



TUALATIN  
HILLS PARK  
& RECREATION  
DISTRICT

2015

# *making good*

6TH REPORT ON  
BOND MEASURE  
PROGRESS

PARKS BOND  
CITIZEN  
OVERSIGHT  
COMMITTEE



# BOND PROJECTS PROGRESS

As of June 30, 2015

Land Acquisitions Map / 6  
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## LEGEND

### Completed

- Facility upgrades and expansions
- Park development/redevelopment
- Park play structure replacement
- Trails/bridges/boardwalks
- Athletic fields development
- Natural area restoration

### In Progress

- Facility upgrades and expansions
- Park development/redevelopment
- Park play structure replacement
- Trails/bridges/boardwalks
- Athletic field development
- Natural area restoration





# an uncommon bond



The Tualatin Hills Park & Recreation District (THPRD) is the largest special park district in Oregon. It spans approximately 50 square miles and serves more than 230,000 residents in northeastern Washington County.

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On the cover: At heavily wooded Roger Tilbury Memorial Park, a young naturalist scans the treetops for signs of wildlife.

In 2008, THPRD developed a \$100,000,000 bond measure (Measure 34-56 “Bonds to Preserve Natural Areas, Water, Improve Parks, Create Trails”) to fund an extensive program of land acquisitions for parks, trails and natural areas, natural area restoration and preservation, park development, construction and rehabilitation of various facilities and other projects.

District voters approved this in 2008. The bond measure included provisions for a citizen oversight committee and also required yearly financial audits by an independent auditor. The citizens committee was directed to report annually to the board and the public

regarding conformance with stated bond measure objectives and to make recommendations, if any, for improving the bond program efficiency, administration or performance.

The initial decisions and guidelines for this process, with details of planning, financings, land acquisition and project completions through June 30, 2015, were described in the committee’s first five reports, delivered to the board in November 2010, December 2011, and November 2012, 2013, and 2014. These earlier reports, prior to July 2014, are available on the THPRD website at [www.thprd.org](http://www.thprd.org) (see link at the bottom of the home page).

# Financial Overview

The bond program has now reached a relatively advanced phase. Many projects have been substantially completed and a majority of the bond proceeds have been spent or committed. This report will deal primarily with activities in the 2014-2015 fiscal year and other recent and proposed activities.

During the 2014–2015 fiscal year, THPRD spent more than \$5.8 million of its bond funds for a cumulative expenditure of \$73.4 million to June 30, 2015. The district acquired an additional 12.1 acres of land and completed 27 construction projects. Many acquisitions and projects have been completed, and many more are approaching completion or are scheduled for near-term completion. THPRD has made substantive and appropriate progress in all areas of the bond program.

The year-to-year process of the bond program shows in the following table. Money spent for construction and acquisitions ramped up slowly for the first two years (only \$465,172 was spent in FY 2009), and then increased considerably over the last six years. Some dollar values are slightly different from last year’s report due to minor adjustments after the reports were published. A concern does exist regarding the projected \$2.9 million deficit projected at the end of June 2015 (see Looking Forward section).

The steady progress of the program is shown in the following table.

## THPRD BOND PROGRAM CUMULATIVE SNAPSHOT OF ACTIVITY

	6/30/2010		6/30/2011		6/30/2012		6/30/2013		6/30/2014		6/30/2015	
	Units	\$000	Units	\$000	Units	\$000	Units	\$000	Units	\$000	Units	\$000
<b>MONEY SPENT</b>												
Each Year	-	3,352	-	16,965	-	13,471	-	15,755	17,520			5,873
Cumulative	-	3,817	-	20,782	-	34,253	-	50,008	67,528			73,401
<b>CONSTRUCTION PROJECTS</b>												
Completed	18	1,580	25	2,593	42	7,024	51	18,414	68	30,639	95	37,504
In Progress	8	1,972	31	4,784	65	11,592	57	9,504	50	9,034	32	5,781
<b>LAND ACQUISITION (UNITS IN ACRES)</b>												
Parks	0	178	38	11,836	46	13,739	53	17,641	66	19,153	71	19,862
Natural Areas	0	4	1	206	3	288	40	2,113	52	3,962	58	4,465
Trail Corridors	0	12	3	689	5	857	7	1,085	9	1,193	10	1,216
Community Center	0	4	1	590	1	614	4	1,021	14	3,176	14	3,897

## FY2009–2015 BOND PROGRAM FINANCIAL & PROJECT SUMMARY

(\$ in thousands)

Purposes and Promises Made	Initial Bond Program	Adjusted Bond Allocation	Expended through Program Allocation	Estimated Cost to 6/30/2015	Projected Balance Complete	Planned Projects 6/30/2015	Projects Completed	Contracts Awarded	Projects Remaining
<b>LAND ACQUISITION</b>									
New Neighborhood Parks	9,000.0	11,605.9	11,384.5	221.4	(0.0)	6	11	0	0
New Community Park	10,000.0	8,477.1	8,477.1	0.0	0.0	1	2	0	0
New Linear Park & Trail	1,200.0	1,222.8	1,216.1	6.7	0.0	N/A	N/A	N/A	N/A
New Community Center SW	5,000.0	3,920.6	3,896.5	24.1	(0.0)	1	2	0	0
<b>Total</b>	<b>25,200.0</b>	<b>25,226.4</b>	<b>24,974.2</b>	<b>252.2</b>	<b>(0.0)</b>				
<b>PARKS &amp; YOUTH ATHLETIC FIELDS</b>									
New Neighborhood Park Development	3,750.0	5,237.9	5,237.9	0.0	0.0	5	5	0	0
Renovate/Redevelop Neighborhood Parks	3,000.0	3,853.8	3,034.4	2,328.4	(1,509.0)	5	4	0	1
Develop New Community Park	5,000.0	8,304.8	679.5	11,125.2	(3,499.9)	1	0	0	1
Renovate/Redevelop Community Parks	7,000.0	10,032.5	2,856.2	7,831.1	(654.8)	2	1	0	1
Youth Athletic Field Development	5,000.0	3,179.5	1,913.3	1,529.7	(263.5)	10	6	0	4
Synthetic Field Development	4,000.0	0.0	0.0	0.0	0.0	2	0	0	2
Outdoor Splash Pad	525.0	0.0	0.0	0.0	0.0	1	0	0	1
<b>Total</b>	<b>28,275.0</b>	<b>30,608.5</b>	<b>13,721.3</b>	<b>22,814.4</b>	<b>(5,927.2)</b>	<b>26</b>	<b>16</b>	<b>0</b>	<b>10</b>
<b>NATURAL AREA PRESERVATION</b>									
Acquisition	8,400.0	8,602.4	4,464.8	4,137.6	0.0	N/A	N/A	N/A	N/A
Restoration	3,600.0	3,858.8	1,120.4	2,738.4	0.0	36	12	9	25
<b>Total</b>	<b>12,000.0</b>	<b>12,461.2</b>	<b>5,585.2</b>	<b>6,876.0</b>	<b>0.0</b>				
<b>NEW LINEAR PARK &amp; TRAIL DEVELOPMENT</b>									
	14,745.0	15,459.3	14,071.3	1,494.7	(106.7)	9	6	1	2
<b>DEFERRED PARK MAINTENANCE REPLACEMENTS</b>									
	1,500.0	1,832.5	1,832.5	0.0	0.0	18	18	0	0
<b>FACILITIES REHABILITATION, EXPANSION &amp; IMPROVEMENTS</b>									
Facility Rehabilitation	6,500.0	6,344.2	3,427.4	1,274.2	1,642.6	16	12	2	3
Facility Expansion & Improvements	7,550.0	8,156.4	8,156.4	0.0	0.0	5	5	0	0
<b>Total</b>	<b>14,050.0</b>	<b>14,500.6</b>	<b>11,583.8</b>	<b>1,274.2</b>	<b>1,642.6</b>				
<b>ADA/ACCESS IMPROVEMENTS</b>									
	1,000.0	1,256.3	1,178.6	77.7	0.0	13	12	1	0
<b>BOND ISSUANCE COST &amp; PROJECT MANAGEMENT</b>									
	3,230.0	2,102.0	453.9	45.5	1,602.6				
<b>GRAND TOTAL</b>	<b>100,000.0</b>	<b>103,446.8</b>	<b>73,400.8</b>	<b>32,834.7</b>	<b>(2,788.7)</b>				

