



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

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was held on Tuesday, April 10, 2018, at the HMT Recreation Complex, Dryland Meeting Room, 15707 SW Walker Road, Beaverton, Oregon. Regular Meeting 6 pm; Executive Session to follow.

Present:

Ali Kavianian	President/Director
Felicita Montebianco	Secretary/Director
John Griffiths	Secretary Pro-Tempore/Director
Wendy Kroger	Director
Holly Thompson	Director
Doug Menke	General Manager

Agenda Item #1 – Call Regular Meeting to Order

A Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors was called to order by President Ali Kavianian on Tuesday, April 10, 2018, at 6 pm.

Agenda Item #2 – Swearing In of Appointed Board Member

City of Beaverton Mayor Denny Doyle performed the swearing in ceremony for appointed board member Wendy Kroger.

Agenda Item #3 – Presentations

A. Parks Bond Citizen Oversight Committee Final Report

General Manager Doug Menke introduced Parks Bond Citizen Oversight Committee Chair Rob Drake to present the committee’s final report on the district’s 2008 Bond Measure, a copy of which is also included within the board of directors’ information packet.

Rob noted that, as part of THPRD’s 2008 Bond Measure package presented to the voters, the district committed to forming a committee in order to promote transparency and taxpayer oversight of how the district would spend the \$100 million bond if approved. He noted that over the past ten years, the committee members took their charge seriously and judiciously and that personally this was one of the best committees he has served on. The committee’s charge has now concluded and their last meeting was held in February 2018, during which the committee unanimously agreed that they met their commitment to the voters and that the THPRD Board of Directors also met their commitment. The committee recommends that the board consider presenting a new bond measure for consideration by the voters that would be formed similarly to the 2008 Bond Measure in order to continue to expand and preserve the area’s natural habitat, as well as provide opportunities for new generations to enjoy sports and other opportunities for recreation. Lastly, he thanked district staff on behalf of the committee for their work and responses to the committee’s requests for additional information over the past decade. Rob offered to answer any questions the board may have.

Wendy Kroger thanked the committee for their service, noting that as an initial member of the committee, it has been enjoyable to watch their progress over the years. She inquired of staff’s opinion regarding the recommendation to establish a separate fund for remaining bond funds.

- ✓ Doug replied that district staff is in agreement with this recommendation.

Holly Thompson commended the work of the committee, noting that the annual reports written by the committee were valued by the community. She commented that having such dedicated taxpayer oversight and participation helps build community trust and a successful legacy.

Doug recognized the former oversight committee members in attendance this evening.

Felicita Montebalanco thanked the committee members for their work and dedication.

John Griffiths added that the work and presence of the committee gave the bond measure credibility in terms of how the public views the dollars spent and he believes another such committee is a prerequisite for any future district bond measures.

President Kavianian thanked the committee members for their efforts and commitment to THPRD over the past decade.

B. Washington County's North Bethany Main Street Planning Project

Jeannine Rustad, superintendent of Planning, introduced Suzanne Savin with Washington County's Long Range Planning Division to present information on the county's North Bethany Main Street Planning Project.

Suzanne provided a detailed overview of Washington County's North Bethany Main Street Planning Project via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- An overview of the North Bethany Subarea Plan
- Goals of the Urban Design Plan (UDP)
- Development process of the UDP to-date
- UDP options under consideration
 - Priority 1 Streets: buildings close to sidewalks, high street frontage, high transparency, parking behind building, no driveways
 - Priority 2 Streets: Buildings close to sidewalks, lower street frontage, lower transparency, parking allowed on side of building, limited driveways
 - Non-priority Streets: No requirements for build-to setbacks, building orientation, transparency, parking and driveways allowed
- Next steps
 - Spring 2018: Open house #2 – recommended UDP options will be further refined based on public feedback
 - Summer to Fall 2018: Ordinance filing for adoption of UDP; if adopted, expected ordinance effective date is November 22, 2018

Suzanne offered to answer any questions the board may have.

Felicita Montebalanco asked what types of uses are envisioned for the Civic Use Area.

- ✓ Suzanne replied that the UDP currently implies that the Civic Use Area would be space for a building such as a library or community center, although the county has not yet heard interest expressed from the providers of these types of services. In response, county staff would like to broaden the definition of Civic Use Area to include park-related gathering places such as a plaza or other use that would promote community-gathering.

Holly Thompson described the potential for confusion when using the term Civic Use Area and suggested labeling it as Community Gathering Space instead. Otherwise, people might have unmet expectations under the assumption that there is a promised amenity in that location that

would be difficult to provide without funding and active partnership with other providers. She expressed support for simultaneously master planning the East and West Community Parks and Park Blocks.

