the spring and summer seasons. All groups report that they are eager to get out and become visible in the parks.
2. With the better weather, activities for Security Operations and Park Patrol has increased. We have been busy with exclusions, after hours activities, checking on alcohol consumption, checking fishing licenses, vehicles trespassing in parks, dogs off leash, just to name a few. Our patrols, even though busy, are still evenly spread throughout the entire District. Patron feedback regarding our Park Patrol Program continues to be very positive.

Sports

Scott Brucker, Superintendent of Sports

1. Fields: Staff is working with Affiliated User Groups and Beaverton School District Athletic Directors to schedule Summer 2008 synthetic turf fields.
2. Sports Leagues
 - A. Summer Softball: Registration is complete in the three major programs. Men's has 88 teams (compared to 90 teams in 2007), Coed has 60 teams (compared to 52 teams in 2007), and Women's has 22 teams (compared to 27 teams in 2007). Industrial League registration was completed on May 2, 2008.
 - B. Spring Middle School Basketball: Player numbers are down from 2007. This year there are 245 players registered as compared to 272 in 2007. There is a drop of 11 females and 21 males this year. Loss of one 6th grade girl's team and seven 5th and 6th grade boys teams.

Business Services

Cathy Brucker, Finance Manager

Mark Hokkanen, Risk and Contract Manager

Phil Young, Information Services Manager

Nancy Hartman-Noye, Human Resources Manager

1. The on-site workshop *Understanding and Avoiding Workplace Harassment* will be held May 13 and May 22. Four sessions (two each day) will be offered to ensure all full-time and regular part-time staff members are able to attend. Jennifer Germundson, Attorney, Bureau of Labor and Industries (BOLI) will conduct the 3-hour workshop. Topics of discussion will include recent Supreme Court decisions, acting as role models, recognizing harassment, how to respond promptly and appropriately, and a review of the District's harassment policy.
2. The Summer phone-in registration began Saturday, April 19 at 8:00 a.m. Staff reported that the computers were running a little slow for the first two hours. We located the issue that was slowing the servers down at 10:00 a.m. and resolved the issue. Staff assisted our patrons in registering over 1,982 invoices during the first two days for a total of over \$815,000.

At 10:00 a.m. our online registration opened. Our Internet lines were able to handle approximately 750 simultaneous users even though the bandwidth was saturated. This situation lasted for about two hours. It is our expectation that we will resolve our bandwidth issues before Fall registration. Even though online registration was slow due to the bandwidth being saturated, we processed 1,776 invoices the first two days, for a total of \$306,000, a 300% increase in dollar volume over Summer 2007.
3. April was "Earthquake and Tsunami Awareness Month". In coordination with programs offered by the Governor's Office and Oregon Emergency Management, the Park District conducted its annual earthquake drill. Departments participated by practicing the Drop, Cover and Hold technique, while some facilities included the general public in educational sessions and practicing their evacuation procedures.

4. Risk Management is coordinating with Security Operations on the re-development of the District's Emergency Response Plan. This plan's focus will be on "What to Do" during the first 20 to 30 minutes of an emergency and will address various scenarios faced by staff. The plan will be released in June.

Calendar of Upcoming Meetings & Events

May						
<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1	2 THSC Spring Classic Aquatic Center 800 ppl	3 THSC Spring Classic Aquatic Center 800 ppl OYSA State Cup Soccer Athletic Center +500 ppl
4 NRPA Summit on Environmental Stewardship THSC Spring Classic Aquatic Center 800 ppl OYSA State Cup Soccer Athletic Center +500 ppl	5 NRPA Summit on Environmental Stewardship	6 NRPA Summit on Environmental Stewardship	7	8 Metro League HS Dist. Tourn Tennis Ctr 600 ppl	9 Metro League HS Dist. Tourn Tennis Ctr 600 ppl	10 Metro League HS Dist. Tourn Tennis Ctr 600 ppl Barefoot Quilt Festival & Mother's Day Plant Sale @ Jenkins Estate
11 Barefoot Quilt Festival & Mother's Day Plant Sale @ Jenkins Estate	12 BOARD MEETING	13	14	15 OSAA HS State Tennis Center 1,150 ppl	16 OSAA HS State Tennis Center 1,150 ppl Girls Fastpitch Tourn. Athletic Center 500 ppl	17 OSAA HS State Tennis Center 1,150 ppl Girls Fastpitch Tourn. Athletic Center 500 ppl Big Boat Day @ Harman
18 OSAA HS State Tennis Center 1,150 ppl Girls Fastpitch Tourn. Athletic Center 500 ppl	19 BUDGET COMMITTEE MEETING	20	21	22	23	24 USSSA Adult Softball Athletic Center 500 ppl
25 USSSA Adult Softball Athletic Center 500 ppl	26 HOLIDAY	27	28	29	30	31 3 on 3 Basketball Tourn @ Athletic Center

2008

Please note that only athletic events expecting 500 or more attendees are listed

June

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 BOARD MEETING	3	4	5	6	7
8	9	10	11	12	13	14 THPF Hike 'n' Bike 8am-2pm @ HMT MAAD @ Athletic Center 550 ppl
15 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	16 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	17 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	18 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	19 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	20 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl	21 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl Valley Invtl. Girls Fastpitch @ Athletic Center 500 ppl
22 Oregon State Jr. Tennis Championships @ Tennis Center 1000 ppl Valley Invtl. Girls Fastpitch @ Athletic Center 500 ppl	23 BOARD MEETING	24	25	26 Concert in the Park Garden Home Park 6pm	27	28
29	30					

2008

Please note that only athletic events expecting 500 or more attendees are listed

July

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Concert in the Park Hazeldale Park 6pm	2	3	4 HOLIDAY ASA Girl's State Softball Tourn. Athletic Center 500 ppl	5 ASA Girl's State Softball Tourn. Athletic Center 500 ppl
6 ASA Girl's State Softball Tourn. Athletic Center 500 ppl	7 BOARD MEETING	8	9	10 Nike Tennis Championships of Oregon Tennis Center 1400 ppl	11 Nike Tennis Championships of Oregon Tennis Center 1400 ppl	12 Nike Tennis Championships of Oregon Tennis Center 1400 ppl THSC Meet Aquatic Center 500 ppl
13 Nike Tennis Championships of Oregon Tennis Center 1400 ppl THSC Meet Aquatic Center 500 ppl Concert in the Park Center Street Park 6pm	14	15 Concert in the Park Raleigh Park 6pm	16	17 Beaverton Cup Athletic Center 5000 ppl	18 Beaverton Cup Athletic Center 5000 ppl ASA U-14 Regionals Athletic Center 500 ppl	19 Beaverton Cup Athletic Center 5000 ppl ASA U-14 Regionals Athletic Center 500 ppl
20 Beaverton Cup Athletic Center 5000 ppl ASA U-14 Regionals Athletic Center 500 ppl	21	22	23	24	25	26 Party in the Park
27	28	29	30	31 Concert in the Park Greenway Park 6pm		

2008

Please note that only athletic events expecting 500 or more attendees are listed

Tualatin Hills Park and Recreation District
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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
GENERAL FUND													
CAPITAL OUTLAY DIVISION													
CARRY FORWARD PROJECTS													
Land Acquisition/Jenkins Est ROW	90,000	90,000	-	90,000	90,000	-	-	90,000	Budget	90,000	90,000	-	-
Restoration of John Quincy Adams Young House (JQAY)	100,000	93,000	-	100,000	93,000	34,394	48,489	17,117	Budget	100,000	65,606	-	27,394
Stuhr Center Bequest Foundation Project	75,000	63,000	-	75,000	63,000	6,443	-	63,000	Budget	69,443	63,000	5,557	-
GIS Development	37,000	25,000	-	37,000	25,000	-	-	25,000	Budget	25,000	25,000	12,000	-
HMT Complex Direct Bury Electrical Service	54,700	40,000	-	54,700	40,000	8,200	25,168	8,000	Award	41,368	33,168	13,332	6,832
Aloha Park Field Restoration & Lights	20,000	20,000	-	20,000	20,000	-	18,824	1,571	Award	20,395	20,395	(395)	(395)
Board/Conference Room Audio	8,000	7,000	-	8,000	7,000	1,073	-	6,927	Budget	8,000	6,927	-	73
Software Upgrades	20,000	10,000	-	20,000	10,000	6,420	-	10,000	Budget	16,420	10,000	3,580	-
Challenge Grant Competitive Fund	30,000	30,000	-	30,000	30,000	-	1,743	28,257	Budget	30,000	30,000	-	-
John Marty Park Community Garden	14,750	11,400	-	14,750	11,400	9,039	-	5,711	Budget	14,750	5,711	-	5,689
Athletic Center HVAC Platforms Safety Mesh	5,000	-	-	5,000	-	-	4,000	-	Completed	4,000	4,000	1,000	(4,000)
TOTAL CARRYOVER PROJECTS	454,450	389,400	-	454,450	389,400	65,569	98,224	255,583		419,376	353,807	35,074	35,593
ATHLETIC FACILITY REPLACEMENT													
Resurface Tennis Courts (3 sites)			53,044	53,044	53,044	-	49,950	-	Complete	49,950	49,950	3,094	3,094
Bball Pad Asphalt Lift (2 sites)			8,893	8,893	8,893	-	18,522	-	Complete	18,522	18,522	(9,629)	(9,629)
Long Jump Runway (2 sites)			2,800	2,800	2,800	-	1,373	-	Complete	1,373	1,373	1,427	1,427
Basketball Court Resurfacing			7,500	7,500	7,500	-	-	7,500	Budget	7,500	7,500	-	-
Backstop Replacements (2 sites)			12,362	12,362	12,362	-	11,351	1,223	Award	12,574	12,574	(212)	(212)
Tennis Court Drainage			2,500	2,500	2,500	-	2,004	-	Complete	2,004	2,004	496	496
Sunset Park Asphalt Replacement			4,000	4,000	4,000	-	6,592	-	Complete	6,592	6,592	(2,592)	(2,592)
Install Bleacher Backs & Rails			6,600	6,600	6,600	-	6,604	1,167	Award	7,771	7,771	(1,171)	(1,171)
Barnes School Field Restoration & Replacement			10,000	10,000	10,000	-	-	10,000	Budget	10,000	10,000	-	-
Aloha Park Lights			200,000	200,000	200,000	-	-	200,000	Budget	200,000	200,000	-	-
Scoreboards			8,000	8,000	8,000	-	7,973	-	Complete	7,973	7,973	27	27
TOTAL ATHLETIC FACILITY REPLACEMENT			315,699	315,699	315,699	-	104,369	219,890		324,259	324,259	(8,560)	(8,560)
ATHLETIC FACILITY IMPROVEMENT													
Progressive Release Safety Bases			30,000	30,000	30,000	-	24,992	-	Complete	24,992	24,992	5,008	5,008
Tennis Court Asphalt Entrances			12,000	12,000	12,000	-	8,716	-	Complete	8,716	8,716	3,284	3,284
Chainlink Fence behind Goal Install			1,300	1,300	1,300	-	706	-	Complete	706	706	594	594
Bocce Courts Installation			8,500	8,500	8,500	-	8,228	-	Complete	8,228	8,228	272	272
TOTAL ATHLETIC FACILITY IMPROVEMENT			51,800	51,800	51,800	-	42,642	-		42,642	42,642	9,158	9,158
PARK AND TRAIL REPLACEMENTS													
Autumn Ridge Park Play Equipment			35,000	35,000	35,000	-	-	40,081	Award	40,081	40,081	(5,081)	(5,081)
HMT Parking (Lot C)			50,000	50,000	50,000	-	63	38,697	Award	38,760	38,760	11,240	11,240
Asphalt Path Replacements (12 sites)			131,222	131,222	131,222	-	1,538	129,684	Budget	131,222	131,222	-	-
Foothills Park Concrete Sidewalk Repair			30,000	30,000	30,000	-	48	29,952	Budget	30,000	30,000	-	-
Brookhaven Park Bridge/Boardwalk Repair			35,000	35,000	35,000	-	-	27,675	Award	27,675	27,675	7,325	7,325
Rock Creek Landing Fence Replacement			15,000	15,000	15,000	-	8,632	3,539	Award	12,171	12,171	2,829	2,829
HMT Southside Irrigation Repair/Replacement			10,000	10,000	10,000	-	3,030	6,970	Budget	10,000	10,000	-	-
Raleigh Park Irrigation System Repair/Replacement			12,000	12,000	12,000	-	-	12,000	Budget	12,000	12,000	-	-
Maxi-com Irrigation Connection			8,000	8,000	8,000	-	359	7,641	Budget	8,000	8,000	-	-
TOTAL PARK AND TRAIL REPLACEMENTS			326,222	326,222	326,222	-	13,670	296,239		309,909	309,909	16,313	16,313
PARK AND TRAIL IMPROVEMENTS													
Memorial Benches			8,000	8,000	8,000	-	3,746	4,254	Budget	8,000	8,000	-	-
Local Government Grant Program			175,000	175,000	175,000	-	-	175,000	Budget	175,000	175,000	-	-
Jenkins Estate Sign lighting/Farmington Road			4,000	4,000	4,000	-	3,790	-	Complete	3,790	3,790	210	210
New Off Leash Dog Park Const.			15,000	15,000	15,000	-	522	14,478	Budget	15,000	15,000	-	-
Fanno Creek Trail Realignment			7,000	7,000	7,000	-	6,950	-	Complete	6,950	6,950	50	50
Center St. Park Playground			-	-	-	-	6,621	-	Complete	6,621	6,621	(6,621)	(6,621)
Valley West Park Paving			-	-	-	-	1,912	-	Complete	1,912	1,912	(1,912)	(1,912)
Community Garden Fencing (2 sites)			-	-	-	-	-	12,960	Award	12,960	12,960	(12,960)	(12,960)
Tilbury Fence Installation			-	-	-	-	1,550	-	Complete	1,550	1,550	(1,550)	(1,550)
TOTAL PARK AND TRAIL IMPROVEMENTS			209,000	209,000	209,000	-	25,091	206,692		231,783	231,783	(22,783)	(22,783)

