



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

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was held at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton, on Monday, May 6, 2013. 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

President, Joe Blowers, called Executive Session to order for the following purposes:

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

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

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

Agenda Item #2 – Call Regular Meeting to Order

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

Agenda Item #3 – Action Resulting from Executive Session

There was no action resulting from Executive Session.

Agenda Item #4 – Audience Time

There was no testimony during audience time.

Agenda Item #5 – Board Time

Bob Scott inquired when the new dog waste bag dispenser program is scheduled to begin.

- ✓ Dave Chrisman, Superintendent of Maintenance Operations, replied that the pilot program will be starting in about two weeks at Greenway Park and Kaiser Woods Natural Area.

President, Joe Blowers, asked District staff to consider providing paperless options for some documents, such as the monthly Board of Directors meeting information packets and annual budget process documents.

- ✓ Doug Menke, General Manager, replied that District staff has already begun exploring concepts in providing some of this material electronically.

Joe noted that it would be interesting to look at the options from a sustainability point of view, as sometimes it is not always obvious which is the most sustainable method, either from a financial or environmental standpoint.

- ✓ Bill Kanable commented that a secure method would need to be created for the distribution of the Board of Director's Executive Session materials.

Bill Kanable referenced the upcoming election for his position on the Board of Directors. He stated that he had recruited Greg Cody to run for his position and that he endorses him. Although he had wished to remain silent on this issue, he has increasing concerns regarding the race becoming too political.

Agenda Item #6 – Consent Agenda

Bob Scott moved the Board of Directors approve Consent Agenda items (A) Minutes of April 1, 2013 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Resolution Appointing Aquatics Advisory Committee Member, (E) Intergovernmental Agreements with Washington County and Metro to Transfer Funds to THPRD for Assistance in Acquisition of Park Land Next to Mountain View Middle School in Aloha, (F) Intergovernmental Agreement with Beaverton School District for Cedar Hills Park Development, (G) Vista Brook Park Project, and (H) Tennis Air Structure Replacement Project. Larry Pelatt seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

Agenda Item #7 – Unfinished Business

A. Ridgewood View Park Master Plan

Steve Gulgren, Superintendent of Planning & Development, provided an overview of the memo included within the Board of Directors information packet, noting that Tualatin Valley Water District (TVWD) is returning to the Board this evening regarding a proposed master plan for Ridgewood View Park. TVWD had approached THPRD in the spring of 2012 regarding their need to replace the existing, non-functioning reservoirs at Ridgewood View Park and Reservoir Park, and the desire to use Ridgewood View Park for a larger reservoir and/or construction staging area in exchange for improvements made to the park. At their January 14, 2013 Regular Board meeting, the Board approved a design concept for the new reservoir at Ridgewood View Park and authorized staff to work with TVWD to move forward with the park master planning process. Since this time, there have been two neighborhood meetings held and there is a strong consensus of support by the neighbors for the siting of the reservoir, as well as the preferred master plan being presented this evening. Steve introduced Mike Britch, Senior Engineer with TVWD, and René Brucker, Park Planner, to present an overview of the proposed master plan.

Mike provided a brief overview of the project's background via a PowerPoint presentation, a copy of which was entered into the record, noting that the objective for this project is to provide

seven million gallons of seismically resilient water storage in conjunction with an inviting, functional park space that is an asset to the community.

Larry Pelatt asked whether consideration could be given to reopening the tennis courts on top of the reservoir at Reservoir Park if it is mothballed.

- ✓ Mike replied that although there has not been a determination made yet regarding what will be done with the reservoir at Reservoir Park, TVWD does recognize that there will be increasing needs for water storage for this area in the future. Reservoir Park is property owned by TVWD that may be needed for a new reservoir in the future. Until that time, the preference would be to leave the tennis courts fenced off due to the structural improvements that are needed for the existing reservoir.

René provided a detailed overview of the proposed master plan for Ridgewood View Park via a PowerPoint presentation of the materials included within the Board of Directors information packet and offered to answer any questions the Board may have.

President, Joe Blowers, asked whether the bocce court being proposed for this location is intended to replace the court at Cedar Hills Park, which will be going through a major renovation funded via the 2008 Bond Measure.

- ✓ Steve replied that this is unknown since the master planning process for the Cedar Hills Park Redevelopment Project has not yet begun.