- ✓ Felicita expressed agreement regarding the master planning suggestion, noting that it would make sense to plan them together in order to best facilitate the transitions and movements through the sites.

John Griffiths asked for clarification regarding on-street parking availability for Kaiser Road along the East Community Park border as proposed by the UDP.

- ✓ Suzanne replied that the current plan calls for limited on-street parking along that portion of Kaiser Road.

Wendy Kroger asked what the anticipated size is for the two community park sites.

- ✓ Jeannine replied that the East Community Park will be roughly 15 acres and the West Community Park only around 3 acres due to the discovery of wetlands on the site.

Wendy questioned whether there would be enough space in the East Community Park to have a community center or other building, along with the parking that would be needed, while still retaining an appropriate amount of greenspace, especially considering how small the West Community Park will be. She urged district staff to continue to protect existing park land through the design process.

Felicita asked Suzanne whether there were any particular lessons learned through the county's outreach process for this project.

- ✓ Suzanne described the various forms of outreach being used throughout this process, including open houses and social media, noting that the area of North Bethany is a very engaged community. She commented that the county does not have an adopted policy regarding translation of outreach materials and explained the case-by-case evaluation using census data that the county conducts in order to determine whether to translate outreach materials and, if so, into what language.

C. Winterhawks Programming Opportunities

General Manager Doug Menke introduced Ikaika Young, General Manager/Skating Director for the Winterhawks Skating Center, to present an overview of potential programming opportunities for the THPRD/Winterhawks partnership. Doug noted that should a new ice facility come to fruition on the HMT Recreation Complex, the district would have an opportunity to annually review the programming opportunities for that facility and tonight's presentation is a preview of what those opportunities may include.

Ikaika provided a detailed overview of potential programming opportunities for a new ice facility in partnership with THPRD via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- Programs guidelines:
 - Does the program growth promote the growth of ice sports?
 - Does the program have strong local community support?
 - Does the expertise exist to execute a quality program?
 - Have barriers to entry (cost, access, time) been addressed?
- Current program offerings: skate school, youth hockey, figure skating, adult hockey
- Community outreach programs guidelines:
 - Does the program reflect diversity?
 - Does the program have strong local government support?
 - Does the program have strong local business support?
 - Have barriers to entry (cost, access, time) been addressed?

- Current & potential community outreach program offerings: Get Kids Skating, sled hockey, Special Olympics, special hockey
- Program diversity statistics
- Ice rinks per capita for the United States

Ikaika offered to answer any questions the board may have.

Felicita Montebianco inquired what stands out as different within THPRD's community when considering programming options. What has he learned about our community and the people THPRD serves?

- ✓ Ikaika noted that one of the reasons they would like to stay within the community is because of the diverse populations found within the Beaverton and Hillsboro areas, which provides a deeper reach into different types of talents for their entry-level programs that have fed into the higher-level programs, as well.

Felicita referenced THPRD's commitment to equity and cultural competence, offering an example of bilingual front desk staff, and asked how the Winterhawks plan to instill cultural competency within their staff.

- ✓ Ikaika replied that, currently, his staff speaks four different languages. He personally speaks three languages. He commented on the Winterhawk's practice of hiring staff from within the community they serve, which provides them with a variety of different backgrounds that helps create trust within customers of various backgrounds, as well.

Felicita described a potential for confusion on the part of district patrons when another organization's facility is located on THPRD property, particularly in relation to THPRD's scholarship program. She encouraged the two organizations to learn from each other's scholarship programs and to explore whether there will be an opportunity to have similar programs or programs that compliment one another so that THPRD's constituents have an easier time navigating the information.

- ✓ Ikaika described their scholarship program, noting that for the general public, there would be a discount for THPRD residents with the idea that the more people who visit the facility, the greater the potential for the Winterhawks to grow their programs.

John Griffiths referenced the extensive hours of operation at the Winterhawks Skating Center and asked whether there is currently any rink time available for open skating/family skate.

- ✓ Ikaika replied that there are minimal such opportunities due to the need to meet the ice time for their current programs. They are at a point that they could expand to three additional ice facilities and be able to fill those facilities immediately. The new ice facility with THPRD would include expansion of public sessions because of the importance of building the entry-level programs.

John asked if there would be rink time available for speed skating or curling at the new facility.

- ✓ Ikaika replied that he has reached out to these other groups but they have not yet reciprocated, possibly due to the time of year, but the Winterhawks want to have those types of programs available, as well. The idea is not to be exclusive, but to embrace the growth and interest in ice sports in general. The only venue currently available for speed skating is the Mountain View Ice Arena in Vancouver, Washington, that is scheduled to close in a few months.

John asked for confirmation that there would be room to expand programming opportunities past hockey and ice skating with the new facility.

- ✓ Ikaika confirmed this.