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
CHALLENGE GRANTS													
Challenge Grants			75,000	75,000	75,000	-	25,385	49,615	Budget	75,000	75,000	-	-
TOTAL CHALLENGE GRANTS			75,000	75,000	75,000	-	25,385	49,615		75,000	75,000	-	-
BUILDING REPLACEMENTS													
Doors & Windows Replacements			22,500	22,500	22,500	-	-	22,500	Budget	22,500	22,500	-	-
Raleigh Pool Tank Water Pipe			22,000	22,000	22,000	-	-	22,000	Budget	22,000	22,000	-	-
Dive Stands			7,000	7,000	7,000	-	6,995	-	Complete	6,995	6,995	5	5
Aquatic Center Chlorine Scale			2,000	2,000	2,000	-	1,455	-	Complete	1,455	1,455	545	545
Aquatic Center Flow Meter			3,000	3,000	3,000	-	1,513	-	Complete	1,513	1,513	1,487	1,487
50 meter Pool Heat Exchanger			83,400	83,400	83,400	-	119,539	-	Complete	119,539	119,539	(36,139)	(36,139)
Raleigh Chemtrol Unit			5,100	5,100	5,100	-	4,258	-	Complete	4,258	4,258	842	842
50 Mtr Pool Circ. Pump Impellor			4,200	4,200	4,200	-	-	4,200	Award	4,200	4,200	-	-
CRA Resurface of Leisure Pool Tank			25,000	25,000	25,000	-	22,500	-	Complete	22,500	22,500	2,500	2,500
Sunset Pool Furnace			35,000	35,000	35,000	-	34,200	-	Complete	34,200	34,200	800	800
Raleigh Pool Solar Heating			35,000	35,000	35,000	-	4,625	30,375	Budget	35,000	35,000	-	-
Dryland Roof Seal Coat (Section C)			6,000	6,000	6,000	-	-	5,960	Award	5,960	5,960	40	40
AC Roof Flashing Ridge & Seal			23,000	23,000	23,000	-	22,737	-	Complete	22,737	22,737	263	263
Tennis Center Partial Metal Roof			18,000	18,000	18,000	-	18,538	-	Complete	18,538	18,538	(538)	(538)
Aquatic Center Security Lights/Breezeway			6,000	6,000	6,000	-	-	6,000	Budget	6,000	6,000	-	-
CRA Aquatic Stucco Repair			25,000	25,000	25,000	-	-	25,000	Budget	25,000	25,000	-	-
CRA Ext Painting/Anti Graffiti Coating			11,000	11,000	11,000	-	-	11,000	Budget	11,000	11,000	-	-
Bvtn Pool Spectator Blinds			7,500	7,500	7,500	-	6,000	-	Complete	6,000	6,000	1,500	1,500
Garden Home Stove/Oven			2,250	2,250	2,250	-	1,664	-	Complete	1,664	1,664	586	586
Roof Exhaust Fans (3 sites)			9,500	9,500	9,500	-	-	9,500	Budget	9,500	9,500	-	-
GHRC Window AC Units (4 rms)			7,000	7,000	7,000	-	6,300	1,981	Award	8,281	8,281	(1,281)	(1,281)
GHRC Heat Coils (4 locations)			14,000	14,000	14,000	-	2,300	11,700	Budget	14,000	14,000	-	-
GHRC Air Compressor			3,000	3,000	3,000	-	2,598	-	Complete	2,598	2,598	402	402
GHRC Supply Fan Motor(2 sites)			4,000	4,000	4,000	-	-	4,000	Budget	4,000	4,000	-	-
HVAC Control System (2 sites)			26,000	26,000	26,000	-	-	26,000	Budget	26,000	26,000	-	-
Stuhr Ctr HVAC Air Cooler			3,000	3,000	3,000	-	2,072	-	Complete	2,072	2,072	928	928
GHRC Tile (Room 4)			21,500	21,500	21,500	-	13,722	-	Complete	13,722	13,722	7,778	7,778
Jenkins Main House Floor Cvrgrs			4,600	4,600	4,600	-	-	4,600	Budget	4,600	4,600	-	-
AC Daycare Room Carpet			2,800	2,800	2,800	-	1,893	-	Complete	1,893	1,893	907	907
CRA Mechanical Room Floor Seal			1,500	1,500	1,500	-	1,450	1,145	Award	2,595	2,595	(1,095)	(1,095)
Upgrade/Replace Sonitrol Alarm System			5,000	5,000	5,000	-	-	5,000	Budget	5,000	5,000	-	-
CHRC Basketball Backboard Safety Strap			2,000	2,000	2,000	-	1,947	-	Complete	1,947	1,947	53	53
AC Drinking Fountain Replacement			3,000	3,000	3,000	-	1,330	-	Complete	1,330	1,330	1,670	1,670
Raleigh SC Winter Pool Cover			9,000	9,000	9,000	-	4,447	-	Complete	4,447	4,447	4,553	4,553
CRA Boiler Repairs & Replacement			72,500	72,500	72,500	-	59,044	-	Complete	59,044	59,044	13,456	13,456
TOTAL BUILDING REPLACEMENTS			531,350	531,350	531,350	-	341,127	190,961		532,088	532,088	(738)	(738)
BUILDING IMPROVEMENTS													
UV Sanitation System (BSC&50 Mtr)			79,430	79,430	79,430	-	79,056	-	Complete	79,056	79,056	374	374
CHRC/Floor Sink in Kitchen			2,000	2,000	2,000	-	-	2,000	Budget	2,000	2,000	-	-
NP Native Plant Display Garden			3,000	3,000	3,000	-	-	3,000	Budget	3,000	3,000	-	-
Aquatic Center Family Dressing Room Design			5,000	5,000	5,000	-	-	4,996	Award	4,996	4,996	4	4
ASC Family Dressing Rm Design			5,000	5,000	5,000	-	-	4,976	Award	4,976	4,976	24	24
HMT Landscape Upgrades			3,000	3,000	3,000	-	-	3,000	Budget	3,000	3,000	-	-
HMT/Admin Office Remodel			30,000	30,000	30,000	-	19,842	10,158	Budget	30,000	30,000	-	-
PCC Concession Stand			-	-	-	-	4,504	-	Complete	4,504	4,504	(4,504)	(4,504)
TOTAL BUILDING IMPROVEMENTS			127,430	127,430	127,430	-	103,402	28,130		131,532	131,532	(4,102)	(4,102)
ADA PROJECTS													
Stuhr Ctr Bathroom Remodel			50,000	50,000	50,000	-	-	50,000	Budget	50,000	50,000	-	-
HSC ADA Bus Turn Out/Ramp			15,000	15,000	15,000	-	106	14,894	Budget	15,000	15,000	-	-
HSC ADA Picnic Table & Pad			8,000	8,000	8,000	-	5,052	-	Complete	5,052	5,052	2,948	2,948
TOTAL ADA PROJECTS			73,000	73,000	73,000	-	5,158	64,894		70,052	70,052	2,948	2,948
TOTAL CAPITAL OUTLAY DIVISION	454,450	389,400	1,709,501	2,163,951	2,098,901	65,569	759,068	1,312,004		2,136,641	2,071,072	27,310	27,829

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	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
INFORMATION SERVICES DEPARTMENT													
System/workstn Replcmnt			70,000	70,000	70,000	-	67,753	2,247	Budget	70,000	70,000	-	-
Server Rplcmnt (4)			35,000	35,000	35,000	-	24,087	10,913	Budget	35,000	35,000	-	-
LAN/WAN Replcmnt			9,000	9,000	9,000	-	851	8,149	Budget	9,000	9,000	-	-
PDA's/Notebooks			5,000	5,000	5,000	-	637	4,363	Budget	5,000	5,000	-	-
Misc. Application Software			20,000	20,000	20,000	-	3,377	16,623	Budget	20,000	20,000	-	-
New Workstations (3 sites)			7,350	7,350	7,350	-	9,895	-	Complete	9,895	9,895	(2,545)	(2,545)
Center Kiosks			5,000	5,000	5,000	-	3,000	2,000	Award	5,000	5,000	-	-
GIS Development			15,000	15,000	15,000	-	-	15,000	Budget	15,000	15,000	-	-
PCC Workstation/Telephone			15,250	15,250	15,250	-	3,162	12,088	Budget	15,250	15,250	-	-
IP Alarm System			9,200	9,200	9,200	-	-	9,200	Budget	9,200	9,200	-	-
Jenkins Comcast Cable Modem			18,100	18,100	18,100	-	-	18,100	Budget	18,100	18,100	-	-
TOTAL INFORMATION TECHNOLOGY IMPROVEMENTS			208,900	208,900	208,900	-	112,762	98,683		211,445	211,445	(2,545)	(2,545)
TOTAL INFORMATION SYSTEMS DEPARTMENT	-	-	208,900	208,900	208,900	-	112,762	98,683	-	211,445	211,445	(2,545)	(2,545)
MAINTENANCE DEPARTMENT													
<u>BUILDING EQUIPMENT REPLACEMENT</u>													
Stuhr Center Buffer/Burnisher			3,500	3,500	3,500	-	3,580	-	Complete	3,580	3,580	(80)	(80)
Tennis Center Court Sweeper			9,000	9,000	9,000	-	8,774	-	Complete	8,774	8,774	226	226
TOTAL BUILDING EQUIPMENT REPLACEMENT			12,500	12,500	12,500	-	12,354	-		12,354	12,354	146	146
<u>FLEET REPLACEMENTS</u>													
Step Van			28,000	28,000	28,000	-	20,823	-	Complete	20,823	20,823	7,177	7,177
Flatbed Truck			28,000	28,000	28,000	-	35,615	-	Complete	35,615	35,615	(7,615)	(7,615)
Full Size Pickups (4)			75,000	75,000	75,000	-	72,041	-	Complete	72,041	72,041	2,959	2,959
Fullsize Pickup & Trailer			24,000	24,000	24,000	-	23,293	-	Complete	23,293	23,293	707	707
Dump Truck (5 Yd)			58,000	58,000	58,000	-	61,802	-	Complete	61,802	61,802	(3,802)	(3,802)
Dump Truck (2 Yd)			24,000	24,000	24,000	-	22,998	-	Complete	22,998	22,998	1,002	1,002
Ty Crop Top Dresser			23,000	23,000	23,000	-	21,644	-	Complete	21,644	21,644	1,356	1,356
Tractor			28,500	28,500	28,500	-	28,195	-	Complete	28,195	28,195	305	305
Stump Grinder			29,000	29,000	29,000	-	29,910	-	Complete	29,910	29,910	(910)	(910)
Infield Rake			10,000	10,000	10,000	-	10,598	-	Complete	10,598	10,598	(598)	(598)
Light Weight Pickup Trucks (2)			28,000	28,000	28,000	-	26,215	-	Complete	26,215	26,215	1,785	1,785
Walk Behind Aerator			6,200	6,200	6,200	-	6,437	-	Complete	6,437	6,437	(237)	(237)
Scan Tool Fleet			6,200	6,200	6,200	-	4,000	-	Complete	4,000	4,000	2,200	2,200
Skid Mounted Sprayer for Gator			3,500	3,500	3,500	-	3,427	-	Complete	3,427	3,427	73	73
Synthetic Groomer			2,700	2,700	2,700	-	2,700	-	Complete	2,700	2,700	-	-
TOTAL FLEET REPLACEMENTS			374,100	374,100	374,100	-	369,698	-		369,698	369,698	4,402	4,402
TOTAL MAINTENANCE DEPARTMENT	-	-	386,600	386,600	386,600	-	382,052	-		382,052	382,052	4,548	4,548
GRAND TOTAL GENERAL FUND	454,450	389,400	2,305,001	2,759,451	2,694,401	65,569	1,253,882	1,410,687	-	2,730,138	2,664,569	29,313	29,832

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Description	Project Budget					Project Expenditures		Estimated Total Costs			Est. Cost (Over) Under Budget		
	Prior Year Budget Amount	Budget Carryover to Current Year	New Funds Budgeted in Current Year	Cumulative Project Budget	Current Year Budget Amount	Expended Prior Years	Expended Year-to-Date	Estimated Cost to Complete	Basis of Estimate	Project Cumulative	Current Year	Project Cumulative	Current Year
	(1)	(2)	(3)	(1+3)	(2+3)	(4)	(5)	(6)		(4+5+6)	(5+6)		
SDC FUND													
<u>LAND ACQUISITION</u>													
Land Acquisition (FY 06)	3,400,000	1,218,512	(1,218,512)	2,181,488	-	2,218,341	-	-	Budget	2,218,341	-	(36,853)	-
Land Acquisition (FY 07)	500,000	488,288	(488,288)	11,712	-	11,987	-	-	Budget	11,987	-	(275)	-
Land Acquisition (FY 08)	-	-	57,363	57,363	57,363	-	19,832	37,531	Budget	57,363	57,363	-	-
Brady Property Acquisition	-	-	857,152	857,152	857,152	-	857,152	-	Complete	857,152	857,152	-	-
Rystadt Property Acquisition	-	-	88,002	88,002	88,002	-	88,002	-	Complete	88,002	88,002	-	-
March Property Acquisition	-	-	935,370	935,370	935,370	-	935,370	-	Complete	935,370	935,370	-	-
Nopper/Turner Property Acquisitions	-	-	268,913	268,913	268,913	-	268,913	-	Complete	268,913	268,913	-	-
TOTAL LAND ACQUISITION	3,900,000	1,706,800	500,000	4,400,000	2,206,800	2,230,328	2,169,269	37,531	-	4,437,128	2,206,800	(37,128)	-
<u>IMPROVEMENT/DEVELOPMENT PROJECTS</u>													
Kaiser Woods Park Development - Phase 2 and 3	695,598	-	-	695,598	-	812,978	10,869	-	Complete	823,847	10,869	(128,249)	(10,869)
Beaverton Powerline Trail Segments 7-11	802,500	593,000	317,622	1,120,122	910,622	141,133	56,966	978,156	Budget	1,176,255	1,035,122	(56,133)	(124,500)
Synthetic Turf Field	800,000	600,000	-	800,000	600,000	200,000	-	600,000	Budget	800,000	600,000	-	-
PCC Rock Creek Recreation Complex Construction	10,140,372	1,169,200	-	10,140,372	1,169,200	8,486,599	298,826	870,374	Award	9,655,799	1,169,200	484,573	-
Lowami Hartwoods Development Phase I	100,000	42,000	-	100,000	42,000	43,141	4,788	34,300	Award	82,229	39,088	17,771	2,912
Novice Skate Park	150,000	135,000	-	150,000	135,000	29,998	15,005	119,995	Budget	164,998	135,000	(14,998)	-
Fanno Creek Trail	640,000	566,450	745,500	1,385,500	1,311,950	67,539	48,206	1,263,744	Budget	1,379,489	1,311,950	6,011	-
SW Community Park Planning/Design	200,000	200,000	-	200,000	200,000	-	-	200,000	Budget	200,000	200,000	-	-
Garden Home Parking Lot Improvements	225,000	188,740	12,902	237,902	201,642	40,697	186,247	12,861	Award	239,805	199,108	(1,903)	2,534
Old Wagon Trail Replacement Design	73,000	60,000	-	73,000	60,000	26,920	6,043	53,957	Budget	86,920	60,000	(13,920)	-
LGGP Grant Match for Novice Skate Park	-	-	40,000	40,000	40,000	-	-	40,000	Budget	40,000	40,000	-	-
MTIP Grant Match for Westside Trail	-	-	40,000	40,000	40,000	-	-	40,000	Budget	40,000	40,000	-	-
Undesignated Projects	-	-	887,063	887,063	887,063	-	-	-	Budget	-	-	887,063	887,063
TOTAL DEVELOPMENT/IMPROVEMENT PROJECTS	13,826,470	3,554,390	2,043,087	15,869,557	5,597,477	9,849,005	626,950	4,213,387	-	14,689,342	4,840,337	1,180,215	757,140
Total - SDC Fund	17,726,470	5,261,190	2,543,087	20,269,557	7,804,277	12,079,333	2,796,219	4,250,918		19,126,470	7,047,137	1,143,087	757,140

KEY
 Budget Estimate based on original budget - not started and/or no basis for change
 Reallocated Project Scope has been reduced to provide funding for another project
 Award Estimate based on Contract Award amount or quote price estimates
 Complete Project completed - no additional estimated costs to complete.