# Financial Overview

## Financial & Project Summary Comments

For fiscal years 2009–2015, the primary reasons for the changes in the Adjusted Bond Program Allocation column are (1) interest earned on unspent bond funds; (2) additional bond proceeds; (3) project grouping adjustments to the Parks and Youth Athletic Fields expenditure categories to move projects forward in tandem; (4) combining some funds from the Facility Rehabilitation category into the Facility Expansion and Improvement category for related work in the Elsie Stuhr Center project; (5) project management adjustments; and (6) funding category transfers.

Through June 30, 2015, additional bond proceeds of \$1,464,347 and \$1,807,684 of earned interest on invested bond funds have increased the original bond program amount from \$100,000,000 to its adjusted bond program amount of \$103,446,911. The other adjustments indicated above are net zero.

Two items on THPRD's management of bond proceeds need to be mentioned. The original \$100,000,000 was achieved by issuing \$98,565,000 in bonds that provided an additional \$1,435,000 through premiums. The district subsequently issued the remaining authority and that, plus a small additional premium, totals the \$1,467,347 as additional bond

proceeds. Also, through advance refunding, the district was able to shorten the retirement of the bond issue by two years, resulting in a net present savings value of almost \$3,000,000 in interest costs, while maintaining a stable levy rate of 34 cents per thousand to the taxpayers. These provide additional funds as well as reduced overall interest expense to citizens.

More than \$2.3 million in outside funds have been secured to leverage the bond program's own funds on various projects. These additional funds are not included in the Financial Summary Table.

No one is more important to the history of THPRD than Elsie Stuhr. A physical education teacher, she taught at three universities, including Oregon State, and worked in the Beaverton School District for 20 years. A former student remembers watching her “walk” the length of the gymnasium floor on her hands. Elsie also had undeniable political skills, which she used to great success as the driving force behind a public initiative that established the park district in 1955. She served as the district's first board president, was on the board for 18 years overall, and counseled THPRD board members and staff for decades. Her countless contributions to Beaverton were honored at national, state and local levels, and in 1975, THPRD named its new adult leisure center for her. Elsie died in 2003, one week after her 100th birthday, but her legacy of community service lives on.



PEOPLE BEHIND THE PARKS

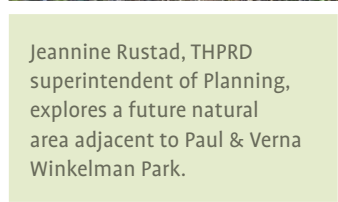
Elsie Stuhr

*land*

# *acquisitions*



Jeannine Rustad, THPRD superintendent of Planning, explores a future natural area adjacent to Paul & Verna Winkelman Park.



Land acquisitions have been evenly distributed throughout THPRD territory this past year. The tables included in this report identify the actual purchases for the Fiscal Year 2014–15. The map shows each of the purchases for this past year and also includes existing THPRD parks and facilities throughout the district.

The tables in this report identify the purchases and actual spending in each acquisition category. Cost accounting for park, corridor, natural area and community center land acquisition includes the following costs: land acquisition specialists, property purchase price, appraisers and appraisal review, environmental review, title and other closing costs, as well as removal of debris and existing structures or hazards. Some of these additional costs have not been fully allocated to specific acquisitions and are reported in general terms in the table below.

Properties acquired for new parks, trails and natural areas will not necessarily be developed from bond proceeds. Timing and funding for completion and development of these properties will be determined by the THPRD Board of Directors in the future, pending funding availability and staff recommendations. Bond proceeds are intended to provide for development of some, but not all, of the land acquired for trails and linear parks and are intended to provide for restoration of many of the sites acquired as natural areas.