Felicita asked what the impact might be on the local economy if the new ice facility were to host tournaments.

- ✓ Ikaika replied that while he can't offer official numbers yet, the Beaverton Area Chamber of Commerce has written letters in support of the THPRD and Winterhawks partnership for this very reason. The main focus in that regard would be to offer more tournaments, including national and international, which is a real opportunity but will require a lot of advance scheduling in order to make it a reality.
- ✓ Doug noted that one of the complements of this partnership from a programmatic perspective is that fall/winter/spring are the busy seasons for ice sports, while that is the slower season at the HMT Recreation Complex. Shared parking becomes less of an issue and the local hotels, as well as the Washington County Visitors Association, are intrigued because their slow periods are on weekends during the winter.

Holly Thompson thanked Ikaika for his presentation, noting that she has learned a lot this evening and is especially impressed by the demographics of their program participation. She appreciates the Winterhawk's guideline of addressing the barrier of affordability and asked whether the rate structure noted in this evening's presentation would be similar going forward.

- ✓ Ikaika replied that the Winterhawks typically change their rates every five years by about 5%. However, the operational costs of a twin sheet of ice as is being proposed for the partnership with THPRD would be lower, and the operating costs of their current facility would also be reduced due to dispersing some programs to the new ice facility. There is potential that as these programs grow that the pricing structure could get lower.
- ✓ Doug noted that Ikaika would be the staff person managing the new ice facility, as well.

President Kavianian opened the floor to public testimony.

Malone Hiebert, 11200 NW Couch Ct., Portland, is before the THPRD Board of Directors this evening representing Portland Jr. Winterhawks. She provided the following testimony in support of THPRD's partnership with the Winterhawks:

- She has played hockey for eight years and will be playing at university next year.
- She described the scarcity of ice time in the Portland Metro area, noting that her team is only able to have practice once a week, and programs are only increasing in popularity.
- The ability to host tournaments locally would provide lasting memories for the players, as well as contribute to the local economy.
- She hopes to see additional ice rinks available in the Portland Metro area when she returns from playing hockey at university.

Joe Gall, 21466 SW Fallow Terrace, Sherwood, is before the THPRD Board of Directors this evening in support of THPRD's partnership with the Winterhawks. He provided the following testimony:

- He is the City Manager for the City of Sherwood, which is where the Sherwood Ice Arena is located. It is a very heavily used facility, operating similar hours as the Winterhawks Skating Center.
- His son plays for the Portland Junior Winterhawks and there is simply not enough ice time in the area to support the growing interest in hockey, let alone other sports such as sled hockey and Special Olympics.
- He referenced the impending closure of Mountain View Ice Arena in Vancouver, Washington, noting that it has local participants worried about the future of ice sports for that area.
- Although the financing and construction of such a facility may present challenges, he encourages THPRD and the Winterhawks to stay the course in bringing this new facility to fruition.

Matt Bader, 14001 Westcott Ct., Lake Oswego, is before the THPRD Board of Directors this evening representing Portland Junior Winterhawks and Checking for Charity. He provided the following testimony in support of THPRD's partnership with the Winterhawks:

- He grew up in Beaverton using THPRD programs and became interested in hockey at an early age, which eventually led him to being recruited to play Division 1 level hockey for the U.S. Air Force Academy.
- He described the positive impact hockey has had on his life, noting that he started a nonprofit called Checking for Charity that organizes competitive hockey tournaments where the proceeds go to the teams' charities of choice.
- The Checking for Charity tournaments are popular, including being featured on NHL.com, and they would love to have the opportunity to hold a tournament here if there was ice time available.
- His children are also starting to participate in ice sports and he worries that the area isn't going to be able to provide the ice time needed to support these programs that made such a positive contribution to his life; he would like his children to have the same opportunities that he did.

Meerta Meyer, 24002 SW Middleton, Sherwood, is before the THPRD Board of Directors this evening representing Portland Junior Winterhawks. She provided the following testimony in support of THPRD's partnership with the Winterhawks:

- Her family is heavily involved in the sport of hockey, including her husband as a volunteer coach, two sons that play hockey, and she volunteers for the program, as well.
- She noted that families from near and far are willing to travel to participate in many different types of ice sports, including attendance at economically-beneficial tournaments, and that hockey is one of the fastest growing sports in the country. With rapidly growing participation, there is not enough ice time to accommodate the demand.
- She described how the Portland Winterhawks locally, a new NHL team about to start playing in Seattle, and the international spotlight of the recently-concluded Winter Olympics has spurred the interest in ice sports and that interest will continue to grow.
- She described the need for more ice time in detail and commented on the closure of Mountain View Ice Arena, which is the only ice rink in the area that can accommodate the sport of speed skating. She asked that THPRD push for completion of a new ice facility as quickly as possible.