TUALATIN HILLS PARK & RECREATION DISTRICT

MEMORANDUM

Date: April 23, 2008
 To: Board of Directors
 From: Keith Hobson, Director of Business and Facilities
 Re: **System Development Charge Report for February 2008**

Below please find the various categories for System Development Charges, i.e., Single Family, Multiple Family, Manufactured Housing Unit, 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 February 2008.

Type of Dwelling Unit	Current SDC per Type of Dwelling Unit
Single Family	\$6,783.00 with 1.6% discount = \$6,674.47
Multi-Family	\$5,071.00 with 1.6% discount = \$4,989.86
Manufactured	\$2,521.00 with 1.6% discount = \$2,480.66
Non-residential	\$176.00 with 1.6% discount = \$173.18

<u>City of Beaverton Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
2,318	Single Family Units	\$5,485,771.61	\$169,659.39	\$5,655,431.00
15	Single Family Units at \$489.09	\$7,336.35	\$221.45	\$7,557.80
1,165	Multi-family Units	\$2,048,178.28	\$63,345.72	\$2,111,524.00
0	Less Multi-family credits	(\$7,957.55)	(\$229.36)	(\$8,186.91)
158	Non-residential	\$321,971.67	\$9,558.20	\$331,529.87
<u>3,656</u>		<u>\$7,855,300.36</u>	<u>\$242,555.40</u>	<u>\$8,097,855.77</u>

<u>Washington County Collection of SDCs</u>		<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
5,485	Single Family Units	\$12,495,426.41	\$386,272.59	\$12,881,699.00
-300	Less Credits	(\$623,548.98)	(\$19,285.02)	(\$642,834.00)
1,720	Multi-family Units	\$3,372,935.27	\$103,885.59	\$3,476,820.86
-24	Less Credits	(\$47,323.24)	(\$1,463.61)	(\$48,786.85)
0	Manufactured Housing	\$0.00	\$0.00	\$0.00
67	Non-residential	\$178,907.03	\$5,294.05	\$184,201.08
<u>6,948</u>		<u>\$15,376,396.49</u>	<u>\$474,703.60</u>	<u>\$15,851,100.09</u>

<u>Recap by Agency</u>		<u>Percent</u>	<u>Receipts</u>	<u>Collection Fee</u>	<u>Total Revenue</u>
3,656	City of Beaverton	33.81%	\$7,855,300.36	\$242,555.40	\$8,097,855.77
6,948	Washington County	66.19%	\$15,376,396.49	\$474,703.60	\$15,851,100.09
<u>10,604</u>		<u>100.00%</u>	<u>\$23,231,696.85</u>	<u>\$717,259.00</u>	<u>\$23,948,955.86</u>

<u>Recap by Dwelling</u>	<u>Mfg</u>	<u>Single Family</u>	<u>Multi-Family</u>	<u>Non-Resident</u>	<u>Total</u>
City of Beaverton	0	2,333	1,165	158	3,656
Washington County	<u>0</u>	<u>5,185</u>	<u>1,696</u>	<u>67</u>	<u>6,948</u>
	0	7,518	2,861	225	10,604

Total Receipts to Date **\$23,231,696.85**

Total Payments to Date

Refunds	(\$1,495,184.10)
Administrative Costs	(\$18.65)
Project Costs -- Development	(\$14,848,360.69)
<u>Project Costs -- Land Acquisition</u>	<u>(\$5,797,328.10)</u>
	<u>\$1,090,805.31</u>

<u>Recap by Month, FY 2007-08</u>	<u>Receipts</u>	<u>Expenditures</u>	<u>Interest</u>	<u>SDC Fund Total</u>
through June 2007 (1)	\$21,917,260.69	(\$17,567,681.05)	\$1,717,249.26	\$6,066,828.90
July	\$246,119.26	(\$725,507.66)	\$22,110.41	(\$457,277.99)
August	\$190,079.77	(\$1,295,424.15)	\$23,323.07	(\$1,082,021.31)
September	\$144,281.28	(\$1,231,758.29)	\$17,366.72	(\$1,070,110.29)
October	\$191,766.09	(\$436,834.18)	\$12,750.30	(\$232,317.79)
November	\$92,674.77	(\$51,430.66)	\$12,189.96	\$53,434.07
December	\$102,499.90	\$16,551.14	\$12,238.25	\$131,289.29
January	\$179,655.13	(\$377,978.73)	\$12,159.72	(\$186,163.88)
February	\$167,359.96	(\$470,827.96)	\$9,056.30	(\$294,411.70)
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>\$23,231,696.85</u>	<u>(\$22,140,891.54)</u>	<u>\$1,838,443.99</u>	<u>\$2,929,249.30</u>

(1) Net of \$667,828.98 of SDC Credits awarded for park development projects.

Projected SDC receipts through June 30, 2007 per the budget were \$21,239,021. Actual receipts were \$21,917,261. This fiscal year's projected total receipts per the budget are \$3,082,460.

Tualatin Hills Park and Recreation District
Systems Development Charge - Monthly Accounting, Year-to-Date FY 2007-08

City of Beaverton Collection of S.D.C.'s

		Unit Rate	Revenue	Collection Fee	Total	Improvement Fee (1)	Reimbursement Fee (1)	Collection/ Admin Fee (1)	Total SDC Fee
607	Single Family Units	1,891.50	1,147,194.75	35,480.25	1,182,675.00	1,048,032.00	27,292.50	107,350.50	1,182,675.00
138	Single Family Units	2,102.96	290,208.48	8,975.52	299,184.00	265,123.05	6,904.25	27,156.70	299,184.00
327	Single Family Units	2,203.84	720,655.68	22,288.32	742,944.00	658,362.68	17,144.86	67,436.46	742,944.00
15	Single Family Units	489.09	7,336.35	221.45	7,557.80	6,697.37	174.41	686.02	7,557.80
331	Single Family Units	2,327.03	770,250.47	23,818.53	794,069.00	703,667.30	18,324.67	72,077.03	794,069.00
205	Single Family Units	2,457.01	503,687.05	15,577.95	519,265.00	460,148.68	11,983.04	47,133.28	519,265.00
281	Single Family Units	2,638.40	741,390.40	22,929.60	764,320.00	677,305.11	17,638.15	69,376.74	764,320.00
304	Single Family Units	2,891.57	879,037.28	27,186.72	906,224.00	803,053.88	20,912.90	82,257.22	906,224.00
125	Single Family Units	3,466.78	433,347.50	13,402.50	446,750.00	395,889.22	10,309.80	40,550.98	446,750.00
	Single Family Units	6,674.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
464	Multi-family Units	1,454.03	674,669.92	20,866.08	695,536.00	545,663.32	86,768.81	63,103.87	695,536.00
0	Multi-family Units	1,616.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0	Less Credits		(7,957.55)	(229.36)	(8,186.91)	(6,422.81)	(1,021.33)	(742.77)	(8,186.91)
110	Multi-family Units	1,694.59	186,404.90	5,765.10	192,170.00	150,761.60	23,973.40	17,435.00	192,170.00
74	Multi-family Units	1,789.65	132,434.10	4,095.90	136,530.00	107,110.79	17,032.25	12,386.96	136,530.00
245	Multi-family Units	1,889.56	462,942.20	14,317.80	477,260.00	374,420.99	59,538.66	43,300.36	477,260.00
68	Multi-family Units	2,029.24	137,988.32	4,267.68	142,256.00	111,602.97	17,746.58	12,906.45	142,256.00
204	Multi-family Units	2,224.21	453,738.84	14,033.16	467,772.00	366,977.17	58,355.03	42,439.65	467,772.00
0	Multi-family Units	2,445.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0	Multi-family Units	2,666.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0	Multi-family Units	4,989.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00
158	Non-residential	Various	321,971.67	9,558.20	331,529.87	301,393.82	0.00	30,136.05	331,529.87
3,656	Total		7,855,300.36	242,555.40	8,097,855.77	6,969,787.14	393,077.98	734,990.50	8,097,855.77

Washington County Collection of S.D.C.'s Revenue

		Unit Rate	Revenue	Collection Fee	Total	Improvement Fee (1)	Reimbursement Fee (1)	Collection/ Admin Fee (1)	Total SDC Fee
1,916	Single Family Units	1,891.50	3,624,114.00	112,086.00	3,736,200.00	3,310,848.00	86,220.00	339,132.00	3,736,200.00
(91)	Less SFR Credits	1,891.50	(172,126.50)	(5,323.50)	(177,450.00)	(177,450.00)	0.00	0.00	(177,450.00)
351	Single Family Units	2,102.96	738,138.96	22,829.04	760,968.00	674,334.72	17,560.80	69,072.48	760,968.00
(91)	Less SFR Credits	2,102.96	(191,369.36)	(5,918.64)	(197,288.00)	(174,827.52)	(4,552.80)	(17,907.68)	(197,288.00)
741	Single Family Units	2,203.84	1,633,036.71	50,515.29	1,683,552.00	1,491,886.08	38,851.20	152,814.72	1,683,552.00
(118)	Less SFR Credits	2,203.84	(260,053.12)	(8,042.88)	(268,096.00)	(237,574.30)	(6,186.83)	(24,334.87)	(268,096.00)
714	Single Family Units	2,327.03	1,661,582.84	51,294.16	1,712,877.00	1,517,872.54	39,527.93	155,476.53	1,712,877.00
666	Single Family Units	2,457.01	1,636,368.66	50,609.34	1,686,978.00	1,494,922.04	38,930.26	153,125.70	1,686,978.00
523	Single Family Units	2,638.40	1,379,883.20	42,676.80	1,422,560.00	1,260,607.02	32,828.31	129,124.67	1,422,560.00
297	Single Family Units	2,891.57	858,796.29	26,560.71	885,357.00	784,562.50	20,431.32	80,363.17	885,357.00
276	Single Family Units	3,466.78	956,831.28	29,592.72	986,424.00	874,123.44	22,763.95	89,536.63	986,424.00
1	Single Family Units	6,674.47	6,674.47	108.53	6,783.00	6,010.78	156.53	615.68	6,783.00
117	Multi-family Units	1,454.03	169,830.51	5,552.49	175,383.00	137,591.83	21,879.20	15,911.97	175,383.00
41	Multi-family Units	1,616.99	66,296.59	2,050.41	68,347.00	53,619.73	8,526.36	6,200.91	68,347.00
68	Multi-family Units	1,694.59	115,232.12	3,563.88	118,796.00	93,198.08	14,819.92	10,778.00	118,796.00
194	Multi-family Units	1,789.65	347,192.10	10,737.90	357,930.00	280,803.97	44,652.13	32,473.90	357,930.00
(24)	Less MFR Credits	1,789.65	(47,323.24)	(1,463.61)	(48,786.85)	(38,274.36)	(6,086.21)	(4,426.28)	(48,786.85)
508	Multi-family Units	1,889.56	959,896.48	29,687.52	989,584.00	776,350.46	123,451.60	89,781.94	989,584.00
563	Multi-family Units	2,029.24	1,142,101.28	35,322.58	1,177,423.86	923,714.97	146,884.81	106,819.67	1,177,423.86
139	Multi-family Units	2,224.21	309,165.19	9,561.81	318,727.00	250,048.34	39,761.51	28,917.11	318,727.00
80	Multi-family Units	2,666.53	213,322.40	6,597.60	219,920.00	172,531.95	27,435.24	19,952.68	219,920.00
10	Multi-family Units	4,989.86	49,898.60	811.40	50,710.00	39,783.01	6,326.12	4,600.77	50,710.00
0	Manufactured Housing	1,483.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0	Manufactured Housing	2,039.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0	Manufactured Housing	2,445.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67	Non-residential	Various	178,907.03	5,294.05	184,201.08	167,445.20	0.00	16,743.88	184,201.08
6,948	Total		15,376,396.49	474,703.60	15,851,100.09	13,682,140.48	714,181.35	1,454,773.57	15,851,100.09

Recap by Agency

	Revenue	Collection Fee	Total	Percent	Improvement Fee (1)	Reimbursement Fee (1)	Collection/ Admin Fee (1)	Total SDC Fee
City of Beaverton	7,855,300.36	242,555.40	8,097,855.77	33.81%	6,969,787.14	393,077.98	734,990.50	8,097,855.77
Washington County	15,376,396.49	474,703.60	15,851,100.09	66.19%	13,682,140.48	714,181.35	1,454,773.57	15,851,100.09
Total	23,231,696.85	717,259.00	23,948,955.86		20,651,927.62	1,107,259.33	2,189,764.07	23,948,955.86