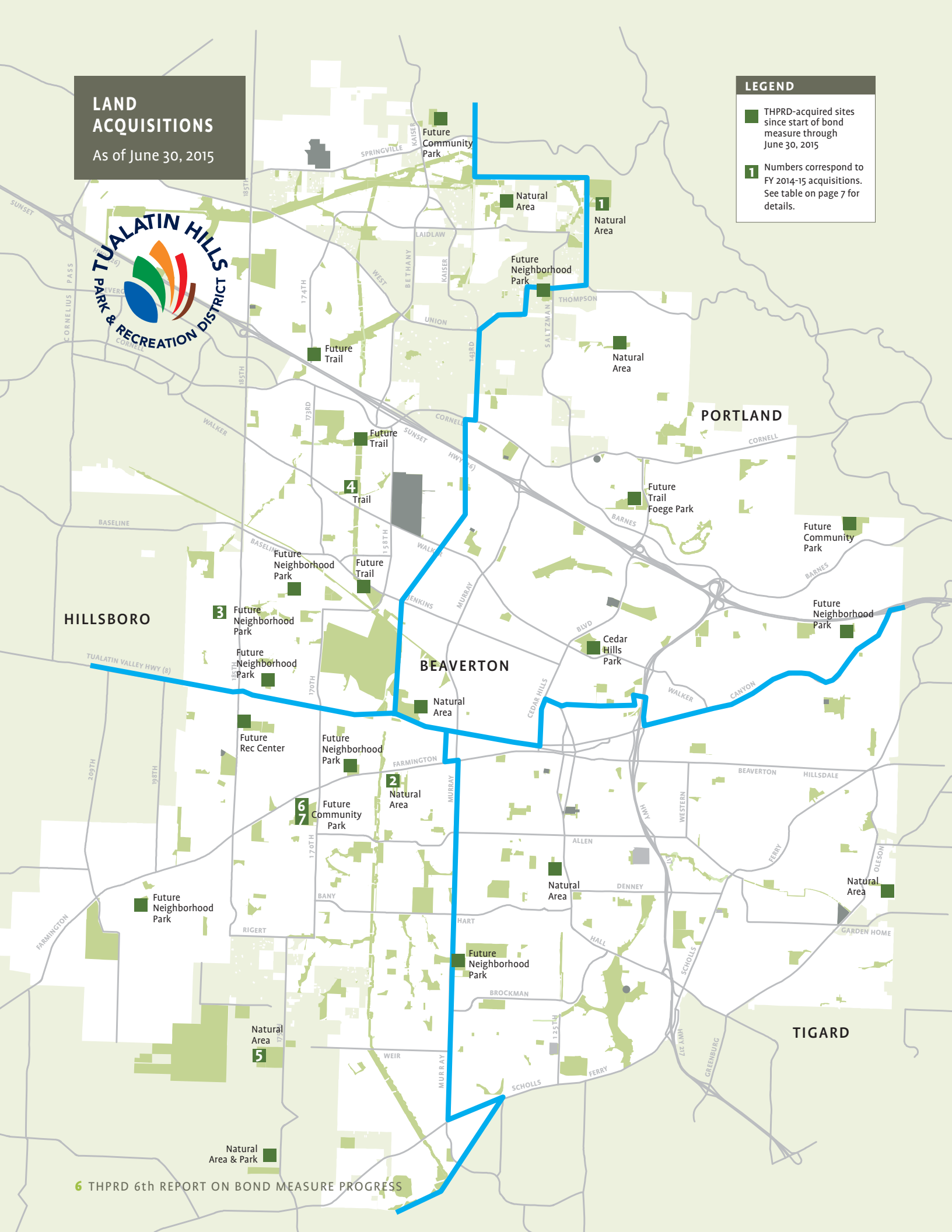
# LAND ACQUISITIONS

As of June 30, 2015



## LEGEND

- THPRD-acquired sites since start of bond measure through June 30, 2015
- 1 Numbers correspond to FY 2014-15 acquisitions. See table on page 7 for details.





In addition to bond proceeds funding land acquisitions, other sources have contributed to the full costs of acquiring some of these lands that were purchased. These sources include Metro Nature in the Neighborhood grants, System Development Charges (SDCs), City of Beaverton funding, and private donations.

As the local economy has continued to rebound and improve, costs for acquiring land have continued to rise significantly. This has been a major concern for the THPRD Board and the Parks Bond Citizen Oversight Committee. The committee is encouraging accelerated purchases in the Natural Area category to ensure meeting citizen support for habitat and natural area acquisitions.

## COMPLETED LAND ACQUISITIONS INCLUDING OTHER FUNDING

July 1, 2014 to June 30, 2015

Map #	Previous Owner(s) Last Name(s)	Total Size (acres)	Acquisition Date	Property Cost	Purpose	Map Classification	Funding Source
1	Reimann	0.89	7/1/2014	\$36,878.00	Future Natural Area	Natural Area	Bond
2	Martes	0.94	7/31/2014	\$296,360.94	Future Natural Area	Natural Area	Bond with Metro Nature in Neighborhoods grant reimbursement
3	Mitchell	2.50	12/31/2014	\$683,204.49	Future Neighborhood Park	Park	Bond
4	Tonges	0.63	7/9/2014	\$14,360.00	Trail corridor-Waterhouse Trail	Trail	Bond Trail Acquisition
5	Schell	5.00	2/27/2015	\$435,000.00	Future Natural Area	Natural Area	Bond supplemented by Metro Nature in the Neighborhoods Target Area Funding
6	Engel 1	0.89	12/5/2014	\$509,000.00	Expansion of SW Quadrant Community Park	Park	Bond
7	Engel 2	1.25	6/26/2015	\$475,000.00	Expansion of SW Quadrant Community Park	Park	Bond and SDC



“One touch of nature makes the whole world kin.”

WILLIAM SHAKESPEARE

This 2.5-acre property in Aloha, acquired in December 2014, is destined to become a neighborhood park.

# *work in*

# *progress*

Redevelopment of Cedar Mill Park included renovation of the baseball/multipurpose sports field at adjacent Cedar Mill Elementary School. The work followed an agreement with the Beaverton School District.





## COMMUNITY & NEIGHBORHOOD PARKS & YOUTH ATHLETIC FIELDS



The THPRD standard for a neighborhood park is about three acres. The target for community parks is between 10 and 25 acres. Park amenities depend on the size of the site, but community parks usually offer larger facilities such as sports fields, sheltered group picnic areas, on-site parking and restrooms.

Funds allocated for four youth athletic fields, two synthetic turf fields and an outdoor splash pad have been combined for efficiency with funds allocated to Community and Neighborhood Parks. The original commitment of 10 athletic fields and two synthetic turf fields and splash pad will be monitored and confirmed in future reports.

What the bond measure is all about: A child enjoys the new play equipment at Roger Tilbury Memorial Park.

As of June 30, 2015, the current budget for the 26 parks, athletic fields and splash pad is \$30,608,300. Actual and estimated future expenditures total \$36,545,500, resulting in a projected deficit of \$5,927,200. Sixteen of the 26 parks, fields and splash pad have been completed. Additional comments on how the deficit will be managed in order to stay within available bond funds are found in the Administrative section of this report.