John Clemson, 16015 SW White Bird St., Beaverton, is before the THPRD Board of Directors this evening representing Portland Junior Winterhawks. He provided the following testimony in support of THPRD's partnership with the Winterhawks:

- He is the father of two Portland Junior Winterhawks players but is here this evening to speak about his daughter's experience with the program. She began ice skating at the age of five through a THPRD skating lesson program.
- This is her third year in the Portland Junior Winterhawks program and he has watched her grow in a variety of ways during this time, and she has made many friends.
- She has participated in both coed and girls-only programs and has said that she eventually wants to be a hockey skating coach for the younger girls, reflecting the program's ethics taught to their players about serving the community and development of leadership skills. Although she loves participating on the coed team, skating with the girls-only team provides a different type of energy.
- He referenced the popularity of hockey in the region, including the Winterhawks and Seattle's new NHL team, noting that the region is positioned to grow tremendously in the sport of hockey and that THPRD has an opportunity to participate in this growth and to help facilitate the inspirational stories of current and future players.

Wendy Fedderly, 9234 NW Leahy Road, Portland, is before the THPRD Board of Directors this evening representing Portland Junior Winterhawks and the Rose City Hockey Club. She provided the following testimony in support of THPRD's partnership with the Winterhawks:

- She is a hockey player, a parent of a hockey player, and a coach for three hockey teams. She spends about 15-20 hours per week participating in hockey, which gives her a unique perspective, including what is being done well and areas for improvement.
- What is being done well includes the girls development program, a collaboration between the Portland Junior Winterhawks and Rose City Hockey Club, which culminated in an all-girls tournament. Although only 8 hours total of ice time was available for a six-month period, they were excellent stewards of that time and used every inch of ice.
- Additionally, they have been working on the affordability of the program. Rose City Hockey Club has collected \$25,000 in donations for the program and the Portland Junior Winterhawks has collected donations and grants, as well.
- The need for additional ice time disproportionately affects the girl's programs in that since they do not have ice of their own, they have to supplement their ice time with tournaments, which is prohibitive for many families both in terms of time and money. In addition, tough decisions have to be made regarding whether to support competitive or recreational girl's hockey. The timing is perfect for the new facility being discussed and they have an army of coaches and players waiting to help.

Henning Haffner, 8625 SW Thoroughbred Pl., Beaverton, is before the THPRD Board of Directors this evening representing the Mountain View Speedskating Club. He provided the following testimony in support of THPRD's partnership with the Winterhawks:

- He grew up in Germany heavily involved with speedskating. When he moved to the East Coast of the United States, there were a sufficient amount of ice rinks available. However, he found that this was not the case when he moved here.
- He described the difficulty in participating in speed skating due to the limited number of facilities available, which will be lost entirely with the impending closure of Mountain View Ice Arena.
- He requested that the new facility be built to accommodate the sport of speedskating, noting that there would be many volunteers ready to help in any way they are needed.

Linda Jellison, 5608 NE 44th St., Vancouver, is before the THPRD Board of Directors this evening representing the Mountain View Speedskating Club. She provided the following testimony in support of THPRD's partnership with the Winterhawks:

- She currently serves as President of the Mountain View Speedskating Club and moved to the Vancouver area from Oregon in order to be near the Mountain View Ice Arena, which is scheduled to close in August.
- She noted that the attendance of the club fluctuates based on whether there is an Olympics Games taking place, but typically they have around 30 participants when they are able to afford ice time every few weeks. The participants are very concerned about the closure of their current facility and a nonprofit is forming in Clark County, Washington, in order to get more people interested in finding a solution for that area.
- Their club has four former Olympic speed skaters that coach for them, as well as others who are excellent resources, and some participants travel from as far as Walla Walla, Washington, to play for one hour on a weekend.
- The lack of affordable ice time in the area has limited the chances of those wishing to develop their speedskating skills to a competitive level. She described an ice rink in Tacoma that has speed skaters good enough to attend national competitions, noting that she sees the potential for that level of skill here as well with additional ice time available.

Teresa Dunham, 16648 SW Henderson Ct., Beaverton, is before the THPRD Board of Directors this evening in support of THPRD's partnership with the Winterhawks. She provided the following testimony:

- She described her son's interest in hockey, which began at the age of two. He joined the Portland Junior Winterhawks at the age of 11. It was a financial struggle for their family to afford the programs he loved so much and she is happy to hear that there are more scholarship opportunities available now.
- She described her impression of the Winterhawks as having a high level of professionalism and organization, which was especially apparent after they assumed operation of the former Valley Ice Arena, now the Winterhawks Skating Center.