Add	Allocation of interest earned		1,838,443.99		1,452,081.72	153,957.16	232,404.99	1,838,443.99
	Grant rec'd (Wa Cty) & Coparanis pledge		24,000.00					24,000.00
Less	SDC Credits for Land Donation Paid in Cash		(1,130,977.08)		(736,652.08)	0.00	(394,325.00)	(1,130,977.08)
	Refunds of SFR Fees Collected in Error		(364,207.02)		(305,148.23)	2,727.21	(61,786.00)	(364,207.02)
	Administrative Costs Paid		(18.65)		0.00	0.00	(18.65)	(18.65)
	Collection Fees paid to City and County		(717,259.01)		0.00	0.00	(717,259.01)	(717,259.01)
								0.00
								0.00
								0.00
Project Costs								
	Inger Land Acquisition		(690,517.55)		(690,517.55)	0.00	0.00	(690,517.55)
	Husen Land Acquisition		(448,254.93)		(448,254.93)	0.00	0.00	(448,254.93)
	Fanno Trail Matching		(148,963.45)		(148,963.45)	0.00	0.00	(148,963.45)
	Stover/JQAY Acquisition		(164,160.04)		(164,160.04)	0.00	0.00	(164,160.04)
	PGE Land Acquisition		(3,500.00)		(3,500.00)	0.00	0.00	(3,500.00)
	Rock Creek/Bethany		(775,329.38)		(775,329.38)	0.00	0.00	(775,329.38)
	Camp Rivendale		(628,794.95)		(628,794.95)	0.00	0.00	(628,794.95)
	Conestoga Play Structure		(27,951.70)		(27,951.70)	0.00	0.00	(27,951.70)
	Synthetic Turf Project		(315,242.42)		(315,242.42)	0.00	0.00	(315,242.42)
	Stuhr Building Expansion		(148,261.65)		(148,261.65)	0.00	0.00	(148,261.65)
	Bluffs Park Development		(107,645.65)		(107,645.65)	0.00	0.00	(107,645.65)
	Foege Park Development		(130,871.23)		(130,871.23)	0.00	0.00	(130,871.23)
	Kelvin Land Acquisition		(46,448.00)		(46,448.00)	0.00	0.00	(46,448.00)
	Beaverton Pwrln Trail		(168,505.18)		(168,505.18)	0.00	0.00	(168,505.18)
	Kaiser Woods		(1,016,829.86)		(1,016,829.86)	0.00	0.00	(1,016,829.86)
	PCC Athletic Fields MP & Construction		(9,363,909.62)		(9,363,909.62)	0.00	0.00	(9,363,909.62)
	Synthetic Turf Field 2		(531,551.57)		(531,551.57)	0.00	0.00	(531,551.57)
	Winkelman Land Acquisition		(27,000.00)		(27,000.00)	0.00	0.00	(27,000.00)
	BSD Synth Turf Field Matching Funds		(200,000.00)		(200,000.00)	0.00	0.00	(200,000.00)
	Nature Park Infrastructure		(98,362.62)		(98,362.62)	0.00	0.00	(98,362.62)
	HMT Play Structure Phase II		(135,277.74)		(135,277.74)	0.00	0.00	(135,277.74)
	Other Land Acquisition (thru FY07)		(627,196.85)		(627,196.85)	0.00	0.00	(627,196.85)
	Novice Skate Park		(32,246.59)		(32,246.59)	0.00	0.00	(32,246.59)
	CRA Backyard Master Plan		(103,987.26)		(103,987.26)	0.00	0.00	(103,987.26)
	Mt. Williams Land Acquisition		(1,600,220.00)		(1,600,220.00)	0.00	0.00	(1,600,220.00)
	Tennis Air Structure		(528,651.17)		(528,651.17)	0.00	0.00	(528,651.17)
	Lowami Hart Woods Phase I		(47,836.54)		(47,836.54)	0.00	0.00	(47,836.54)
	Garden Home Parking Lot Expansion		(197,982.56)		(197,982.56)	0.00	0.00	(197,982.56)
	Aloha Park School Fields Restoration		(107,196.50)		(107,196.50)	0.00	0.00	(107,196.50)
	Old Wagon Trail Rplcmnt Design		(32,963.05)		(32,963.05)	0.00	0.00	(32,963.05)
	Land Acquisition (thru FY08)		(75,743.80)		(75,743.80)	0.00	0.00	(75,743.80)
	Rystadt Property Acquisition		(88,001.85)		(88,001.85)	0.00	0.00	(88,001.85)
	March Property Acquisition		(932,569.52)		(932,569.52)	0.00	0.00	(932,569.52)
	Brady Property Acquisition		(848,802.19)		(848,802.19)	0.00	0.00	(848,802.19)
	Nopper/Turner Property Acquisition		(268,913.37)		(268,913.37)	0.00	0.00	(268,913.37)

Total SDC Fund Cash Increase (Decrease) **2,929,249.30** **392,520.24** **1,263,943.70** **1,248,780.40** **2,929,249.30**

FAMILY

Metro area on a path to connect nature trails

Outdoors | The web of walkways is expanding, bringing hiking closer to homes

By **CANDY PUTERBAUGH**
SPECIAL TO THE OREGONIAN

Every other day, Martina Hasek and her two sons, ages 4 and 6, walk from their Beaverton home to hiking trails at nearby Tualatin Hills Nature Park.

"I want my sons to see nature," Hasek said. "The other day we saw five deer, and we sometimes see owls and snakes.

"A walk in the park gives them fresh air, exercise and an exposure to nature," she said. "They love it!"

Whether for the lure of nature, exercise or release from a humdrum or high-stress day, hiking trails call many people from their homes. A maze of trails crisscrosses the tri-county area, for babes in strollers to strolling young couples to baby boomers and beyond.

The web of paths close to home — such as the Springwater Corridor Trail, Banks-Vernonia State Trail and Tryon



BOB WAT/TUALATIN HILLS PARK AND RECREATION DISTRICT

Martina Hasek walks through Tualatin Hills Nature Park with her sons, Dominick, 6, and Nicolas, 4. They walk to the park every other day to hike the trails. On this outing, they spotted five deer.

Creek State Natural Area — is expanding. And the goal is to connect more trails to trails, trails to people and, thus, people to people.

"Trails are our new front porches," said Rocky Houston, state trails coordinator for the Oregon Parks and Recreation

Department. "We lead such busy lives, and Portland is so urbanized that we don't interact with neighbors much. Trails are a way for citizens to connect."

Trails are the most popular place for recreational activity in Oregon, Houston said, citing a Statewide Comprehensive Out-

door Recreation Plan study. Still, he wants to further encourage outdoor recreation, especially as longer work hours and more structured lives have changed routines from years ago when kids played outside until dark.

Please see **OUTDOORS**, Page 19

Outdoors: Trillium event this weekend at Tryon Creek

Continued from Page 18

In the metro area, the Springwater Trail, a converted rail corridor from Portland to Boring, is one of the most popular. It encompasses wetlands, buttes, pastures, and residential and industrial neighborhoods.

In Washington County, the Banks-Vernonia State Trail meanders 22 miles through wilderness as well as forests in the new L.L. "Stub" Stewart State Park.

Tryon Creek State Natural Area in Southwest Portland has hiking-only trails through forest. The Trillium Festival this Saturday and Sunday is a good time to go.

Smith and Bybee Wetlands Natural Area in North Portland is another must-hike for families, with its open water, marshes, meadows and wildlife.

According to James Davis, park naturalist for Metro Regional Parks and Greenspaces, the natural area is home to one of the largest populations of Western painted turtles in the Northwest. Some Saturdays, Davis takes adults and children 5 and older on "painted turtle walks."

Trail planner Mel Huie, also with Metro Parks and Greenspaces, plans for new trails.

"We're trying to get trails and parks close, partly because it's expensive to buy gas and travel," he said.

He is working on the new Westside Trail, formerly the Beaverton Powerline Trail, a multi-use, paved trail that follows an electric power line corridor for 26 miles from the Tualatin River in Wilsonville north to Forest Park in Portland.

An effort to join myriad trails is called "Connecting Green," said Michael Wetter, senior adviser to Metro Council President David Bragdon.

"The purpose is to create one of the world's greatest systems of parks, trails and natural areas," Wetter said, "with an interconnected network of 900 miles of trails."

Additional recommended hikes

Clackamas County:

Mount Talbert Nature Park, east of Interstate 205

Multnomah County:

Forest Park, including Wildwood Trail and Audubon Society of Portland hiking trails, Northwest Portland.

Hoyt Arboretum's Overlook and Bristlecone Pine trails*

Kelley Point Park,* North Portland

Mt. Tabor Park, Southeast Portland

Oaks Bottom Wildlife Refuge, Southeast Portland

Oxbow Regional Park, east of Gresham

Powell Butte Nature Park, Southeast Portland

Washington County:

Fanno Creek Greenway Trail, paved path from Tualatin through Tigard, Beaverton, Garden Home (trail unfinished; some gaps)

Jackson Bottom Wetlands Preserve, Hillsboro, offers crepuscular (twilight) walks:

Jenkins Estate, Aloha
Rock Creek Trail, Bethany

* Recommended for strollers/young children

Online:

Tualatin Hills Park and Recreation District:

www.thprd.org/parks

North Clackamas Parks and Recreation District:

www.co.clackamas.or.us/ncprd

Oregon Parks and Recreation Department:

www.oregonstateparks.org

Metro: www.metro-region.org/parks

Portland Parks and Recreation:

www.portlandparks.org

Hoyt Arboretum:

www.hoytarboretum.org

Audubon Society of Portland:

www.audubonportland.org

To learn more:

- Metro's free publication, "GreenScene," describes walks and guided nature programs. For a copy, call 503-797-1850 and select Option 4. Or visit Metro's Web site (above).

- "Walk There!," a guide to 50 walks in the region compiled by Metro and Kaiser Permanente, is to be published in May. It will be available at Metro and online.



MORNING STROLL — Beaverton resident Joan Sevcik captured this image at the 20.8-acre Commonwealth Lake Park in Cedar Hills. The digital photo earned honors in the Intel "Oregon Naturally" contest.

Photo's natural beauty earns award in Intel Oregon contest

Joan Sevcik of Beaverton won the March segment of "Oregon Naturally" presented by Intel Oregon, a digital photo contest highlighting the state's natural beauty.

Her winning photo, "Morning Stroll" was taken in Commonwealth Lake Park along Huntington Avenue and Butner Road in Cedar Hills.

Sevcik won a 24-month Oregon state park day-use pass and her photo will be featured during selected KGW Northwest NewsChannel 8 newscasts.

Intel created Oregon Naturally to increase tourism across the state and appreciation of Oregon's stunning natural beauty.

It is co-sponsored by JELD-WEN

Communities, KGW Northwest NewsChannel 8 and the Oregon Travel Information Council. The contest invites travelers to submit photos of natural scenes in Oregon that they encounter as they explore the state.

JELD-WEN Communities joined the contest in 2008. It is providing quarterly prizes in the form of stays at the winner's choice of Running Y Ranch, Eagle Crest Resort, or Brasada Ranch in Oregon.

Oregon Naturally entries can be submitted by going to www.intel.com/go/natural or to a website available at certain highway rest stops and state parks around the state that have wireless internet connections.

SENIOR CALENDAR

ELSIE STUHR CENTER

Lunch at 11:45 a.m. Monday through Friday. Early bird lunch at 11:15 a.m. Monday through Thursday. Beaverton Loaves & Fishes provides meals on a donation basis to those 60 and older for \$2.75; younger than 60, \$5.50. Open 8:30 a.m. to 5 p.m. Mondays, Wednesdays and Fridays; 8:30 a.m. to 9 p.m. Tuesdays and Thursdays; and 9 a.m. to 5 p.m. Saturdays. 5550 S.W. Hall Blvd., Beaverton. 503-629-6342.

Today

1:15 p.m., social dance. 1:15 p.m., Texas Hold 'em. 5:30 p.m., party bridge.

Friday

10 a.m., pinochle. 11:30 a.m., Ed Lim plays piano.

Saturday

Noon, Texas Hold 'em.

Monday

12:30 p.m., bingo. 1:15 p.m., square dance.

Tuesday

9 a.m., Scrabble. 11:30 a.m., Henry & Dorothy play organ and piano. 1 p.m., pinochle. 1:30 p.m., Texas Hold 'em.

Wednesday

9 a.m., cribbage. 11:30 a.m., Keith Jewell plays piano. 12:30 p.m., chess. 1 p.m., bunco.

NEWS BRIEFS

Park board considers bond proposal

A task force of community volunteers has completed its assessment of Tualatin Hills Park and Recreation District's proposed bond measure.

The next step is for the task force to present its recommendation Monday night to the park district board of directors during its next regularly scheduled meeting.

The meeting begins at 7 p.m. in the Manzanita Room of the Elsie Stuhr Center, 5550 S.W. Hall Blvd.

Board members will be asked to make a preliminary decision whether to seek a bond measure this November.

If they give the go-ahead, more public input will be sought and other information collected before a final decision is made.

Anyone interested in offering public comment about recreation priorities is asked to visit www.thprd.org.

Beaverton
Tualatin Hills looks at recreation budget

Tualatin Hills Park & Recreation District's budget committee will review the district's new budget during its Monday meeting.

The meeting starts at 6 p.m. at the Elsie Stuhr Center, 5550 S.W. Hall Blvd. It will be open to the public, and comments will be taken from those attending the meeting.

The proposed budget totals \$46.9 million, slightly more than a 0.6 percent increase over the current fiscal year of \$46.6 million. A review copy of the new budget, which covers the fiscal year from July 1, 2008, to June 30, 2009, will be available by Wednesday.

District patrons and community members may review the budget at the administrative office, 15707 S.W. Walker Road or at www.thprd.org.

— Roger Gregory

Beaverton
School, parks districts make deal on land

The Beaverton School District will transfer about two acres of undeveloped land at its Bonny Slope Elementary School site to the Tualatin Hills Park and Recreation District in exchange for \$1 million in facilities and grounds improvements paid by the park district.

Beaverton School Board members approved the transfer to the park district's neighborhood park inventory at Monday's meeting.

Beaverton did not use the parcel at its 10-acre school site because it had a 50-foot elevation drop. The school on Northwest McDaniel Road is expected to open in September.