## PARKS & YOUTH ATHLETIC FIELDS FISCAL YEARS 2009–2015 FINANCIAL & PROJECT SUMMARY

	Adjusted Bond Program Allocation	Expended through 6/30/2015	Estimated Cost to Complete	Final or Estimated cost	Projected Balance <sup>1</sup>	Status
<b>NEW NEIGHBORHOOD PARK DEVELOPMENT</b>						
AM Kennedy Park & Athletic Field	\$1,335.7	\$1,686.6	\$0.0	\$1,686.6	(\$350.9)	Completed
Barsotti Park & Athletic Field	\$1,312.4	\$1,258.1	\$0.0	\$1,258.1	\$54.3	Completed
Hansen Ridge Park	\$787.2	\$753.7	\$0.0	\$753.7	\$33.5	Completed
Roy Dancer Park	\$787.5	\$651.3	\$0.0	\$651.3	\$136.2	Completed
Roger Tilbury Park	\$790.5	\$888.2	\$0.0	\$888.2	(\$97.7)	Completed
Funding Category Transfer	\$224.6	\$0.0	\$0.0	\$0.0	\$224.6	
<b>Total</b>	<b>\$5,237.9</b>	<b>\$5,237.9</b>	<b>\$0.0</b>	<b>\$5,237.9</b>	<b>\$0.0</b>	<b>993.8</b>
<b>RENOVATE AND REDEVELOP NEIGHBORHOOD PARKS</b>						
Cedar Mill Park, Trail & Athletic Fields (2)	\$1,155.0	\$993.8	\$0.0	\$993.8	\$161.2	Completed
Camille Park	\$542.7	\$585.4	\$0.0	\$585.4	(\$42.7)	Completed
Somerset West Park	\$1,055.4	\$188.3	\$2,328.4	\$2,516.6	(\$1,461.2)	2019
Pioneer Park and Bridge Replacement	\$566.0	\$533.4	\$0.0	\$533.4	\$32.6	Completed
Vista Brook Park	\$534.6	\$733.5	\$0.0	\$733.5	(\$198.9)	Completed
<b>Total</b>	<b>\$3,853.7</b>	<b>\$3,034.4</b>	<b>\$2,328.4</b>	<b>\$5,362.7</b>	<b>(\$1,509.0)</b>	
<b>NEW COMMUNITY PARK DEVELOPMENT</b>						
SW Community Park and Athletic Fields (2)	\$7,920.5	\$679.5	\$11,125.2	\$11,804.7	(\$3,884.2)	2018
Funding Category Transfer	\$384.3	\$0.0	\$0.0	\$0.0	\$384.3	
<b>Total</b>	<b>\$8,304.8</b>	<b>\$679.5</b>	<b>\$11,125.2</b>	<b>\$11,804.7</b>	<b>(\$3,499.9)</b>	
<b>RENOVATE AND REDEVELOPED COMMUNITY PARKS</b>						
Cedar Hills Park and Synthetic Athletic Field	\$6,361.1	\$223.1	\$7,831.1	\$8,054.2	(\$1,693.1)	2019
Schiffler Park	\$3,671.4	\$2,633.1	\$0.0	\$2,633.1	\$1,038.3	Completed
<b>Total</b>	<b>\$10,032.5</b>	<b>\$2,856.2</b>	<b>\$7,831.1</b>	<b>\$10,687.3</b>	<b>(\$654.8)</b>	
<b>YOUTH ATHLETIC FIELD DEVELOPMENT</b>						
Winkelman Park	\$548.5	\$941.8	\$0.0	\$941.8	(\$393.3)	Completed
Meadow Way Park	\$518.9	\$407.3	\$0.0	\$407.3	\$111.6	Completed
New Fields in NW Quadrant	\$528.0	\$0.1	\$527.9	\$528.0	\$0.0	2019
New Fields in NE Quadrant (Cedar Mill Park)	\$528.0	\$528.0		\$528.0	\$0.0	Completed
New Fields in SW Quadrant	\$528.0	\$0.7	\$527.3	\$528.0	\$0.0	2018
New Fields in SE Quadrant	\$528.0	\$35.4	\$474.4	\$509.8	\$18.2	2017
<b>Total</b>	<b>\$3,179.4</b>	<b>\$1,913.3</b>	<b>\$1,529.6</b>	<b>\$3,442.9</b>	<b>(\$263.5)</b>	
<b>GRAND TOTAL</b>	<b>\$30,608.3</b>	<b>\$13,721.3</b>	<b>\$22,814.3</b>	<b>\$36,535.5</b>	<b>(\$5,927.2)</b>	



A volunteer plants one of the 12,000 native shrubs and trees that were sowed at Hyland Woods in south Beaverton.

## NATURAL AREA RESTORATION PROJECTS



The current total project budget for this category is \$3.8 million, of which 29 percent has been spent to date. Much of the natural area restoration takes place in conjunction with other park projects, with approximately 20 percent of target funds being set aside for restoration work on newly acquired natural areas. Currently, THPRD expects this category to be \$865,000 under budget due primarily to partnering with other agencies. Current plans are that the surplus will be dedicated to other projects within the category, including water quality upgrades at selected parks.

Most of the natural area restoration funds are to be used for removal of various invasive non-native weeds and replanting with native plants. Results of this work generally take multiple applications and may be scheduled over five years. Because some of the projects will be associated with new natural areas

not yet procured, this category of expenditure will likely take longer than others in the bond program.

Work proceeded on 17 restoration projects in 2014-2015, 10 of which included significant installation of native plants during the year. Funds during 2014-2015 were expended on the interpretive project *Nature Revealed: Discovering Nature through Art*, which encompassed constructing and installing artwork designed to show “changes over time” which is being used to encourage people to come back repeatedly to see what is new. Invasive plant removal, replanting native trees and shrubs, and enhancing trails at Koll Center Wetlands, Lowami Hart Woods and other sites was also accomplished.

Projects will continue in 2015-2016 to replace non-native with native plants, complete the interpretive signage/artwork projects, and plan and begin work for new natural area restoration.