Sofia Inthalaksa, 3343 SW Stark St., Portland, is before the THPRD Board of Directors this evening in support of THPRD's partnership with the Winterhawks. She provided the following testimony:

- She has an over-20-year history in figure skating in the Portland Metro area and is currently a figure skating coach.
- She commented on this evening's inspirational testimony, noting that it is obvious that there is huge community support for the joint THPRD and Winterhawks ice facility.
- She encouraged THPRD and Winterhawks to work together to create programming that accommodates diversity and affordability, noting that the area is growing in all different types of populations and that she would like to see ice sports accessible for all.

Agenda Item #4 – Audience Time

There was no testimony during audience time.

Agenda Item #5 – Board Time

Wendy Kroger referenced the Management Report included within the board of directors' information packet, specifically the item regarding the City of Beaverton allocating \$5 million for active transportation improvements to fill priority sidewalk gaps identified in their Active Transportation Plan. One of the top priorities under consideration is the Allen Boulevard connection that serves as the on-street segment of the Fanno Creek Trail between SW 92nd Avenue and SW Scholls Ferry Road. She encouraged staff to consider all options, including an x crossing for that intersection, which could be less expensive than other options.

In addition, Wendy referenced the Management Report item regarding the Greenway Park Concept Plan, stating that she supports seeing a solution for the Scholls Ferry Road crossing included within the Greenway Park community task force report, along with the possibility of a mid-block crossing considered for that location.

Wendy commented on the public testimony received this evening regarding the THPRD and Winterhawks partnership, stating that she is excited to see such a facility built.

Holly Thompson noted that she attended the Greenway Park open house and that district staff did a great job facilitating that event. She especially liked seeing the use of so many volunteers at the stations and interacting with the public.

Agenda Item #6 – Consent Agenda

John Griffiths moved that the board of directors approve consent agenda items (A) Minutes of March 6, 2018 Special Board Meeting and March 12, 2018 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) National Water Safety Month Proclamation, and (E) Hazeldale Park Parking Lot and Playground Construction Contract. Holly Thompson seconded the motion. Roll call proceeded as follows:

Felicita Montebianco **Yes**
Wendy Kroger **Yes**
John Griffiths **Yes**
Holly Thompson **Yes**
Ali Kavianian **Yes**

The motion was UNANIMOUSLY APPROVED.

Agenda Item #7 – Unfinished Business

A. Resolution Approving System Development Charge Annual Cost Adjustment

General Manager Doug Menke introduced Jeannine Rustad, superintendent of Planning, to provide an overview of a proposed System Development Charge (SDC) annual cost adjustment. This topic was initially presented to the board for discussion at the March 12, 2018 Regular Board meeting, at which the board requested additional information for consideration.

Jeannine provided a detailed overview of the additional information requested by the board in order to consider a proposed SDC cost adjustment via a PowerPoint presentation, a copy of which was entered into the record, and which included the following information:

- A brief history of THPRD’s 1998 adoption of an SDC program
- 10-year history of annual cost adjustments to THPRD’s SDC program
- Breakdown of the 2017 annual index between land acquisition and construction costs

Jeannine noted that the action requested of the board this evening is adoption of Resolution No. 2018-07 approving a System Development Charge annual cost adjustment and to direct staff to coordinate with Washington County and the City of Beaverton to implement the adjusted fees effective July 1, 2018. Jeannine offered to answer any questions the board may have.

Wendy Kroger asked for additional information regarding the City of Beaverton’s request to defer collection of SDCs until issuance of a certificate of occupancy.

- ✓ Jeannine replied that THPRD’s policy in the SDC administrative procedures guide is consistent with what the city and county do for the transportation development tax. The board can approve deferment when there is a development of importance to the district and the city or county (i.e., a policy decision) or a developer can apply to the general manager for an individual deferment. Deferments are only for multifamily units, or developments with multiple phases and units. Single family deferments are challenging because the district is not a permitting agency and therefore does not have control over the process, and it would risk leaving the district responsible for attempting to collect the SDCs from the purchaser of the single family home.

President Kavianian recalled that THPRD reduced the SDC rates for North Bethany and South Cooper Mountain in order to be a good partner with the Home Builders Association of Metropolitan Portland (HBA). He asked whether those discounts would carry forward. In addition, he inquired whether a Construction Cost Index exists for Portland rather than using the index provided for the Seattle area, or if there was another way to determine this information that would be more relative to the Portland Metro area.

- ✓ Jeannine confirmed that the discounts would carry forward and that district staff would research additional information regarding the Construction Cost Index for future consideration.

Felicita Montebianco expressed agreement that a Construction Cost Index relative to Portland, or the development of an alternative way to determine this rate specific to our area, would be useful information.

John Griffiths asked whether district staff has ever sought a reduction in the SDC collection fees from Washington County and the City of Beaverton.