Some of the school district improvements planned in the next three years include a walking trail on the northern edge of the Bonny Slope campus and upgrades at its five high school baseball and softball fields.

— Melissa Navas

RECREATION

Young athletes stand on verge of national recognition

Gymnastics | Next up for the OGA team are regional championships held this weekend

By **JOE FITZGIBBON**
 SPECIAL TO THE OREGONIAN

BEAVERTON — Leonard Spivey is looking for a national champion.

Five members of his Oregon Gymnastics Academy boys team, ranging in age from 11 to 17, have won more than a dozen state and regional titles. None has broken through to the top of the sport.

Not yet.

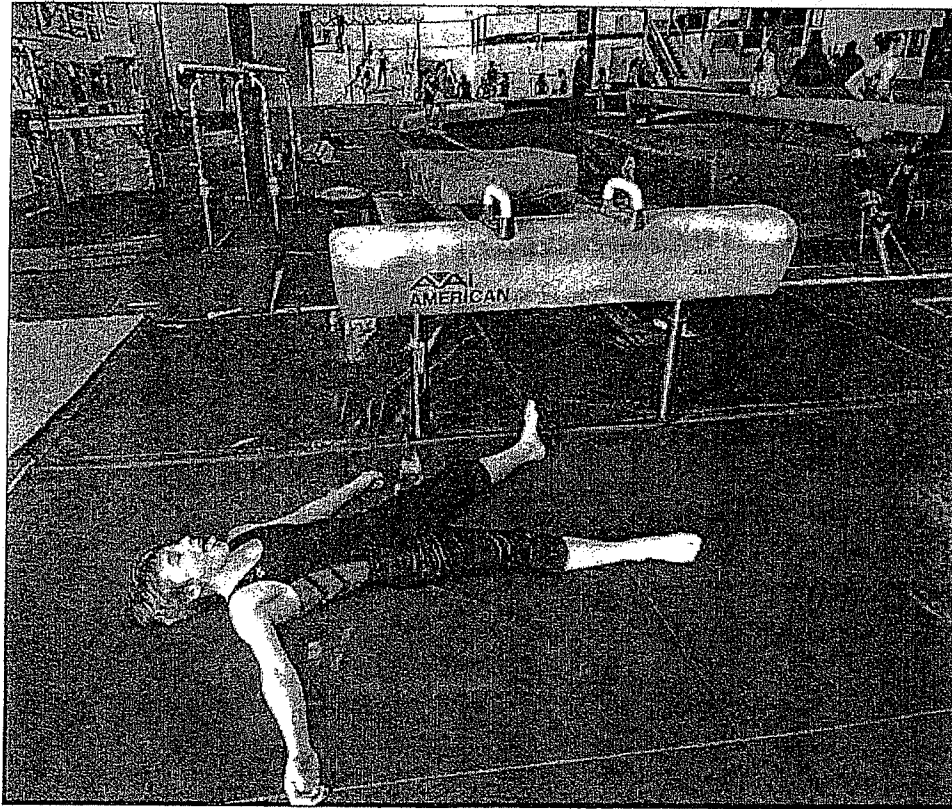
Spivey thinks this might be their year.

"These guys are very competitive and determined," said the coach as he watched the quintet of young athletes work on the still rings and pommel horse. "You can usually see that something special in a top athlete when they are young. Their eyes light up when there's a contest, and they'll keep at it until they win."

The tightly knit team is made up of Isaac Olds, 17; Nicholas Boyer, 13; David Ganz, 12; Patrick Casey, 12; and Joshua Havelind, 11.

They high-five and applaud one another's efforts and offer support when a routine flounders. Nevertheless, each wants to be the best of the best.

"I really like flying in the air; so the rings are probably my favorite," said Casey, who attends St. Pius X Catholic School in Cedar Mill with his teammate and friendly rival, Ganz. "To win, you have to learn that if you make a



STEVEN NEHL/THE OREGONIAN

Nicholas Boyer, 13, shows the signs of a strenuous workout on the pommel horse at Oregon Gymnastics Academy in Beaverton. Boyer is among athletes from the gym who will compete in this weekend's regional championships.

mistake to keep thinking positive for the next event."

On Saturday and Sunday, the five will challenge gymnasts from Washington, Idaho, Alaska and Montana at the Tualatin Hills Athletic Center. The winners will move on to national championships in Battle Creek, Mich., in May.

Olds, a home-schooled junior,

is the senior member of the group and unofficial leader.

"There are team and individual scores, so we're always pulling for each other," he said. "And we work out together most days, which develops lots of camaraderie."

As a 10-year veteran of the sport, Olds has won kudos from his teammates by bouncing back from hamstring and knee

injuries to win state and regional competitions.

"It's all part of gymnastics — you learn early on how to handle injuries or you quit," he said. "I'm the oldest, so I figure that I have to push myself harder than the rest."

Spivey, who was a star gymnast at the University of Washington in the 1980s, described his coaching style as midway be-

If you go

What: Men's Region 2 Gymnastic Championships

When: 8 a.m. to 6 p.m. Saturday and 8 a.m. to 2 p.m. Sunday

Where: Tualatin Hills Athletic Center, 15707 S.W. Walker Road, Beaverton

Events: Young athletes from Oregon, Washington, Idaho, Alaska and Montana will compete in six events: floor exercises, pommel horse, still rings, vault, parallel bars and horizontal bars, with winners advancing to national championships May 8-11.

Admission: \$10; \$20 for family

Information: 503-531-3409 or www.ogagym.org

tween laid-back and what he called Eastern European intense. He said the sport teaches self-discipline and time management, as well as giving athletes ways to deal with their fears.

"Some of these boys are physical phenoms who just need someone to push them at the right time and in the right direction," he said. "But they also have to have fun, or what's the sense in putting in all of this time and work?"

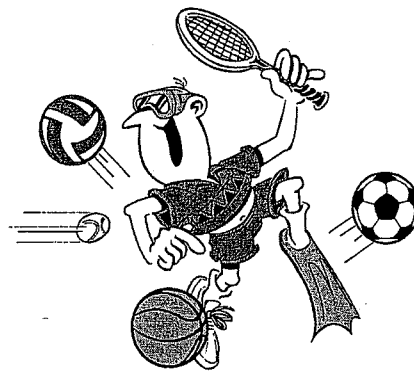
Spivey said he would consider it a successful year if three of his athletes qualify for nationals. "At this point, I can work with them on a few things like their body alignment or arm and leg positioning," he said. "But it's really their baby from now on."

Joe Fitzgibbon: 503-223-0725; fitzgibbon@integra.net

Tualatin Hills Park & Recreation District

LEARNING AND FUN FOR EVERYONE THIS SUMMER!

Swim Lessons
Children's Programs
Sports & Fitness
Adult Classes
Senior Programs
Summer Camps



**Phone and online registration
begin April 19 for in-district residents**
(See page 4 of our Summer Activities Guide for details)



**Call
503/439-9400
or log in at
www.thprd.org**

*Out-of-district registration
begins April 25*

Questions? Call 503/645-6433

Asistencia para llamadas por teléfono de
residentes de habla Español será disponible Abril 19-20.
Llamen al 503/439-9400 esos días y escogen 2 para Español.

School district donates extra land to parks

The Beaverton School District has agreed to transfer 2.14 acres of land adjacent to the new Bonny Slope Elementary School to the Tualatin Hills Park and Recreation District.

On Monday, the board approved the land transfer to the park district, which in turn will be responsible for its upkeep and maintenance.

The district must still work out an easement to the land with a nearby property owner, officials say.

Barry Raber and other residents near the new Bonny Slope school had been lobbying for almost two years to ensure that the property, which the school district determined they couldn't build on, became a community park. Plans are to place trails throughout the acreage.

Several years ago, the district purchased four parcels of a little more than 10 acres of land in order to secure property for the elementary school, which will accommodate up to 600 students. Of that land, 8.55 acres will be used for the school that will open in September 2008.

Parks and rec seeks bond funds

Survey aims to find what residents are willing to pay in taxes

By CHRISTINA LENT
OfTimes Newspapers

The Tualatin Hills Park and Recreation District is moving forward with a plan to seek voter approval of a capital bond measure in the November general election. For now.

While the park district board unanimously approved a preliminary plan for the funding proposal Monday night, the details of the bond amount and specifics of proposed projects included in the package have yet to be determined.

Those decisions hinge on results of a second public survey on how the funding measure will be received by voters and additional input from the community collected during a series of open houses.

With an eye on challenging economic times, park district leaders are hoping THPRD's history of providing quality recreation opportunities and its reputation for fiscal responsibility will go a long way in earning community support for its first bond measure since 1994.

"We have seen a tremendous amount of growth since then," said General Manager Doug Menke. "In that time, it's become very clear where we are deficient in services and areas where we are lacking park sites, trails and recreation facilities.

"If we don't start tackling the needs we've identified in our comprehensive plan, none of the items will get less expensive to complete. One of the most critical factors to consider is the land aspect. Available properties have disappeared, and what's left is expensive."



MENKE

Park bond: Asking tax payers for money is a 'balancing act'

■ Continued from A1

In an attempt to be sensitive to property owners' pocket-books when they are already feeling strapped for cash, the park district has undertaken a feasibility study and sought public input on a future funding measure over the last few months.

"It's a delicate balancing act," said board member Larry Pelatt. "We want to be mindful of the financial impact of a bond while also knowing we need to go forward and meet our growth requirements."

"If you look at our comprehensive plan, it clearly shows the needs we have in response to the kind of growth we've seen in Washington County. We're behind on land acquisition, sports fields and neighborhood and community parks."

At the same time, existing

facilities like the THPRD Elsie Stuhr Center are feeling a space crunch and athletic groups are finding it difficult to field games in light of growing use demands.

"There's no other way for us to generate the kind of money required to build a new recreation facility."

◆
Larry Pelatt

An initial scientific survey conducted in January by The Trust for Public Land's Conservation Finance Program showed strong voter support for a potential bond measure to fund land conservation, parks and recreational improvements.

Of the district residents polled, 66 percent supported a \$100 million bond while 21 percent said 'no' and 13 percent were undecided.

When presented with the \$85 cost per year for the average homeowner in a \$100 million bond, voter support remained essentially the same at 65 percent.

Meanwhile support for a

smaller bond measure was stronger — 68 percent supported a \$65 million bond and 78 percent supported a \$40 million bond.

Following the survey, the board approved formation of a Bond Measure Task Force and launched a public outreach program that included three public meetings and online and facility-based surveys, which gathered more than 500 responses.

The task force reviewed that input and created an extended base package totaling \$50.9 million that would include neighborhood park renovation, new community park construction, youth athletics fields, natural area restoration, facility expansions and accessibility improvements for disabled patrons at the Howard Terpenning Recreation Complex.

That total does not include partial funding of \$30 million for development of a new community center, \$2 million in land acquisition and restoration work in additional natural areas or \$3 million to purchase six additional acres of land for parks and athletic fields.

"In the coming months as a

board, we need to consider if we should go for the base package and just cover some of our needs, or should we reach for the stars," Pelatt said. "The only way we're going to get big capital projects off the ground is to go out and get a bond."

"There's no other way for us to generate the kind of money required to build a new recreation facility or a big park or even go after purchasing land for what people want."

To help the board make that decision, The Trust for Public Land will conduct a second survey at the end of May.

"Support for a bond may drop a little, but I still feel fairly confident that voters will look at this as a priority," said Josh Alpert, northwest conservation services director for The Trust for Public Land.

"By supporting this measure, the community still has an opportunity to be farsighted. Land values increase every day. It's really crucial that THPRD gets out there and acquires property now while the land is still somewhat affordable."

Park district leaders will look to results of that survey and feedback from three additional

open houses to decide if they will move forward with a bond proposal, how large it will be and specific projects it will support.

"It's not a done deal, but the momentum is moving forward," said board member Joe Blowers. "We want to make sure the voters will support what we are asking for."

"The polling completed in January was pretty positive, and we hope that will continue."

Moving forward with a funding package is critical, he added.

"With the tax money we get every year, we can do a good job providing programs and keeping the facilities fixed up and main-

tained," Blowers said. "But there is not enough coming in to do the really big things."

"How do we add a new community park? How do we aggressively connect trails with gaps so there's a continuous five-mile stretch for people to use? The reality is the trails will never get completed and we'll never add the parks we need unless voters say, 'Yes, we trust you and here is the money to do these things.'"

Park district staff will return to the board in June with final recommendations and a request to adopt a final bond project package.

Weigh in on the park bond proposal

The public is invited to attend three open houses to help the Tualatin Hills Park and Recreation District decide on a capital bond measure package.

The meetings will take place:

■ April 29, 6:30 p.m., Portland Community College Rock Creek campus, Building 9 Events Center, Room 122a.

■ April 30, 2 p.m., THPRD Elsie Stuhr Center, Fir Room.

■ May 1, 6:30 p.m., Conestoga Recreation and Aquatic Center, Room 203.

Park district staff will provide information about a variety of proposed projects aimed at addressing growth and recreational needs within the district now and in the future.

Sí, park district will have registration in Spanish

For the first time, the Tualatin Hills Park and Recreation District will offer Spanish language assistance during phone-in registration for summer classes and programs. The service will be available April 19 and 20.

General Manager Doug Menke said the park district intends to provide the best possible service to all residents, and recent research showed the need for additional outreach to Spanish-speaking residents.

"The research challenged us to increase Latino awareness of district programs and make access easier for Latino residents," said Menke. "Providing Spanish-speaking operators the first two days of registration is a first step in that effort."

All classes and programs are first-come, first-served and many classes are in high demand.

Phone-in registration for all residents will start Saturday, April 19, from 8 a.m. to 6 p.m. and continue on Sunday, April 20, from noon to 4 p.m.

The number to call is 503-439-9400.

Residents who want to register on the phone must have class information handy, along with credit card or debit information and a valid THPRD Residency Card. Residents can register only for their own immediate family.

Online registration for district residents starts April 19 at 10 a.m. Users should go to www.thprd.org/activities to get

started. Walk-in registration begins April 21 at 8:20 a.m.

For people who live outside the district, registration will begin on April 25 at 8:30 a.m. Those who have paid an assessment fee, may register by phone, fax, Internet, mail or walk-in starting that day. The fee is \$52 quarterly or \$208 annually.

