



Metzger Park Local Improvement District Advisory Board Agenda

Date: Monday, January 25, 2021

Time: 7:00 p.m.

Place: Zoom online meeting <https://us02web.zoom.us/j/83963123467>

Item 1: Call to Order, Introductions, Sign-in

Item 2: Public Comments

Item 3: Approval of Minutes

- October 2020 minutes

Item 4: Operations Report

- Operations and Maintenance Review
 - January storm damage and clean up
 - Ash Creek riparian area restoration update
 - Covid-19 response update

Item 5: Old Business

- Metzger Park Sport Court project update
- Capital Replacement Expenditures
 - Hall roof replacement and heating cooling capital replacement update

Item 6: New business

- Metzger Park Local Improvement District assessment discussion
- Chair and Vice Chair elections

Item 7: MPLIDAB Issues/Discussion

Item 8: Next Meeting: April 26, 2021



Metzger Park

Tree damage from
1/13/21 rain and
wind storm.

Trees fallen across
soft-surface trail.





Metzger Park

Tree damage from
1/13/21 rain and
wind storm.

Trees fallen across
soft-surface trail.





Metzger Park

Tree damage from
1/13/21 rain and
wind storm.

Trees removed, trail
restoration
underway.

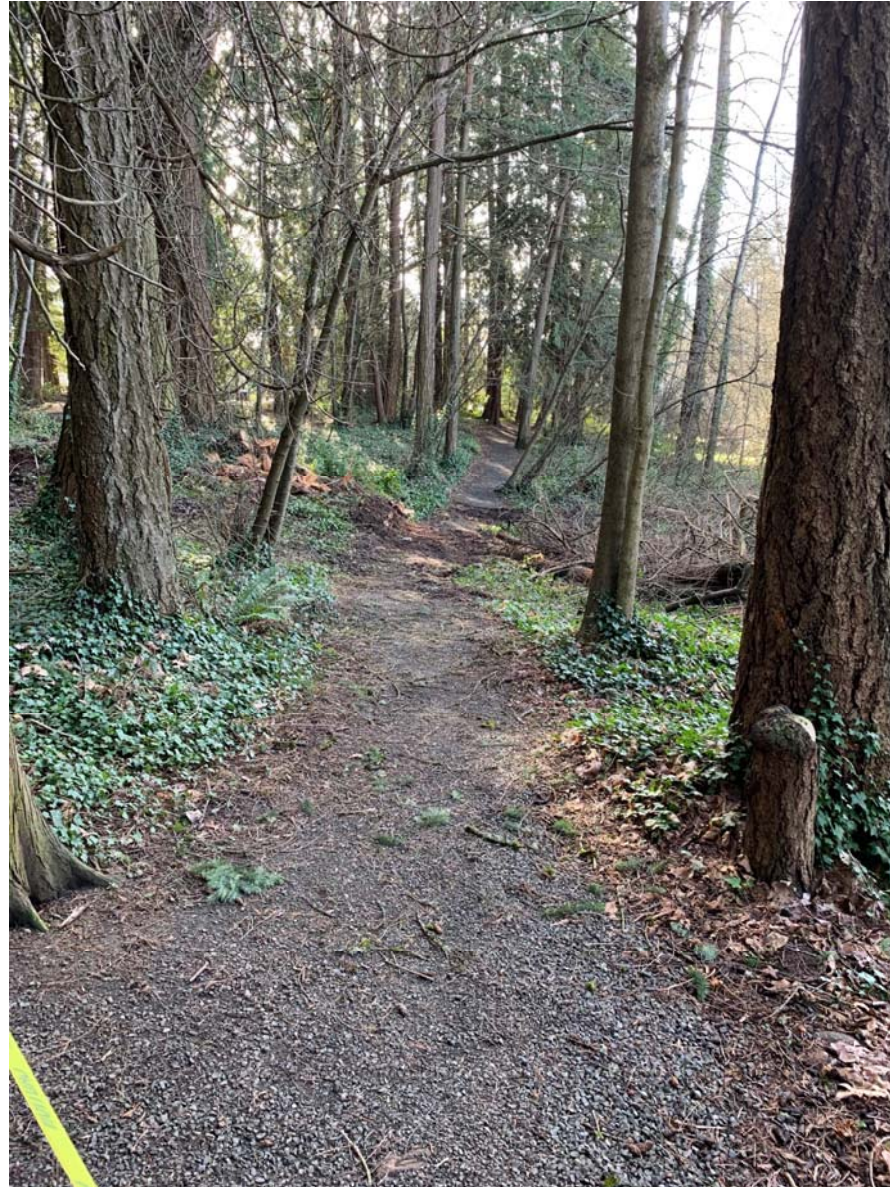




Metzger Park

Tree damage from
1/13/21 rain and
wind storm.

Trees removed, trail
restoration
underway.





Metzger Park

Tree damage from
1/13/21 rain and
wind storm.