# BOND TRAILS PROGRESS

As of June 30, 2015

## LEGEND

### Regional Trail

- Completed
- - - In Progress
- Existing non-bond-related

### Community Trail

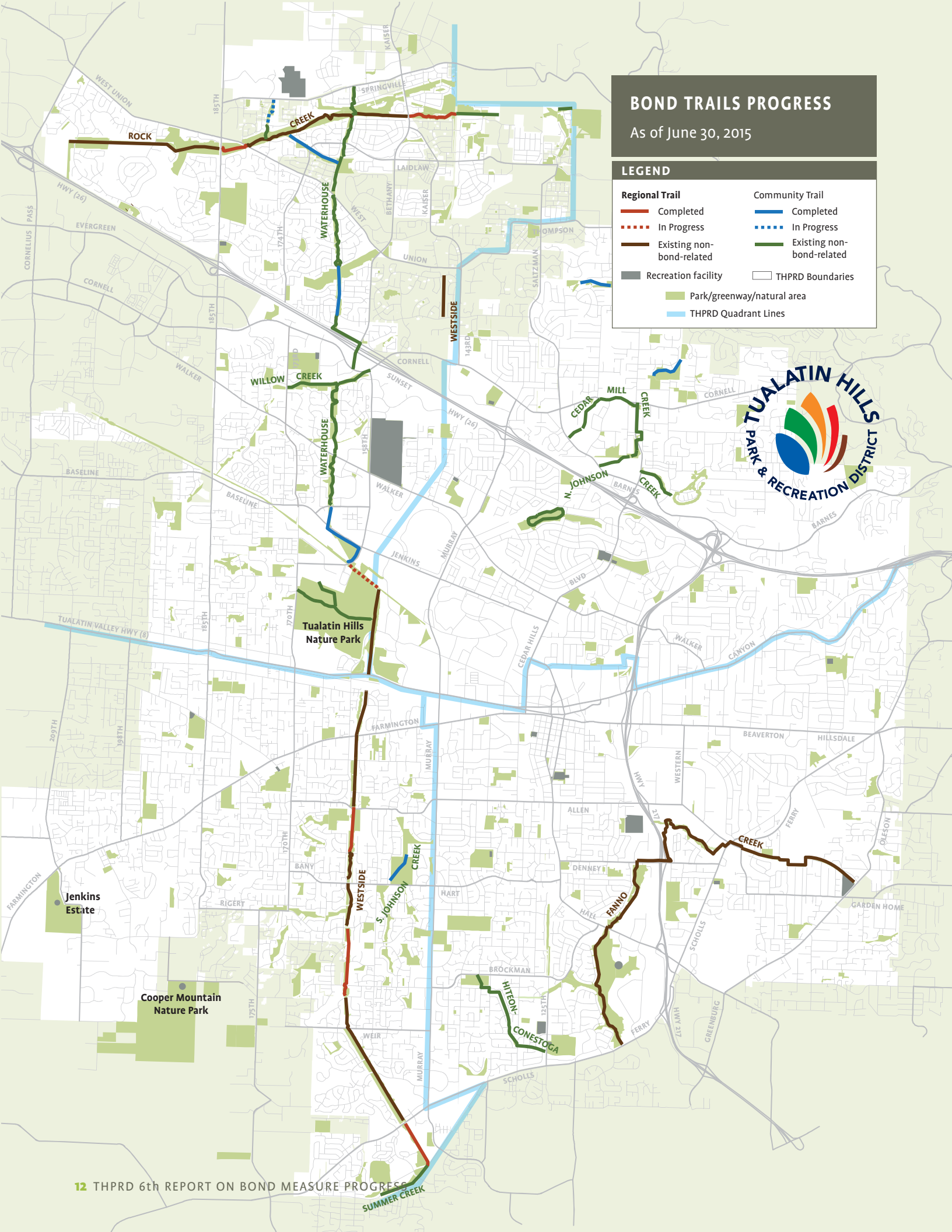
- Completed
- - - In Progress
- Existing non-bond-related

Recreation facility

THPRD Boundaries

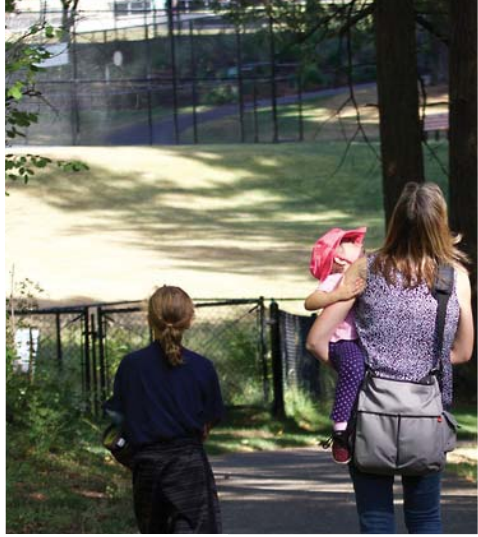
Park/greenway/natural area

THPRD Quadrant Lines





A new pathway provides neighborhood families with easier access to Cedar Mill Park. Children can use it to walk to the nearby elementary school.



## NEW LINEAR PARK & TRAIL DEVELOPMENT



The New Linear Park and Trail Development project category is substantially complete. Progress is shown in the table below.

The current budget for the Linear Parks and Trails improvement category is \$15,459,311. Funds expended in this category as of June 30, 2015 total \$14,071,345 with an estimated \$1,494,670 needed to complete identified projects that

have not been suspended, leaving a small projected bond category deficit of \$106,704. Factors contributing to greater than expected costs include contractual and jurisdictional requirements, permit issues, and unanticipated neighborhood requests. There remains a possibility that the remaining work may be completed with some savings that may mitigate the existing projected deficit in this category.

### LINEAR PARK AND TRAIL STATUS:


Trail/Park Name	Construction Status	Comment
Westside Trail Segments 1, 4 & 7	Completed Fall 2013	None
Jordan/Husen Park Trail	Completed Winter 2013	None
Waterhouse Trail Segments 1, 5 and West Spur	Completed Fall 2014	None
Rock Creek Trail Segments 2 & 5, North Bethany Segment 2	Rock Creek Trail Segments 2 & 5 completed Winter 2013	Work on North Bethany Segment 2 is currently suspended pending further design and funding options.
Miscellaneous Natural Trails	Whispering Woods, Hyland Woods Park, Bauman Woods	Mt. Williams Trail scheduled for completion Summer 2015. Jenkins Estate Trails completed. No other projects are currently contemplated.
Nature Park-Old Wagon Trail	Completed Fall 2010	None
NE Quadrant Trail-Bluffs Park (Phase 2)	Completed Winter 2013	None
Lowami Hart Woods	Completed Winter 2014	None
Westside/Waterhouse Trail Connection	Scheduled for completion Fall 2016	Project schedule delayed due to right-of-way acquisition and jurisdictional design requirements.



## THE NAMES BEHIND THE PARKS

# Evelyn M. Schiffler Memorial Park

Evelyn and Carl Schiffler lived for many years at their 1.5-acre property on Berthold Avenue. Carl stayed busy in retirement, tending to his garden, orchard and fir grove. Evelyn worked as a lawyer's secretary and was noted for her style. Cancer claimed her in the 1960s. Before Carl passed several years later, he donated their property to the City of Beaverton for a public park named in Evelyn's honor. He also willed \$8,000 and the proceeds of the sale of his home for park development. The city subsequently deeded the land to THPRD, which combined it with adjoining properties to form today's 10-acre Evelyn M. Schiffler Memorial Park, a gem of central Beaverton.