- ✓ Keith Hobson, director of Business & Facilities, noted that the district's original SDC collection rates with the county and city were 3% but staff negotiated a reduction to 1.6% in 2008. He does not believe an additional reduction would be possible as county and city staff have since commented to THPRD that their collection costs have increased.

President Kavianian opened the floor to public testimony.

Paul Grove, 15555 SW Bangy Road, Lake Oswego, is before the board of directors this evening representing the Home Builders Association of Metropolitan Portland (HBA). Paul provided feedback on behalf of the HBA as follows:

1. Construction Cost Index (CCI). The HBA encourages further exploration of whether another CCI or method exists in order to determine this rate that would be more reflective of the Portland Metro area.
2. Land Valuation. Now that there is additional history regarding land values within the developing new service areas of North Bethany and South Cooper Mountain, there may be an opportunity to consider a recalibration of those rates.
3. City of Beaverton's request to defer collection of SDCs until issuance of a certificate of occupancy. The HBA encourages further evaluation of this request to the extent possible.

Paul noted that although any SDC cost increase would be an impact for the development community, they have had conversations with district staff regarding what an informal, institutionalized relationship might look like in order to have a more scheduled working relationship where feedback can be contributed on a regular basis.

Felicita Monteblanco thanked district staff for providing the additional information requested, noting that she has learned a lot about the district's SDC program and how the rates are calculated. As the board discusses these rates, she has faith that they will discuss the issue of affordable housing separately.

Holly Thompson referenced the memo included within the board of directors' information packet, specifically the portion stating "There appears to be no downside to this proposal. The moderate increase in rates appears to reflect the current status of the economy and the development community". She commented that as the district raises SDCs, there is an impact and cost to the development community, which is also a balance with the district's own additional costs as a service provider. She is comfortable with supporting the increase after considering the additional information provided, but would like to see continued dialogue about the CCI and further evaluation of land values. She appreciates the relationship staff has cultivated with the HBA and feels that it is important to not only be aligned with our mission and focused on our core responsibilities in using this critical tool, but that the district is also mindful of the impact SDCs have on the competitiveness of the areas being developed within the region.

John Griffiths moved that the board of directors adopt the increase as recommended by staff. Wendy Kroger seconded the motion. Roll call proceeded as follows:

Felicita Monteblanco	Yes
Holly Thompson	Yes
Wendy Kroger	Yes
John Griffiths	Yes
Ali Kavianian	Yes

The motion was UNANIMOUSLY APPROVED.

B. Resolution Appointing Advisory Committee Members

General Manager Doug Menke introduced Bruce Barbarasch, superintendent of Nature & Trails, to provide an overview of the appointment process used for the current openings on the

district's three advisory committees: Nature & Trails, Parks & Facilities, and Programs & Events. An update on this process was provided to the board at the January 9, 2018 Regular Board meeting, at which staff announced that over 80 applications were received to fill ten vacant positions and that additional steps had been added in the appointment process to ensure that a variety of viewpoints, interests and geographic diversity are represented on the committees.

Bruce provided a brief overview of the district's advisory committees program, noting that an extensive outreach process was conducted for this evening's recommended appointments, including a review of initial applications, supplemental questions, and in-person interviews. Based on lessons learned in this process, a more streamlined recruitment process will be initiated for the 2019 openings focused on outreach to more diverse communities, a simpler application/interview process, and a better-defined, shorter timeline. In addition, existing committee members will be asked to reapply at the end of their terms instead of being automatically reappointed. Staff will also follow up with the candidates not selected this evening to discuss additional ways to get involved with THPRD. Bruce noted that the action requested of the board this evening is adoption of Resolution No. 2018-08, appointing advisory committee members, and offered to answer any questions the board may have.

Felicita Monteblanco encouraged district staff to reach out to the Washington County Civic Leaders Project during the next recruitment process.

Felicita Monteblanco moved that the board of directors approve Resolution No. 2018-08, appointing advisory committee members. Holly Thompson seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Wendy Kroger	Yes
Felicita Monteblanco	Yes
Holly Thompson	Yes
Ali Kavianian	Yes

The motion was UNANIMOUSLY APPROVED.

C. Affordable Housing

General Manager Doug Menke provided brief introductory comments, noting that a THPRD Board of Directors Work Session was held on the topic of Affordable Housing on March 12, 2018, during which additional information was requested of district staff. That additional information has been compiled and provided to the board for review, a copy of which was entered into the record.

President Kavianian commented about the appropriateness of this evening's discussion as the THPRD Board of Directors now has a fifth member appointed and requested an overview of the additional information provided by district staff.