Joe commented that he likes the terraced approach to the tennis courts.

John Griffiths noted that the extra space on top of the reservoir, to the north of the tennis courts, could seemingly fit some raised beds for a new community garden.

- ✓ Steve replied that District staff had discussed additional amenities that could be included on top of the reservoir, but TVWD staff felt that the tennis courts were adequate.

Bill Kanable asked how high the fence will be on top of the reservoir.

- ✓ Mike replied that this level of detail has not yet been determined, but it will be higher than normal.

Larry asked if TVWD has any security concerns regarding allowing access on the top of a reservoir.

- ✓ Mike replied that there will be no access to or around the reservoir other than the controlled access to the tennis courts.

Joe asked whether any natural resources rehabilitation work is planned as part of this project. He recalled that the woods on this site have some severe invasive plant issues.

- ✓ Steve replied that no rehabilitation is planned, although there may be some mitigation required as part of the permitting process.

Joe commented that the stream that runs through the southern portion of the property is eroded as well.

- ✓ Steve noted that the proposed loop trail may help keep people from disturbing the stream by providing an appropriate place to walk.

Joe noted that he is not convinced that the erosion is being caused by people, but is an issue of increased flows.

- ✓ René noted that the stream runs from behind the neighboring developments and becomes full when there is a storm, but will also dry up at times.

Joe suggested future plans could include improvements to slow the water down, but he understands this is not part of this project.

President, Joe Blowers, stated that he would entertain a motion to approve the master plan.

Bill Kanable moved the Board of Directors approve the Ridgewood View Park Master Plan as presented. Bob Scott seconded the motion. Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

B. Veterans Memorial Park Proposal

Dave Chrisman, Superintendent of Maintenance Operations, provided an overview of the memo included within the Board of Directors information packet, noting that at their June 4, 2012 Regular Board meeting, the Board approved a conceptual plan for a Revolutionary War memorial at Veterans Memorial Park being proposed by the Lewis and Clark Chapter of the Sons of the American Revolution (SAR). The approval was conditional upon Level III Community Outreach, successful fundraising by the SAR, and final design approval by the District. Further, the Board directed staff to complete a master plan for the park to confirm whether space is available for any additional monuments and to establish a framework to guide any future monument placement or site improvements. Since this time, staff has worked cooperatively with the stakeholders of the park (which includes the City of Beaverton, who owns the property, and the Beaverton Chapter of the American Legion Post 124, who maintains the memorials and manages the commemorative public events at the park) to develop the master plan being presented this evening. Dave noted that the action being requested of the Board of Directors this evening is approval of the Veterans Memorial Park Master Plan and authorization to implement the plan subject to City land use approval, and allow for placement of the SAR's Revolutionary War memorial in the park, subject to successful fundraising by the SAR and staff's final design approval. Dave introduced Matt Kilmartin, Park Planner, to present an overview of the proposed master plan.

Matt provided a detailed overview of the proposed master plan for Veterans Memorial Park via a PowerPoint presentation of the materials included within the Board of Directors information packet and offered to answer any questions the Board may have.

Larry Pelatt asked for additional information regarding the potential future expansion of the sidewalk on Watson Street, which would encroach into the interior of the park.

- ✓ Matt replied that the trees along Watson Street are well established and the planting strip is only approximately four feet wide. The current sidewalk is also only approximately four feet wide. Current standards are six-foot planting strips and six-foot sidewalks. The City of Beaverton wishes to keep the trees, so they expressed the desire for a wider planting strip along that portion of the park.

President, Joe Blowers, expressed agreement that a four-foot wide sidewalk is narrow under today's standards.

- ✓ Larry expressed agreement.

Joe asked for confirmation that the proposed SAR Revolutionary War memorial would be placed in the larger "Available Future Monument Area" in the southern portion of the site.

- ✓ Matt confirmed this.
- ✓ Doug Menke, General Manager, noted that the proposed memorial now has a smaller footprint than what was initially presented to the Board in June.

Bob Scott asked if the Revolutionary War memorial would take up the entire footprint of that area, or only a portion.

- ✓ Matt replied that it would take up the better part of the area, but not in its entirety.

Larry asked for confirmation that, essentially, this plan is clarifying the available area and that the Revolutionary War memorial would be designed to fit within that area.

- ✓ Matt confirmed this, noting that the design that the Board saw previously will still be the same basic shape, but the scale will be modified.