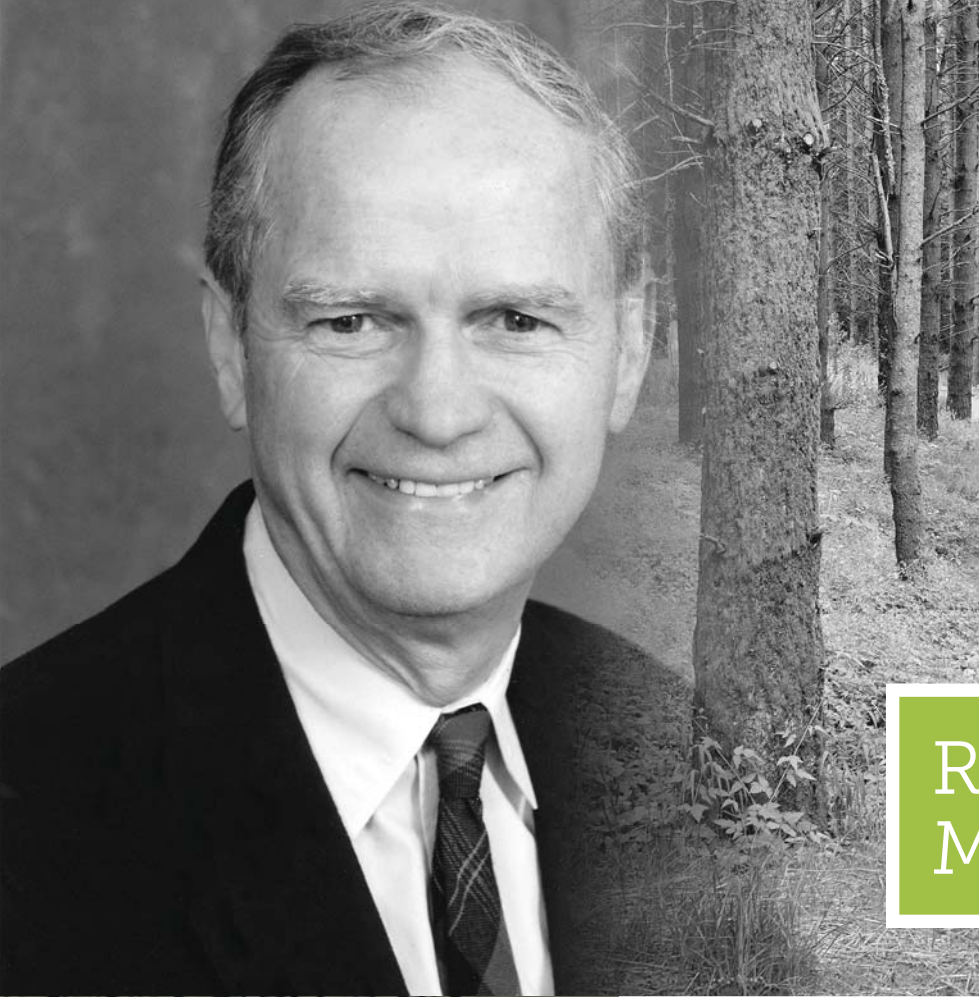


When Paul and Verna Winkelman married in 1947, Verna wanted a home high on a hill with a view, like the place in Nebraska where she grew up. She found it on Cooper Mountain, and in 1950, the couple moved there and built a 20-acre family farm. They enjoyed hiking, the outdoors, travel, and family campouts and tractor rides around the property. After Paul and Verna died, the family donated the farm to THPRD for a public park. With bond measure passage in 2008, the park district began developing the Winkelman dream. Phase 1 of the park was completed and opened to the public in June 2013.

# Paul & Verna Winkelman Park

PHOTO: COURTESY OF BPA LIBRARY





Roger Tilbury was born in Kansas in 1925. He grew up during the Great Depression and the Dust Bowl, which may have fostered his love of trees early on. He graduated from the University of Southern California at 19 and earned a master of laws degree from Columbia University in New York. In 1953, Tilbury opened a law practice in Portland. At his residence in Cedar Mill, he planted and nurtured hundreds of trees for decades before his death in 1996. To ensure the trees would forever be protected, his widow, Margaret Tilbury, donated 10 acres to THPRD for a public park.

## Roger Tilbury Memorial Park

In 1988, Jordan Developers, Inc. donated 6.57 acres of land to THPRD in the Cedar Mill area. The parcel remained unnamed for several years until Lois Jordan (on the left in photo) suggested the district call it “Lost Park IV” because of its location within the Lost Park IV subdivision. She believed the name would instill a higher level of ownership among residents. Trouble is, THPRD already had a Lost Park (and still does). District staff suggested naming it Jordan Park, given the family’s history in the area. The proposal was approved in 1994. It was renamed Jordan Woods in 2011 to more accurately describe the property. Two years later, through the bond measure, Jordan Woods was improved, including a quarter-mile paved pathway between it and Jackie Husen Park.



## Jordan Woods

PHOTO: THE OREGONIAN



# *maintenance*

# *& improvements*



## Deferred Maintenance Replacements

The 18 projects in this category included replacements of play structures, irrigation systems, pedestrian paths, bridges and boardwalks at the Waterhouse Linear Park, Pioneer and Tualatin Hills Nature Parks, Willow Creek and the Jenkins Estate. Permeable parking lots were also completed at Sunset and Aloha Swim Centers. All of the \$1,832,000 budgeted for this work has been spent, and all scheduled projects have been completed.

## Facility Expansion and Improvements

Expansions of the Elsie Stuhr Center, Tualatin Hills Athletic Center and Conestoga Recreation & Aquatic Center (which included a splash pad) were completed as were dressing rooms at the Aloha Swim and Tualatin Hills Aquatic Centers. The adjusted budget of \$8,157,000 for this category was spent.

## ADA Access Improvements

Access and opportunity for people with disabilities has been facilitated throughout THPRD. Family-accessible dressing rooms and accessible parking and drop-off zones were constructed and/or modified in 13 projects. This work was completed at Bethany Lake, Lawndale and Waterhouse Linear Parks, Aloha Swim Center, and the Howard M. Terpenning Recreation Complex.