- ✓ Jeannine provided an overview of the additional information, which included:
 - A 10-year history of affordable housing within THPRD boundaries
 - A map of affordable housing in the region and district
 - Proformas for two affordable housing projects
 - Metro affordable housing information
 - A summary of HB4006 and corresponding table of rent-burdened jurisdictions

Keith Hobson, director of Business & Facilities, provided an overview of the five-year financial projections based on possible SDC waivers as included within the packet of additional information.

Felicita Montebalanco expressed the need to fully understand what the impact might be to the district in waiving SDCs prior to making any decision.

- ✓ President Kavianian commented that any amount of waived SDCs would have an impact to the district, regardless of the amount. He questioned whether this is an opportunity to build some equity within the community while Metro, Washington County and City of Beaverton formalize their plans to address this issue, at which point the district could reevaluate its contribution. He believes THPRD's responsibility to the community is plainly called out within its mission statement.

Felicita acknowledged that any amount of SDC waiver would have an impact to the district and expressed the desire to thoroughly understand what that impact would be prior to making a decision. She does not believe that helping address affordable housing involves changing the district's mission. Instead, it is about the evolution of the district and having conversations around what it means to be a good partner and what it means to support diverse housing options within our community.

Holly Thompson stated that she does not view this topic as outside of the district's mission in that THPRD has a duty to ensure that it is accessible for everyone; if people are being priced out of the community and THPRD has a role to play in that, then THPRD also has a responsibility to be at the table in order to be part of the solution. She would like to see the district address the matter of affordable housing in a way that works for the district. She does not want to see the district being told what to do by outside parties, although the district should be informed by their perspectives. Any recommendation should come from that of the thoughts of the THPRD Board of Directors and district staff on what is best for THPRD. She referenced the historical data provided regarding affordable housing developments, noting that developments have only occurred in six of the twelve years of data. In addition, not all of those developments were dedicated to residents making 60% of Median Family Income (MFI) or less, which is a criteria she would like to see the district establish when determining how to support affordable housing. When taking MFI into consideration, the number is further reduced to only about 46 units of affordable housing per year over the twelve years. Lastly, she does not necessarily support a total waiver of SDCs. She would like to see a few scenarios outlined regarding the impact that affordable housing developments would have when dedicated to residents making 60% of MFI, for up to 45 units per year, at a 50% or 25% waiver of SDC. She would also support setting any waiver as a pilot program for the board to reevaluate in a year. She suspects that even if the district makes these accommodations by waiving a portion of SDCs, it will still be challenging to construct affordable housing as SDCs are just one issue among many complex issues in getting an affordable housing development built.

- ✓ Keith asked for Holly's recommendation should there be a year in which less than 45 units are built.

Holly replied that she would recommend establishing a fund that would continue to grow in order to provide more flexibility to future boards when reevaluating this topic. Regarding the impact to the district of any SDC waivers, she hopes that THPRD can work hand in hand with the Tualatin Hills Park Foundation in order to increase the support for the district's scholarship program as she does not want to see that program suffer in order for THPRD to be able to support affordable housing.

Wendy Kroger commented that based on the additional information provided by staff, two-thirds of the affordable housing developments listed happened within the last three years, so at least the trend is moving in the right direction. Beaverton is not yet defined as rent-burdened, although that is a potential outcome if nothing is done about affordable housing in general. She does not believe that the cause of affordable housing is for THPRD to own. As members of the community THPRD should be ready to help as it is able, but the lead agencies on this issue haven't yet figured out what to do. There are many different options being discussed, such as a Metro funding measure, and these options need to be given time to progress. Her concern is for

the provision of park and recreation services and she questions whether THPRD should be moving forward without waiting for the lead agencies in charge of affordable housing to move in a specific direction. She questioned why funds that THPRD decides to contribute would come from the SDC program instead of straight from the capital budget since the SDC funds would likely be backfilled from that source anyway. If the capital budget is reduced by any amount, she would like a clear understanding of what is being given up. One area she would like to see the district address long-term is to start looking at a different model of how the district provides afterschool programming in the realm of parks and recreation; not as an exception through a scholarship program, but as a regular part of the district's programming. If the district chooses to move forward in offering financial support for affordable housing, she would like to see this done as a pilot program subject to future review and at a contribution level that does not cause great loss to the district.

- ✓ General Manager Doug Menke offered that concrete examples could be provided of specific capital items that would not be completed based on different levels of affordable housing contribution.
- ✓ Holly explained the tie to the district's SDC program, noting that the district has been told that such fees are a barrier to new affordable housing being built.

Wendy commented that she would be interested in learning what the development community is coming to the table with in order to help address this issue, adding that THPRD gave up SDCs in the beginning of its SDC program as a goodwill gesture.