Formed in 1955, the Tualatin

Hills Park and Recreation District is the largest special park district in Oregon. The park district offers a broad range of classes and more than 200 park sites, 35 miles of trails, eight swim centers, three recreation centers, and 1,100 acres of nature preserve. For more information, visit www.thprd.org or call 503-645-6433.

NEWS BRIEFS

Nature Park hosts Earth Day celebration and spring native plant sale this Saturday

Families are invited to celebrate Earth Day at the Tualatin Hills Nature Park.

The park district is hosting a free day of activities Saturday highlighting "Wildflowers: Backyard and Beyond." The event will take place from 10 a.m. to 2 p.m. at the Nature Park, 15655 S.W. Millikan Way.

Participants will learn how they can make a difference by growing native plants through activities, displays and wildflower walks.

After gaining a little inspiration, families can then visit the annual spring native plant sale that will also be held at the Nature Park the same day.

Gardeners can select from an array of trees, shrubs and flowering plants in all price ranges to add color to every spot in their garden.

All proceeds from the native plant sale will benefit future park improvements.

Check the park district's Web site at www.thprd.org for the "Spring Native Plant Sale List" and for links to native plant information.

Shoppers will receive a free bag of potting soil with every \$25 purchase. For more information, call 503-629-6350.



More open houses scheduled on proposed Tualatin Hills Park and Recreation District bond measure

Friday, April 11, 2008

The Hillsboro Argus

The Tualatin Hills Park & Recreation District has scheduled a new series of open houses for the public to review and comment on the district's proposed capital bond measure.

The THPRD Board of Directors voted unanimously at its regularly scheduled public meeting April 7 to continue exploring whether to place a measure on the ballot this November.

THPRD's current proposal, developed with the assistance of a community-based task force, features a wide variety of general projects aimed at addressing growth and recreational needs within the district now and in the future. The projects include facility improvements, land purchases, ball field additions and many other initiatives.

Park District staff will provide more specific information about the proposed projects at the upcoming open houses, which have been geographically distributed to make them as convenient as possible for the public to participate. All meetings are scheduled to last one hour. Dates and locations:

April 29, 6:30 p.m., PCC Rock Creek Campus, Building 9 Events Center, Room 122a, 17705 NW Springville Road, Portland.

April 30, 2 p.m., THPRD Elsie Stuhr Center, Fir Room, 5550 SW Hall Blvd., Beaverton.

May 1, 6:30 p.m., Conestoga Recreation & Aquatic Center, Room 203, 9985 SW 125th Ave., Beaverton.

This will be the second round of open houses Tualatin Hills Park and Recreation District has conducted as part of its extensive public outreach process on the potential bond measure. Three previous open houses were completed in mid-February.

The outreach effort has also included a scientific telephone survey of in-district residents that was commissioned in January and found strong public support for a THPRD bond measure. The community-based task force, composed of volunteers, met four times before making its recommendation to the Park District board April 7.

The district also used informal surveys to solicit public opinion on a broad list of potential projects; more than 500 responses were received.

Feedback from the upcoming open houses, coupled with the results of a second scientific survey scheduled for May, will help the THPRD board decide whether to officially place the bond measure on the November ballot, and if so, in what amount. A final board decision is expected in June.

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THE OREGONIAN/2005

Nature Park 10th Anniversary

The Tualatin Hills Nature Park in Beaverton has grown and changed over the last 10 years. Some changes are human-made (increased trail numbers, interpretive center, classes and workshops, and increased visitor numbers from about 40,000 in 1998 to an estimated 250,000 last year), while some have come from nature. The park is home to a variety of wildlife and birds. Storms have changed the landscape of the forest quite a bit over the past two winters. An ongoing debate over what to do about trees that fell during windstorms in 2006 and 2007 brought to the forefront the mission and use of the 222-acre park to both humans and wildlife. Some damage is still very evident when walking the park trails. In celebration of the 10 years that have passed since the park opened, the Interpretive Center offers educational displays, hands-on activities, self-guided walks, flower crafts for children, games and a spring native plant sale. *Celebration hours 10 a.m.-2 p.m. Saturday, at the park, 15655 S.W. Millikan Way, Beaverton; free; 503-629-6350*

— Rosemarie Stein



Park & Rec budget meeting invites public

Tuesday, April 15, 2008

The Hillsboro Argus

The public is invited to the Tualatin Hills Park & Recreation District's Budget Committee meeting on April 21 in the Manzanita Room of the THPRD Elsie Stuhr Center, 5550 SW Hall Blvd., Beaverton.

Purpose of the meeting, which will start at 6 p.m., is to review THPRD's proposed budget for the 2008-09 fiscal year, which will run from July 1, 2008, to June 30, 2009.

Effective April 16, a copy of the proposed budget will be available for review in advance of the meeting. Interested participants should visit THPRD's administrative office at 15707 SW Walker Road, Beaverton, or go online to www.thprd.org.

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Space invaders infiltrate Oregon

Television series takes hard look at looming environmental threat

By ERIC BARTELS
Pamplin Media Group

Scott Hinderman is bundled against a bitterly cold winter morning, watching as high school students attack a thicket of Himalayan blackberry at one edge of the 222-acre Tualatin Hills Nature Park in Beaverton. "This is an urban park," says Hinderman, a ranger with the

Tualatin Hills Park & Recreation District. "If you let it go without managing the habitat, eventually you'll have an almost 100 percent cover of the blackberry."

For much of the year, Hinderman supervises groups of volunteers once a week as they go after a "hot list" of invasive species. Along with the blackberry, there are holly, which spreads quickly, and English ivy, which can smother and kill trees and poison songbirds. And there are dozens of others.

"We try to get rid of it to give native vegetation a helping hand," Hinderman says. "You've got to intervene."

It isn't glamorous work, even with an Oregon Public Broadcasting camera crew on hand.

"But it is fun," says 16-year-old Hayden Lytel, part of the group from Merlo Station High School, an alternative school nearby.

OPB hopes other Oregonians will be similarly upbeat about combating the threat invasive species pose to the state, one that will be documented next week in the one-hour television special "Silent Invasion."

The program represents the culmination of a season of news segments examining the issue on OPB's "Oregon Field Guide."

It also signals the launch of a yearlong campaign called "Stop the Invasion," in which private and public entities have united to raise awareness around the state.

Producer and writer Ed Jahn, on hand for the winter work party at Tualatin Hills, says the idea had been around awhile. He and reporter Jeff Douglas, now senior vice president and station manager at OPB, "have talked about this for years," he says.

"We're seeing the impact of invasive species everywhere. No one had ever taken a big picture



"Oregon Field Guide" producer and writer Ed Jahn (right) puts the focus on high school students attacking a blackberry thicket at Tualatin Hills Nature Park early this year for the one-hour television special "Silent Invasion," airing this month.

What you can do to prevent invasions

- Use noninvasive plants when gardening.
- Clean boats thoroughly before and after launches.
- Clean boots before and after hiking.
- Don't release aquarium fish and plants, bait or other animals into the wild.
- Volunteer at natural areas to remove invasive species.
- Help educate others about invasives.

Courtesy of the Nature Conservancy, nature.org/initiatives/invasivespecies

Top seven best-named pests

- Dead man's fingers - marine algae threatens shellfish
- Syrian bean caper - semisculent weed reduces forage in dry areas
- Cherry leaf roll - virus damages trees
- Plum pox - virus reduces yield of fruit trees
- Rock snot - freshwater algae endangers fish habitat
- Yellow floating heart - aquatic perennial blocks light, lowers oxygen levels
- Whirling disease - parasite weakens young salmon and trout

Courtesy of Oregon Public Broadcasting's "Oregon's 100 Most Dangerous Invaders"

Find out more

"Silent Invasion"
8 p.m. Tuesday, April 22
KOPB (10)

look in the state. It was really reaching critical mass."

"We began noticing that not a single season went by when we weren't doing a story about some plant or critter that was causing problems," Douglas says.

A Virginia native who moved to Oregon in 1968, Douglas remembers state leaders crossing party lines to forge a promise of environmental stewardship when the idea barely existed elsewhere.

"When I arrived in Oregon, I thought I'd hit nirvana," he says. "More than the specifics, there was this feeling that 'Hey, we can do this.' But we had to

work together. I would love it if we could reignite some of that spirit."

"Some of the invaders haven't yet arrived."

"Silent Invasion" features the Asian flying carp, a species that has set up shop in several Midwestern rivers. Watching schools of the fish leap from the water may be entertaining, but the carp could do serious damage to already unstable salmon populations in Oregon, by taking out plankton at the bottom of the food chain.

Quagga is a quagmire

Closer at hand is the quagga mussel, a European import that

has wreaked havoc in the Southwest.

"The quagga and the zebra mussel are probably the largest threat to our state," says Dr.

Sam Chan, an invasives expert at Oregon State University. "They are as far north as the San Francisco Bay Area. Once they're here, they spread very quickly."

He says the quagga, which can produce a million eggs a season, can clog underwater pipes and screens as well as clinging to docks, buoys and beaches. A population found its way last year into the waters behind the Hoover Dam.

"Within a month, the water district that supplies Southern California had to shut down," Chan says. It took \$6 million to fix the problem.

Already in Oregon is the New Zealand mud snail - a ravenous mollusk that feasts on the algae that nourish native fish. Until recently, the mud snail was confined to Western Oregon. Now the species has crossed the Cascade Range and shown up in Central Oregon.

Species hitch ride on ships

Most aquatic invaders arrive with oceangoing ships.

"Invasive species are a global issue, and Portland is a global port," Chan says. "You get ships from all four major oceans. Portland can be a nice conduit for invasive species."

While Oregonians are an environmentally conscious bunch, biologists say underwater pests have generally stayed under the radar.

"It's plants and animals that we easily see that people take action on," Chan says. "But it's greater than a 10-to-1 ratio, if not much greater, with the aquatic invasive species. Because they are in an aquatic system, it becomes very difficult for us to control or eradicate them."

Solve work parties

■ 9 a.m. to 1 p.m. Saturday, April 19, Bauman Park (park restoration), Southwest Old Clatsop Locks, Beaverton, 503-644-9571, ext. 332

■ 9 a.m. to 1 p.m. Saturday, April 19, Bonneville Lock and Dam (trail maintenance), Exit 40 from Interstate 84, Cascade Locks, 503-644-9571, ext. 332

■ 9 a.m. to 1 p.m. Saturday, April 19, Fairview Woods Park (invasive plant removal), east end of Bridge Street, north of Halsey Street, Fairview, 503-844-9571, ext. 332

■ Register at www.solve.org. To learn about other volunteer opportunities, go to www.solve.org/programs/invasivesp.aspx.

Once here, the invaders can hitchhike from one body of water to another on a pair of hip waders or the hull of a boat.

Not that land-based invaders are a picnic. "Silent Invasion" spotlights the yellow star thistle, which is poisonous to cattle and represents a significant threat to Eastern Oregon ranchers.

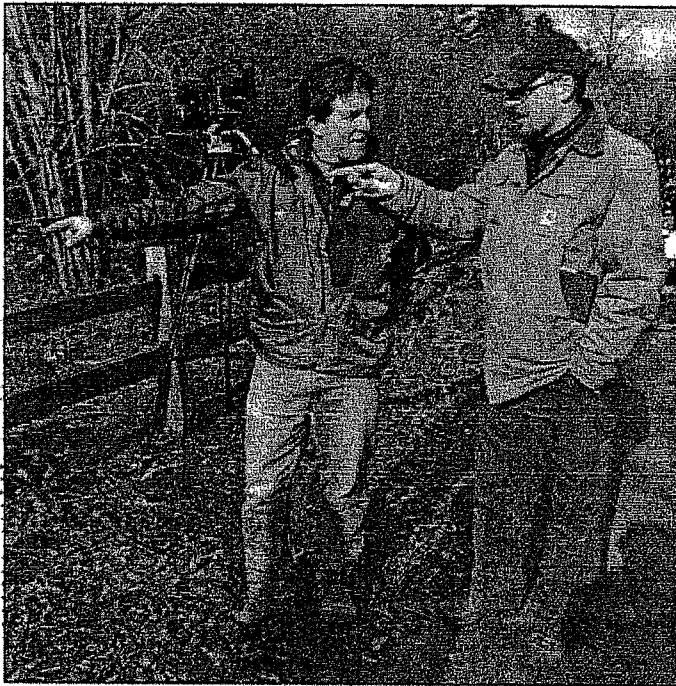
Then there's giant hogweed, a tuberous perennial that exudes a substance with the opposite properties of sunscreen, diminishing the skin's defense against the sun.

Not to mention Japanese knotweed, a bamboo-like species brought to the region as an ornamental plant, which has become "a severe pest," according to Chan.

The species grows quickly, taking over alongside salmon-bearing streams, preventing fish from feeding off insects that once dropped from the canopy of native plants.

"Even the Nature Conservancy uses herbicides to control knotweed," Chan says.

"Silent Invasion" marks the beginning of the statewide Invasive Species Awareness and



PAMPLIN MEDIA GROUP PHOTOS: JIM CLARK

Oregon Public Broadcasting producer and writer Ed Jahn (right) talks with cameraman Nick Fisher while filming a segment on invasive plants early this year at Tualatin Hills Nature Park, where Himalayan blackberry has put down roots.

Invaders: Zebra, quagga mussels also are feared

■ From page 4

Engagement Campaign.

"It's about people in Oregon being aware and taking action," Chan says. "It's our sense that people care about the environment. Once the participants became more aware, they say, 'Yeah, this really is important. What can I do?'"

Douglas, the director of OPB's local programming, says the "Oregon Field Guide" series became a larger project when on-the-ground organizations — Solv, the Nature Conservancy and the Oregon Invasive Species Council — came aboard.

Solv, in particular, plays a crucial role, Douglas says, employing its sturdy-boots ethic to get citizens into the field.

"They decided that all of their work parties after April would have an invasive component. Their Web site is going to list any group in the state that wants to get a work party going."

In bringing the issue to the public, Douglas says it's important to distinguish between invasive species and nonnative species, which can include everything from tulips to wheat.

"We couldn't eat in this country if we didn't have nonnative species," he says. "They've put nonnative oysters in Tillamook Bay for years, but they haven't been taking over the habitat. Something like quagga mussels really starts changing the ecosystem."

More important is getting people to understand the magnitude of the issue facing the state.

"You get these tipping points where there really is a problem," he says.