## Facility Rehabilitation

Sixteen projects addressing safety and seismic protection, problems with air circulation tunnels at swim centers, and general rehabilitation needs were selected using an engineering analysis. Work was completed at the Sunset, Aloha and Beaverton Swim Centers, and Tualatin Hills Athletic Center at the Howard M. Terpenning Recreation Complex (HMT). For this work, \$6,333,000 was budgeted and \$3,427,200 was expended through June 30, 2015. Three projects remain with an estimated cost of \$1,274,200, leaving a projected balance of \$1,642,600 in this category.

Financial and project progress data for this section is shown in Table 2. There is a surplus of approximately \$1,643,000 in this category. The THPRD Board of Directors are considering applying this surplus to a projected shortfall in the Parks and Youth Athletic Fields category, as discussed in the Looking Forward section.



# administrative



## Project Management, Bond Issuance Costs, Accounting

THPRD's goal for this category is 3 percent of the \$100,000,000 bond measure. As of June 30, 2015, actual expenditures were \$2,348,549, or 2.27 percent of the total program allocation. Of this amount, \$1,894,622 were Project Management costs and \$453,927 were related to Bond Issuance and Accounting costs.

Project Management costs are composed of Planning and Natural Resources staff time spent on each project (other than land purchases) as well as temporary personnel hired for the duration of bond funding.

These costs have been allocated by the district to each individual project budget based on the proportion of each project's cost to the overall budget.

## Funding Category Transfers

Transferring funds between categories as needed ensures that all objectives of the bond measure are met. This policy was discussed in the committee's 2013 report. In general, funds are only transferred

from a category when it has been determined that all objectives and projects have been or are going to be met. Such transfers must be approved by THPRD's Board.

Through June 30, 2015 the following have been approved:

- » \$224,636 to New Neighborhood Park Development from Bond Issuance & Project Management.
- » \$1,655,521 to New Neighborhood Park Land Acquisition from New Community Park Land Acquisition.
- » \$798,654 to New Neighborhood Park Land Acquisition from Community Park Land Acquisition.
- » \$384,251 to New Community Park Development from Community Center Land Acquisition.
- » \$177,920 to Deferred Park Maintenance Replacements from Facility Expansion and Improvements.
- » \$192,412 to Deferred Park Maintenance Replacements from Bond Issuance and Project Management.
- » \$204,210 to ADA/Access Improvements from Bond Issuance and Project Management.



# looking

# ahead



THPRD Natural Resources staff discuss a cooperative project with Clean Water Services at the Bronson Creek Greenway to help control erosion and improve fish and wildlife habitat.



THPRD has met many of the goals of the 2008 bond program. Many categories are nearing full completion. The committee's charge is to make sure programs and projects are completed as intended, consequently the committee's primary focus continues to be on projects not yet completed and on areas the committee feels need additional work.

The committee is currently concerned about three particular areas.

First, the natural area acquisition progress seems slow with only 52 percent of the budgeted dollars expended through June 30, 2015. THPRD initially emphasized acquisitions for other categories, but this category maintains the largest ratio of unspent funds. THPRD is committed to full completion in this area, but there is substantial funding yet to be spent in this important category. The committee recommends the board consider hiring a dedicated person to accelerate the acquisition of natural areas.

Second, natural area restoration can take up to five years to remove invasive plants, and plant and replant native plants. This cannot begin on newly acquired properties until they are purchased, placing completion of restoration many years out.

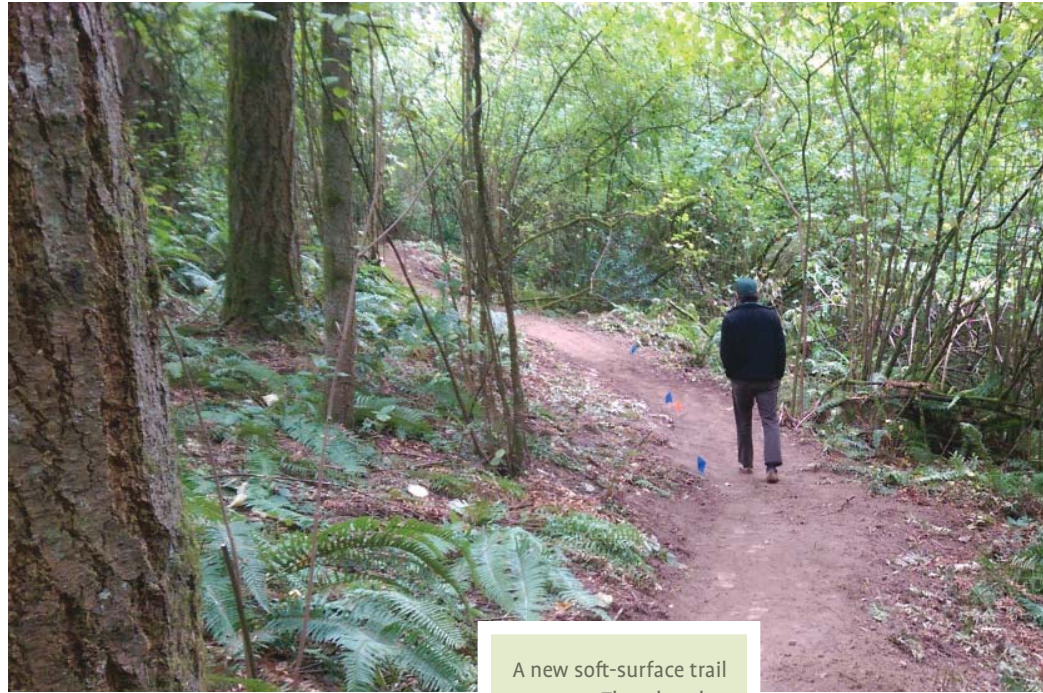
The committee recommends setting up a dedicated fund to assure adequate completion of this area of work after the Bond Program has ended.

Third, the committee was concerned in early 2015 when it received the December 31, 2014 financial reports which reflected a bond program deficit of \$2,960,000, the amount needed to complete the program using current cost estimates. Accelerating construction costs are partially to blame with a 20–25 percent increase over previous levels. The remaining projects affected by these cost increases are Somerset West Park, which added scope because of public input; Cedar Hills Community Park, which has design, traffic, and partner coordination issues still to be worked out; and, Southwest Quadrant Community Park, which grew from a 10-acre park to a 21-acre park due to land acquisitions, significantly increasing its scope and cost.