John Griffiths asked why a memorial for the Revolutionary War is being proposed versus all of the other wars that have been significant to the nation.

- ✓ Fred Meyer, Manager of Veterans Memorial Park Management Corporation, replied that this monument is not intended as a war memorial, but a veterans memorial. He noted that the Sons of the American Revolution were some of the nation's first veterans.

John asked if the memorial would also serve an educational purpose.

- ✓ Fred confirmed this, noting that it will contain a lot of historical information and focus more on education than some of the other memorials on the site. He explained that since the Revolutionary War is the foundation of our nation's veterans, they felt that it was worthy of documenting within that amount of space.

Larry expressed concern regarding the potential impact of the new memorial on the well-established, significant tree just to the east of the proposed footprint.

- ✓ Matt replied that the tree was taken into consideration and the conclusion was that it would not be impacted. He noted that the ornamental cherry tree is old and staff was cautious to limit the footprint of memorials solely based on the footprint of trees, knowing that they are well-established and, in this case in particular, trending toward failure. The design limitation was to not harm more than 30% of such root zones.

Joe asked for confirmation that this is the same case for the tree near the northern "Available Future Monument Area".

- ✓ Matt confirmed this, noting that at the time those walls would be considered, the tree may not be there; other walls can be focused on first; or it could be assessed how to construct the walls without harming the tree. There will be some options.

Larry reiterated that the ornamental cherry tree is an impressive tree and he would hate to see it get damaged in this process.

President, Joe Blowers, expressed support for the proposed master plan, noting that the limited amount of space available is now clear, but that it is also clear where future monuments would go. He asked whether this plan has been considered from a street-view perspective.

- ✓ Matt confirmed this, noting that by formalizing this master plan with the City, it triggered their site development design review process, which checked the design against their development code and engineering standards. If a new memorial or a change to an existing memorial were to be proposed, there are a number of review filters. The first filter is the American Legion Post 124. If they approve a proposed memorial or change, the District would be the next filter. Staff would check the proposal against the framework of the master plan, and not just in a two-dimensional footprint, but whether the scale of the memorial fits within the intent of the site. Lastly, if approved by District staff, the proposal would go through the City's site development and review process.
- ✓ Doug noted that the group spent considerable time reviewing this aspect, especially in consideration of the future walls not obstructing views.

Joe asked if there is a written addendum to the master plan that details this information.

- ✓ Matt replied that an addendum was considered; however, as staff worked with the City, it became apparent that the City's site development review process would be triggered and staff felt confident that this process would address that type of criteria.

President, Joe Blowers, stated that he would entertain a motion to approve the master plan.

Bill Kanable moved the Board of Directors approve the Veterans Memorial Park Master Plan and authorize the General Manager, or his designee, to implement the Veterans Memorial Park Master Plan, subject to City land use approval, and allow placement of the SAR Revolutionary War memorial in the park, subject to the successful fundraising by the SAR and staff's final design approval. Bob Scott seconded the motion.

Larry asked for confirmation that the final design approval for the Revolutionary War memorial would not be coming back to the Board for approval, but would be approved by District staff.

- ✓ Doug confirmed this, noting that the master plan would drive the design approval, but that the Board is welcome to request that the design come back for approval.
- ✓ Joe commented that this is standard procedure in similar situations, unless the master plan is significantly outdated.
- ✓ Doug agreed, noting that if the design should change significantly, staff would bring it back to the Board for approval.
- ✓ Joe noted that he believes the Board has been clear regarding their wishes in this situation.

Larry expressed agreement with this process.

Roll call proceeded as follows:

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

The motion was UNANIMOUSLY APPROVED.

C. 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:

- GreenPlay/Comprehensive Plan Update
- Jordan Woods Natural Area Trail Dedication
- Board of Directors Meeting Schedule

Doug offered to answer any questions the Board may have regarding the report.

President, Joe Blowers, asked if the future trail at Mt. Williams will look similar to the new trail at Jordan Woods Natural Area.

- ✓ Steve Gulgren, Superintendent of Planning & Development, replied that there would be a retaining wall, but a different type and a little wider.

Agenda Item #8 – Adjourn

There being no further business, the meeting was adjourned at 7:55 p.m.

Joe Blowers, President

Larry Pelatt, Secretary

Recording Secretary,
Jessica Collins