Explaining the genesis for the "Silent Invasion" TV special, Oregon Public Broadcasting's Ed Jahn says: "We're seeing the impact of invasive species everywhere. No one had ever taken a big-picture look in the state."

OPB's Douglas says everyone from ranchers to environmentalists can agree about the threat posed by invasive species.

"I think it's critical. In fact, more critical for this state than something like global warming," he says. "All these things happened because of human action

and often it's unintentional."

Douglas believes Oregonians can again summon the better angels of their nature, putting aside partisanship for the benefit of the environment, as they did to create land-use planning, a bottle bill and beaches that provide access to all.

"It's hard for government to lead on issues," he says.

"Recently, I've seen

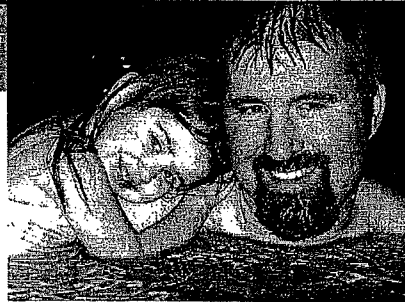
a state where everybody is divided up into camps. If they can't agree on everything, they won't do anything.

"We're kind of hoping that, with this campaign, the public will demand action. It's something that should unite us."

"Not a single season went by when we weren't doing a story about some plant or critter that was causing problems."

— Jeff Douglas, Oregon Public Broadcasting

THPRD OPEN HOUSES



The Oregonian
&
Valley Times
4/17/2008 &
4/24/2008

Learn more about THPRD's potential bond measure, aimed at a variety of facility and service improvements for patrons. Please share your comments and ideas.

- | | | |
|----------|---|-----------|
| April 29 | PCC Rock Creek (Bldg. 9)
17705 NW Springville Road, Portland | 6:30 p.m. |
| April 30 | Elsie Stuhr Center
5550 SW Hall Blvd., Beaverton | 2 p.m. |
| May 1 | Conestoga Rec/Aquatic Center
9985 SW 125th Avenue, Beaverton | 6:30 p.m. |



*Displays • Refreshments •
Presentation and Q & A*

Questions?
Call 503/645-6433
or visit www.thprd.org

Tualatin Hills Park & Recreation District

The Oregonian
&

Valley Times

4/17/2008 & 4/24/2008

LEARNING AND FUN FOR EVERYONE THIS SUMMER!

**Swim Lessons
Children's Programs
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Summer Camps**



**Phone and online
registration begin
April 19
for in-district residents**

**(See page 4 of our Summer
Activities Guide for details)**



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or log in at
www.thprd.org**

*Out-of-district registration
begins April 25*

Questions? Call 503/645-6433

**Asistencia para llamadas por teléfono de
residentes de habla Español será disponible Abril 19-20.
Llamen al 503/439-9400 esos días y escogen 2 para Español.**

PortlandTribune

Into the woods

Area parks let kids get a little grubby while they learn

BY ANNE MARIE DISTEFANO

The Portland Tribune, Apr 18, 2008

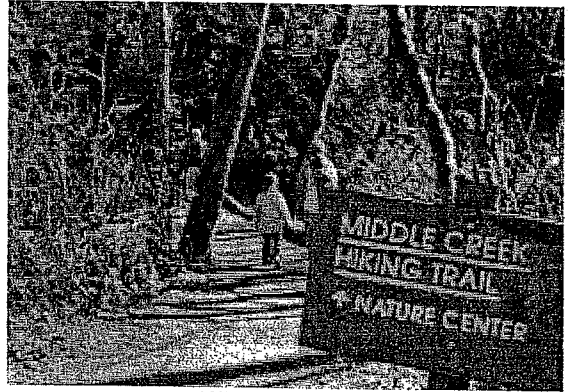
Is your child suffering from nature- deficit disorder?

“Last Child in the Woods,” Richard Louv’s acclaimed book, out in paperback next week, has parents and nature-lovers talking about the ill effects that can result when children don’t connect with the natural world.

The good news is, if you live in or around Portland, help is only a stone’s throw away.

The Portland area is full of small pockets of nature, and there’s no lack of guides who are ready and eager to show your kids the way into the woods, with the help of abundant easy-to-hike trails, interpretive centers and summer day camps.

— Anne Marie DiStefano



ANNI TRACY / TRIBUNE FILE PHOTO
Tryon Creek State Park puts guided nature walks, free-form exploring, educational games and day camps within reach of urban dwellers — they don’t even have to leave the city.

Tryon Creek State Park

Hidden between downtown Portland and Lake Oswego, Tryon Creek State Park is a surprisingly large and leafy oasis. Walking or jogging along Tryon’s 14 miles of trails, you feel miles away from highways or houses.

The park was set aside as a reserve by activists 30 years ago and now boasts 667 acres, with trees as old as 100 years.

Bring your sunglasses and rain gear for a springtime walk through lush, green areas, with dense carpets of ferns and mossy fallen logs beneath the young branches of deciduous trees. There’s also a big covered deck at the trailhead if you need to wait for a shower to pass.

The interpretive center, staffed by volunteers from the group Friends of Tryon Creek State Park, offers educational games such as “Create a Healthy Creek,” activity books to take home, and information on the park’s many activities for kids.

Summer brings half-day camps for younger explorers, full-day camps, and overnight camps that include field trips to the Columbia River Gorge, Mount Hood and the Oregon Coast.

Where: 11321 S.W. Terwilliger Blvd.

Park hours: 7 a.m. to 6 p.m. daily

Nature center hours: 9 a.m. to 4 p.m. Monday-Friday; noon to 4 p.m. Saturday and Sunday

Contact: 503-636-4398, www.tryonfriends.org

Tualatin Hills Nature Park

From downtown Portland, it’s an easy ride on the westbound MAX train to the Merlo Road/S.W. 158th

Avenue Station. From there, take the Oak Trail about three-quarters of a mile to the Tualatin Hills Nature Park's Interpretive Center.

The park is a 222-acre wildlife preserve and a haven of forest land, creeks, marshes and meadows in the heart of Beaverton.

The park's interpretive center includes classrooms, a nature store and an exhibit area. The center offers a variety of kids' programs and activities, and hosts classes from the Beaverton School District during the school year.

"There are a lot of kids who haven't even been in nature before. They get to come out and realize that this is in their neighborhood," says Elisa Joy Payne, the park's program coordinator. "There's definitely a lot of them who can't believe that deer live in Beaverton, or that they can get someplace in their city that they can't hear traffic."

A range of summer day camp programs is available, including some with field trips. Also during the summer, there are free ranger walks on some weekend mornings (see the Web site for details).

The center also hosts birthday parties, geared toward kids from about 4 to 6 years old, that can encompass indoor activities and guided exploration outside, including rainy-day searches for bugs and newts.

Bugs are a big deal at this park, which every summer draws hundreds of attendees to Bugfest (this year, it's Saturday, Aug. 23, and the focus is spiders).

Where: 15655 S.W. Millikan Way, Beaverton

Park hours: Dawn until dusk daily

Interpretive center hours: 8:30 a.m. to 5 p.m. Monday-Friday; 9 a.m. to 5 p.m. Saturday-Sunday (closed May 26 and July 4)

Contact: 503-629-6351, www.thprd.org/parks/thnp.cfm

Audubon Society of Portland

As part of its mission to conserve wild areas for bird and wildlife habitat, the Audubon Society reaches out to the decision-makers of tomorrow. Awareness is the first step for creating future environmental stewards, explains Sarah Swanson, camp director for the Audubon Society of Portland.

"A lot of kids don't get that chance to play outside anymore," she says. "So the idea is just to get them out there. ... Until you know what kind of cool stuff is out there — birds and animals and forest — then you're not going to appreciate it. Once you do, then you'll care about it and you'll want to protect it."

The society holds a Nature Kids day school on its 143-acre preserve, which adjoins Forest Park and also is open to the public.

The youngest kids, Swanson says, start to feel comfortable in the natural world once you get them out there searching for something — even if it's something they didn't like before — say, salamanders or slugs. Older kids, she says, gain confidence by learning basic survival skills such as how to build a fire or a shelter.

"Hopefully this will have some effect on them years down the road," she says. "It's hard for us to measure that, but we're hoping to plant some kind of a seed in kids that later on in life they'll be the kind of people who care about parks and native habitat and birds and all those good things."

Where: 5151 N.W. Cornell Road

Nature Sanctuary hours: Dawn until dusk daily

Contact: 503-292-6855, www.audubonportland.org

Parks agency will take public's pulse for taxes

Open houses | The district wants public feedback as it mulls a construction bond

By **RICHARD COLBY**
SPECIAL TO THE OREGONIAN

BEAVERTON — In the uncertain realm of asking taxpayers to spend more money, the Tualatin Hills Park & Recreation District wants to get things just right.

Beginning Tuesday, the district will stage three open houses to see who might want more parks, trails, athletic fields or community centers in and around Beaverton.

The district also wants to find out who, come the November election, wouldn't mind ap-

Open houses

What: Tualatin Hills Park & Recreation District has scheduled three open houses to seek public sentiment on building more recreation facilities and passing a November bond measure.

Tuesday: 6:30 p.m., Portland Community College's Rock Creek Campus, Building 9, Room 122a, 17705 N.W. Springville Road.

Wednesday: 2 p.m., Elsie Stuhr Center, Fir Room, 5550 S.W. Hall Blvd., Beaverton.

Thursday, May 1: 6:30 p.m., Conestoga Recreation & Aquatic Center, Room 203, 9985 S.W. 125th Ave., Beaverton.

proving \$86 million worth of long-term construction bonds to pay for it all. Or, whether people would prefer being offered fewer items for a lower amount, such as \$51 million.

The meetings will supplement three lightly attended open houses in February to gauge voter interest in building

more parks and athletic centers for a growing population.

Doug Menke, the district's general manager, says finding out what the public wants — or doesn't — is especially important in tighter economic times. "We need to find that sweet spot," Menke said, "where any bond measure is going to have

the best chance of success."

To that end, the district will also commission a second public opinion poll next month like one conducted in January among 400 district residents. The earlier poll found 65 percent were willing to pay \$85 more a year in property taxes for new facilities.

The district's board of directors plans to decide in June whether to put a money request before voters and for how much.

With more than 200,000 residents, the 50-square-mile park and recreation district covers all of Beaverton and most adjacent unincorporated areas including Rock Creek, Cedar Hills, Bethany, Aloha and Cedar Mill.

Park district plans open houses to collect feedback on proposed bond

The Tualatin Hills Park and Recreation District has scheduled a new series of open houses for the public to review and comment on the district's proposed capital bond measure for the November general election.

The proposal features a variety of general projects aimed at addressing growth and recreational needs within the district now and in the future. The projects include facility improvements, land purchases, ball field additions and many other

initiatives.

Park District staff will provide more specific information about the proposed projects at the upcoming open houses.

The meetings will take place: Tuesday, 6:30 p.m., PCC Rock Creek Campus, Building 9 Events Center, Room 122a,

17705 N.W. Springville Road; Wednesday, 2 p.m., THPRD Elsie Stuhr Center, Fir Room, 5550 S.W. Hall Blvd.; and Thursday, May 1, 6:30 p.m., Conestoga Recreation and Aquatic Center, Room 203, 9985 S.W. 125th Ave.

Feedback from the open

houses, coupled with the results of a second scientific survey scheduled for May, will help the park district board decide whether to place the bond measure on the November ballot, and if so, in what amount. A final board decision is expected in June.

Saturday

Jenkins Estate Spring

Rhododendron Show: Display of rhododendron and azalea blooms at the historic estate. Entries accepted from 7:30 to 9:30 a.m., judging from 9:45 to 11:45 a.m. The show is open noon to 4 p.m., with a plant sale from 10 a.m. to 4 p.m. on the veranda of the Main House. Jenkins Estate, 8005 S.W. Grabhorn Road, Aloha. Free. www.thprd.org or 503-629-6355

RECREATION

CALENDAR

CLASSES AND CAMPS

Tuesday

Morning Bird Song Walk: Audubon naturalists lead a 90-minute hike to hear resident and migrating birds. Bring binoculars and dress for the weather. 7 a.m. Tualatin Hills Nature Park, 15655 S.W. Millikan Way, Beaverton. Free. www.audubonportland.org or 971-222-6119

Swimming Lessons: Children with little or no experience can learn how to swim during twice-weekly lessons. 3:30 to 4 p.m. Tuesdays and Thursdays through May 22. Beaverton Swim Center, 12850 S.W. Third St. \$38 for residents of Tualatin Hills Park & Recreation District; others pay an additional \$52 quarterly fee. www.thprd.org or 503-629-6312

CEDAR MILL

New park in the works behind Bonny Slope

Tualatin Hills Park & Recreation District has purchased 2.14 acres from the Beaverton School District to create a new park behind Bonny Slope Elementary, 11775 N.W. McDaniel Road.

Doug Menke, the park district's general manager, says his agency is pleased to be buying the property.

"We're planning to create a walking trail that will connect the Ironwood neighborhood with the new school site," he said. "When children can walk to school safely and the community can have a scenic, treed park as part of the neighborhood, it's a bonus."

In addition to purchasing the park property, the parks district agreed to a list of projects that will benefit both it and the school district.

"Almost all of the other projects we agreed to are improvements to school district property, mostly relating to sports fields at schools throughout the district," Menke said.

Menke said planning for the trail will begin this summer, and he expects to break ground in winter or spring 2009, depending on when they receive permits for the work from Washington County.

"This will be a public process," Menke said. "We plan to create a design, then show it to the public and get input from people in the neighborhoods."

Builder Briefs: Subdivision planned for Northwest Portland 4 | Home Improvement: Lots of options for kitchen-floor materials 6

APRIL 27, 2008

HOMES & RENTALS

EDITOR: KENDRA HOGUE • 503-221-6318
KENDRAHOGUE@NEWS.OREGONIAN.COM

A PUBLICATION OF THE OREGONIAN ADVERTISING DEPARTMENT

Parkside living

Urban greenery adds value, livability to nearby homes.

By JEFF KUECHLE

SPECIAL WRITER

Portlanders love parks. And their importance in the metropolitan area is borne out not only by this year's "Great Parks, Great Cities" speaker series, presented by Portland Parks & Recreation, but also by studies showing how property values for homes near parks rise more swiftly the closer the home is to the park.