The committee accepts that THPRD has made sensible planning decisions regarding the development of these three parks, as well as other complex projects during the duration of the bond program. However, the work over the last year has

resulted in estimated cost increases. The committee is concerned about the effect of these increases on the district's ability to meet the bond program's original goals. While the large change in the new Southwest Quadrant Community Park was not identified until the February 2015 meeting, significant changes to the other two were identified in the June 2014 financials and at the October 2015 meeting.

The committee believes that its role is to ensure all original bond promised improvements and objectives are being completed as promised. Some bond program funding categories have generated surpluses, while funding deficits appear in other categories, as shown in the financial and project summary tables contained in this report. The district, after staff discussions with the committee and subsequent board action, has begun to reallocate the surpluses to address deficits. The intent is to adjust funding in order to remain consistent with the commitments made by THPRD to the voters in the original 2008 bond measure. The committee will continue to monitor this aspect of the bond program and report results.



A new soft-surface trail connects Thornbrook Park to Mount Williams Park and the Westside Regional Trail.

It is likely that costs will not decrease as the economy continues to improve. Since the district cannot overspend its bond funds, it will be faced with significant challenges in meeting the scope of the remaining projects without eliminating some bid items or obtaining additional funds from the System Development Charge Fund, the City of Beaverton, partner agencies, grants or donations. At this stage in the bond program, the committee may have to meet more frequently to review the final funding allocations for the remaining projects and/or request the staff provide to the committee revised phasing, design, cost, and funding sources for the three remaining projects. It is the intent of the committee to closely monitor costs as the bond program comes to a close. The committee looks forward to working with the district over the next two or three years to ensure that the bond program promises are met.

## PARKS BOND CITIZEN OVERSIGHT COMMITTEE

### Mission

On an ongoing basis, the charge to the committee is to verify how much work has been done, how much money has been spent, and how those results match up to the promises described in the bond measure and its supporting materials. The committee will continue to pursue this charge as its primary mission.

#### MEMBERS

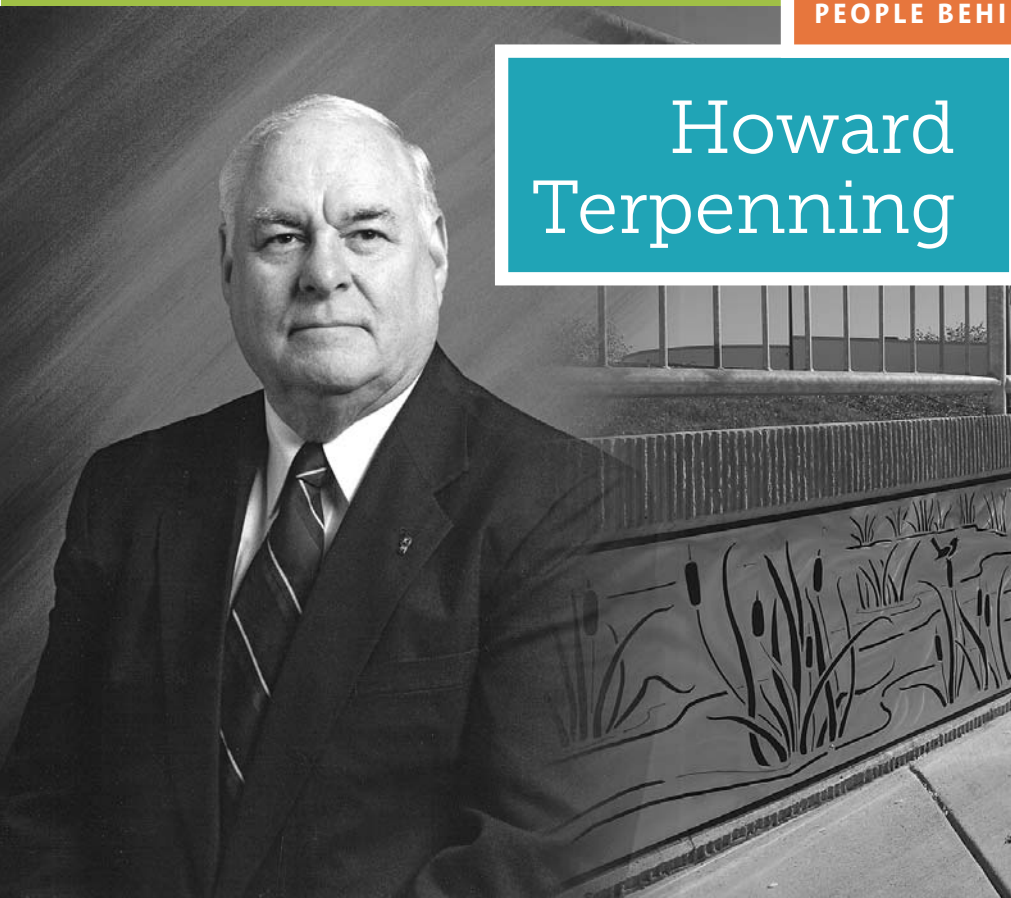
Frank Angelo  
Wink Brooks  
Rob Drake, CHAIR  
Boyd Leonard  
Kahler Martinson  
Rob Massar  
Matthew McKean  
Anthony Mills  
Kevin O'Donnell  
Stephen Pearson  
Jack Platten  
Nancy Wells

#### EX-OFFICIO MEMBERS

Bob Scott  
BOARD OF DIRECTORS  
Doug Menke  
GENERAL MANAGER  
Keith Hobson  
DIRECTOR OF BUSINESS &  
FACILITIES  
Steve Gulgren  
SUPERINTENDENT OF DESIGN &  
DEVELOPMENT  
Jeannine Rustad  
SUPERINTENDENT OF PLANNING

This report was authored and edited by the committee, except for historical biographies.

PEOPLE BEHIND THE PARKS

A black and white portrait of Howard Terpenning, an older man with white hair, wearing a dark suit, white shirt, and striped tie. He is looking directly at the camera with a neutral expression. The background is a dark, textured wall.

# Howard Terpenning

Howard Terpenning was just 29 when he was appointed THPRD general manager in June 1959, four years after the park district was formed by public initiative. He went on to serve in that capacity for 33 years, leading the district through a period of extensive growth. According to *The Oregonian*, the population of the district expanded from 20,000 to 150,000 during his time as GM, with corresponding recreational demands.

The district's 92-acre complex at 158th and Walker Road was named in Terpenning's honor following his retirement. He had spearheaded the effort to acquire land for the complex in the '70s and '80s. Today, the Howard M. Terpenning Recreation Complex receives about 650,000 visitors per year.

Terpenning died in 2014 but is fondly remembered for his remarkable vision, managerial skills, and focus on service to customers and the Beaverton community.



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