John Griffiths stated that he continues to believe that affordable housing is not in THPRD's mission, noting that when the voters established THPRD, they viewed its mission in terms of enhancing the quality of life for those who live here through the provision of parks and recreation. He finds the idea of giving funds to developers without the advancement of THPRD's mission difficult. The district does not have the financial reserves from which to draw for this cause which equals real impacts to real people and projects. He is also concerned about setting a precedent. When the voters established THPRD, they did so as its own self-governing entity, not tied to a city or county that could potentially move funds from park and recreation services to other services. That vision has stood the test of time and as a result THPRD is one of the leading park and recreation organizations in the country. There is a fair amount of speculation in terms of what the future demands will be for affordable housing and how long the current affordable housing would remain designated as affordable. He referenced previous discussions with the City of Beaverton where the suggestion was made that THPRD could help the city with affordable housing and still further its own mission by purchasing surplus land from the city. The district is still waiting to hear back regarding that proposal and he would like to hear feedback on that first before moving on to the consideration of other methods. He questioned how THPRD's SDCs could be the only fee of many that would keep an affordable housing development from being constructed. If THPRD is going to contribute to affordable housing, he would like to see it done in a manner that enhances its primary mission and does not take assets away from it, such as by purchasing surplus land or utilizing the city's assistance in developing urban parks, which would give the district value as well as not set a precedent.

Holly noted that THPRD's original mission statement included language about maintaining affordability and believes that the services THPRD provides contributes to the desirability, and therefore affordability, of its service area. She, too, is interested in the idea of purchasing surplus land from the city; however, ultimately, everyone in the community owns this problem.

Felicita commented on THPRD's values of diversity, inclusion, and access, noting that this includes affordable housing. She stated that this is THPRD's chance to take a leadership role and to be bold, noting that there is room to experiment and to be guided by our values. She expressed agreement with the idea of a pilot project, as well as with reevaluating the district's role once the outcome of Metro's affordable housing funding measure is known.

President Kavianian requested that additional information be provided regarding specific services or improvements that would not be funded should THPRD choose to forego funding in favor of supporting affordable housing. He expressed agreement with John's comments regarding finding innovative ways to advance the district's mission while simultaneously contributing to affordable housing. He also agrees with John's comments regarding the establishment of THPRD as its own entity. At the end of the day, any amount of funds dedicated outside of its mission impacts the district's ability to provide services to its patrons. In addition, he questions how the public might interpret THPRD contributing funds to another mission when considering how to vote for the district's next bond measure.

Holly commented on the legal differences between cities and counties being able to waive development fees as compared to THPRD's ability to waive its SDC fees, over which it has much less control. While it may feel like a foreign idea to waive such fees, it is not an uncommon way for jurisdictions to help specific projects.

D. General Manager's Report

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

- Make a Splash Program
 - Sharon Hoffmeister, superintendent of Aquatics, provided an overview of the district's Make a Splash Program which provides free swimming lessons to school-aged children.
- Board of Directors Meeting Schedule

Doug offered to answer any questions the board may have.

Wendy Kroger inquired whether statistics are available regarding how many people within the district are able to swim.

- ✓ Sharon replied that there is not, acknowledging that such a statistic would be helpful. She noted that teaching teens how to swim is a focus of the Make a Splash Program, where about 20% of the participants are teenagers. Reaching adults who are unable to swim can be challenging due to the perceived embarrassment of not already knowing how to swim.

Wendy described how University of Oregon instituted a recommendation that every graduating student be able to pass a swim test due to the amount of water in Oregon and the risk of drowning. She commented that it would be a wonderful statistic to have in order to work toward a goal.

Agenda Item #8 – Executive Session (A) Land

President Ali Kavianian called executive session to order to conduct deliberations with persons designated by the governing body to negotiate real property transactions. Executive session is held pursuant to ORS 192.660(2)(e), which allows the board to meet in executive session to discuss the aforementioned issue.

President Kavianian noted that representatives of the news media and designated staff may attend executive session. Representatives of the news media were specifically directed not to disclose information discussed during executive session. No final action or final decision may be made in executive session. At the end of executive session, the board returned to open session and welcomed the audience into the room.

Agenda Item #9 – Reconvene Regular Meeting

President Kavianian reconvened the Regular Meeting of the Tualatin Hills Park & Recreation District Board of Directors for Tuesday, April 10, 2018.

Agenda Item #10 – Action Resulting from Executive Session

Holly Thompson moved that the board of directors authorize staff to grant sewer and storm water facility easements in the southwest quadrant for consideration discussed during executive session, subject to the standard due diligence review and approval by the general manager. Wendy Kroger seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Felicita Monteblanco	Yes
Wendy Kroger	Yes
Holly Thompson	Yes
Ali Kavianian	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #11 – Adjourn

There being no further business, the meeting was adjourned at 9:35 pm.

Ali Kavianian, President

Felicita Monteblanco, Secretary

Recording Secretary,
Jessica Collins