Why are parks so precious? Some answers are obvious.

With more people packed into tighter urban spaces, many living in housing without

traditional yards, green spaces that can be used at will, by everyone, are vital for exercise, fresh air, relaxation, children's play and interaction with neighbors.

In a 2000 study on the impact of open spaces on property values in Portland, researchers at

Reed College and the University of California-Los Angeles found that proximity to open space has a statistically significant effect on home prices. Such perks as views and direct access to trails were found to increase the value of homes directly adjacent to parkland by as



JOHN M. VINCENT

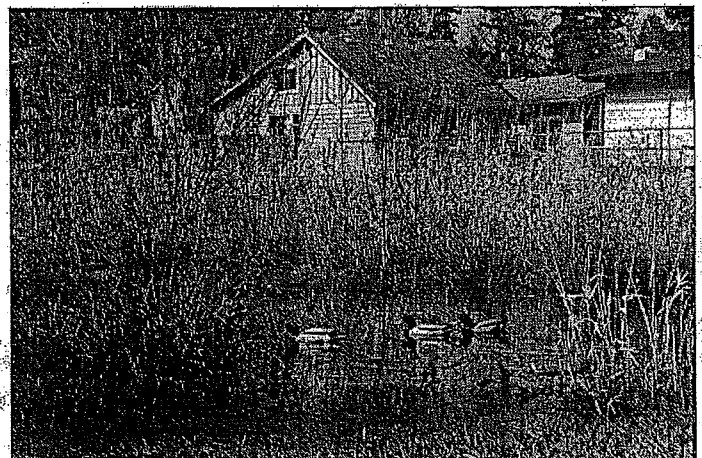
A home at 1709 Dusky Drive sits next to one of three parks planned at Taverner Ridge, a development in southwest Washington above Ridgefield National Wildlife Refuge.

much as 30 percent, taking into consideration that traffic or noise generated at heavily used parks would reduce that gain.

Three homes for sale in the Portland area this spring benefit from locations next to small community parks. In the Cedar Hills area, a home next to Roxbury Park offers access to basketball and tennis courts, as well as a wealth of greenspace. In Southwest Portland, a remodeled ranch home sits just a few steps from Florence Pointe Park. And in southwest Washington, the new Taverner Ridge development above Ridgefield National Wildlife Refuge will feature three parks within its boundaries. A home on Dusky Drive sits next to the first of these parks.

Paul DeBoni, owner of CMG Development, the managing member of Taverner Development, envisions Taverner Ridge as a community where natural spaces and trails link homes and families.

"The project is 210 acres, set on 400 acres



Ducks at Florence Pointe Park are the nearest neighbors to a five-bedroom home for sale at 7530 S.W. Florence Lane in the Garden Home neighborhood. Built in 1971, the classic ranch has been completely remodeled.

Please turn to Parkside, Page H2

(Continued on other side)

Parkside: Parks offer safe place for kids

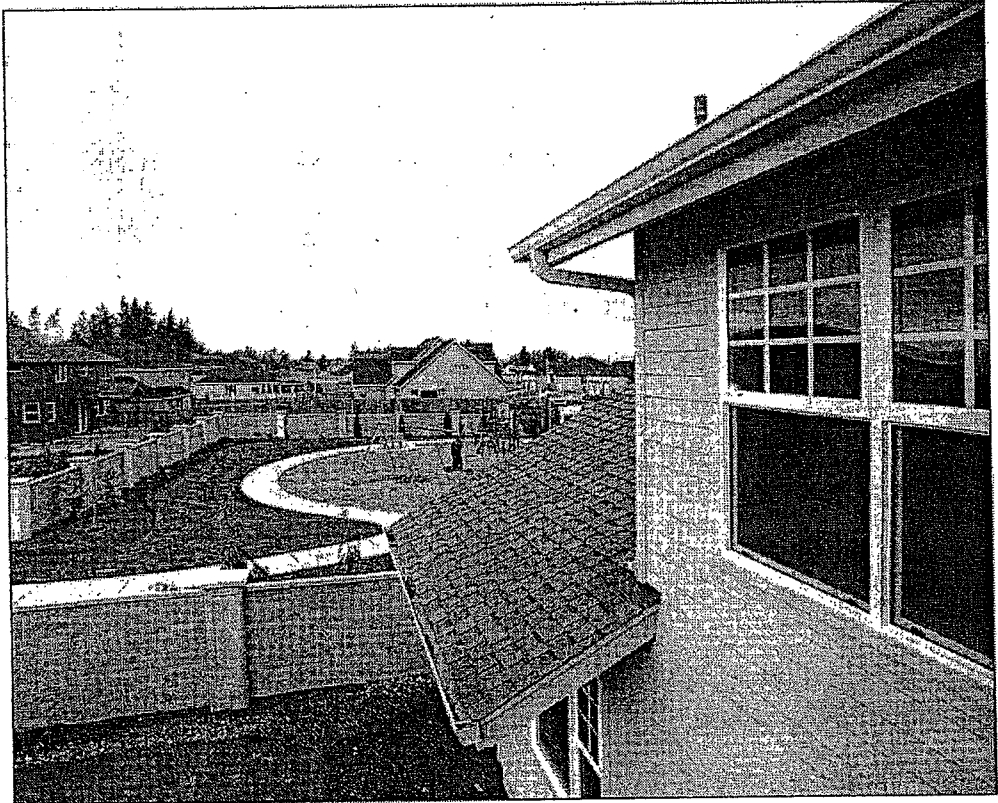
■ Continued from Page H1
on a ridge overlooking the Ridgefield National Wildlife Refuge and the Columbia River," DeBoni said. "We have plans for three parks — one designed for small children, one designed as a fitness park for adults — as well as a pathway system that will connect all the open spaces.

"Parks offer the opportunity for children to be within their community, playing with other kids, with no major streets to cross. The trail system means short walking access to family homes for parents and children, and the knowledge that children are safe."

A three-bedroom, 2.5-bath home at 1709 S. Dusky Drive in Taverner Ridge is sited next to the first park — a three-quarter-acre space that is as yet unnamed but has a playground.

"There's a separate playroom off the two bedrooms, with a bath between," said listing agent Sandy Scott, of Coldwell Banker Barbara Sue Seal Properties. "The great room has custom cabinets and built-ins, the kitchen has an eating nook, there's a stone fireplace in the living room, and the home sits in a spectacular area, amid acres of open space."

The 3,150-square-foot, two-story home, which was built in 2005, features red oak floors, granite countertops, solid-wood cabinets, a formal dining room and a spacious master suite with a sitting area, as well as a covered patio for outdoor living. It is priced at \$499,000 and will be held open Sunday, April 27, 1 to 4 p.m.



JOHN M. VINCENT

A sitting room off the master bedroom in a home for sale at 1709 S. Dusky Drive in the Taverner Ridge development provides a vantage point for supervising children playing in the park next door.

In Beaverton's Cedar Hills neighborhood, a traditional ranch-style home built in 1968 has four bedrooms, a loft and 2.5 baths in 2,199 square feet. Listed at \$339,900 and recently sold, the home on Southwest Roxbury Avenue sits across from Roxbury Park, a long, wide swath of tree-lined greenspace buffering the neighborhood from Oregon 217 with a playground, tennis and basketball courts, and walking trails.

"This is an attractive home on a nice, flat lot, with good-sized bedrooms in an attractive neighborhood," said listing agent Anita Cassarino of Prudential Northwest Properties. "But it's a fixer — filled with lots of 1970s wallpaper — so it does need some updating. It's a canvas for someone to apply their talents to."

The bones are there, though. Both the home's family room and the living room have fireplaces, and a large patio offers

outdoor space for entertaining. The tidily landscaped yard features trimmed shrubs and a wealth of roses.

Then there's a classic ranch home at 7530 S.W. Florence Lane in the Garden Home neighborhood, separated by its driveway from Florence Pointe Park, and surrounded by open space on its own large lot.

The 1971-built home boasts five bedrooms and three baths in 2,536 square feet, and is priced at \$374,999.

"It has been completely remodeled," said listing agent Rob Levy of Prudential Northwest Properties. "There's a new kitchen with granite countertops, maple cabinets and bamboo floors; new windows; new carpet; and marble in the three full bathrooms."

"A single-level home with this many bedrooms is hard to find, and this one is in a great area to raise a family," Levy said. "Be-

ing next to a park gives it a great, open-space feeling, as well as (providing) a place to walk the dog."

The pocket park includes a play area with swings and slides, a wide path and greenbelt-style plantings of young trees.

Jan Behrs is a Portland freelance writer and can be reached at janbehrs@hotmail.com.

Resources

- Anita Cassarino, Prudential Northwest Properties, 1925 N.W. Amberglen Parkway, Hillsboro; 503-350-7444
- Rob Levy, Prudential Northwest Properties, 9600 S.W. Barnes Road, Suite 100; 503-906-1444
- Sandy Scott, Coldwell Banker Barbara Sue Seal Properties, 5101 N.E. 82nd Ave., Suite 100, Vancouver, Wash.; 360-608-6166; www.taverneridge.com

HOME TO THE MARSH

A restored wetland draws diverse wildlife and enchants humans as well

After spending most of his life navigating the concrete jungles of Brooklyn and Los Angeles, Jerry Freedman found his true home next to a wetland preserve in Washington County. “When we came here, it was like the promised land,” says Freedman, 75, who moved here with his partner, Ira Streitfeld, seven years ago. “Where I grew up, you didn’t see a single tree.”

Today, he sees nothing but trees ringing Sylvan Creek and the restored Raleighwood Marsh that feeds into Fanno Creek, a tributary of the Tualatin River.

Their Raleigh Hills daylight ranch backs up to the grassy marshland, one of many small protected marshes that dot low-lying areas of the Tualatin River Valley. The 7½-acre wetland preserve, also known as Raleighwood Park, is managed by Tualatin Hills Park and Recreation District.

Now retired, Freedman likes nothing more than rising at dawn and reaching for his binoculars, eager to spot the wild and woolly critters that wander into his secluded backyard. They seem to know that this is tasty territory, since Freedman has graciously offered up his fig tree and blueberry bushes to resident raccoons, birds and beavers.

“There’s so much wildlife around here because there’s so much to eat,” he says. And Freedman, a former caterer, takes great pleasure in knowing that everyone — from the tiniest Pacific tree frog to the most voracious raccoon — is well fed. He keeps a running list of his frequent feathered visitors, including wood ducks, finches, house wrens, rufous hummingbirds and red-tailed hawks.

The croaking of native red-legged frogs reaches a crescendo the closer you get to the edge of the marsh, their pleasant, primal calls audible in his house when the windows are open. All of this is gratifying to Freedman’s neighbors, who remember when tangles of blackberry, English ivy, and non-native nutria all but ruled the waterways. “When I first went down there, there



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were nutria jumping out of the way when I walked through,” says Peter Guillozet, an ecologist employed by Clean Water Services, a wastewater and storm-water utility responsible for stream

and wetland enhancement. “There was relatively little bird life because it was all grass.”

Before the utility began restoration work on the marshland in 2005, the nutria had displaced native plant and wildlife habitat and disrupted the stream channel with their extensive tunneling. Invasives such as ivy and reed canary grass had run rampant — pushing out the native trees, shrubs, sedges and thrushes that help cleanse and cool the watershed.

In addition to improved water quality and habitat, neighbors also saw the return of beavers and cutthroat trout, a sure sign that the good guys were winning. They also learned that common garden pesticides, even the phosphates people use to wash their cars, can harm local waterways.

“We transformed it from a two-species

environment to a 30-species environment in a couple of years,” says Guillozet.

In his own garden, Freedman follows a strict “no chemical” policy, even for his beloved roses, which he grows in pots on his back deck. He knows all too well what chemical runoff can do to native fish and wildlife, soiling nature’s filtering system and, ultimately, our own drinking water.

The truth is, animals and people often like to live in the same places. “People want to come in and build houses on waterways because it’s wonderful to live near a stream,” says Jan Curry, a Washington County wetland expert. The challenge, she adds, is making sure we don’t end up destroying the natural areas that draw us there in the first place.

Freedman, for one, is doing his part to protect his own little piece of paradise. He is mindful of protecting this tiny pocketlike preserve just blocks from the roar of traffic along Beaverton-Hillsdale Highway.

“The serenity is incredible. You just listen to the birds and the frogs and the leaves rustling in the trees.” •

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Hal Bergsma trades city planning for park creating

Veteran government planner, land-use expert and community liaison, Hal Bergsma, has been hired as director of planning for the Tualatin Hills Park and Recreation District.

Bergsma comes to the park district from the city of Beaverton, where he has been a planning services manager for more than eight years. Prior to that, he served for 20 years in Washington County's Planning Division, including 18 years as senior planner. His background also features stints as a planner in Garden Grove and Monrovia, Calif.

In his new position, Bergsma will oversee a variety of planning and development activities, including the park district's capital improvement plan, system development charge program and land acquisition efforts. He will also serve as the district's chief planning representative in discussions with local and state partner agencies such as the city, county, and Metro.

"Hal brings a broad range of experience and skills to his new position," said Doug Menke, THPRD general manager. "We'll benefit from the many strong relationships he has developed across the region."

Bergsma will join the park district Monday, bringing with him an impressive track record of success in local government.

"Beaverton has been well served by Hal's strong consensus-building skills and his com-

mitment to the region," said Beaverton Mayor Rob Drake. "I expect our partnership with THPRD will only grow stronger."

Bergsma holds a master's degree in city and regional planning from California State University, Fresno. He lives in the Bethany area with his wife, Paula. The couple have a son, Daryn.

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Beaverton Bergsma new planning chief for park district

Hal Bergsma has been named director of planning for the Tualatin Hills Park & Recreation District. He will begin his new job on Monday.

Bergsma will be responsible for overseeing the district's capital improvement plan, system development charge program and land acquisition. He will also be the chief planning representative in discussions with Beaverton, Washington County and Metro.

Bergsma, 58, comes to the district with 28 years of experience in municipal planning departments, the last 8½ years as planning services manager for Beaverton. He has also worked for Washington County and before that for several cities in California.

"Hal brings a broad range of experience and skills to his new position," said Doug Menke, general manager of the park district. "We'll benefit from the many strong relationships he has developed across the region."

Bergsma earned a master's degree in city and regional planning from California State University at Fresno. He lives in the Bethany area.