Tree fell across
hard-surface trail.





Metzger Park

Tree damage from
1/13/21 rain and
wind storm.

Tree removed.





Metzger Park

Tree damage from
1/13/21 rain and
wind storm.

Tree cracked but
not fallen.





Metzger Park

Tree damage from
1/13/21 rain and
wind storm.

Tree removed.





Increasing the Maximum Assessment of the Metzger Park Local Improvement District

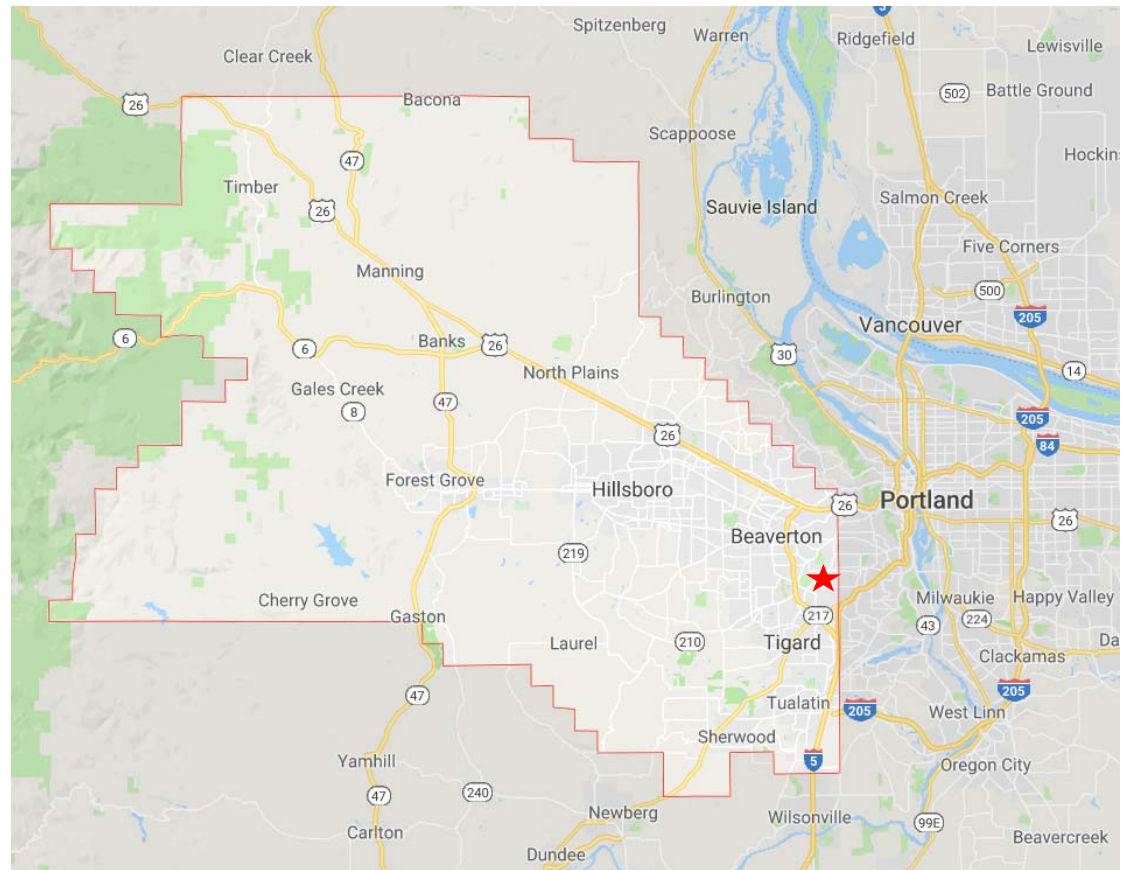
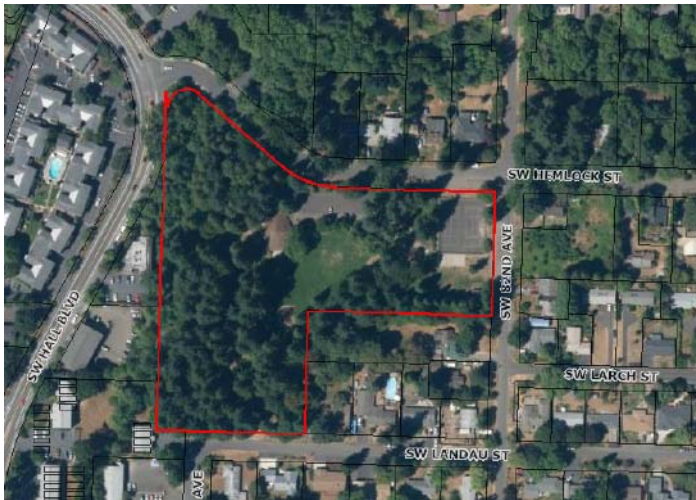
Carl Switzer
Parks Superintendent

January 2021



General Information

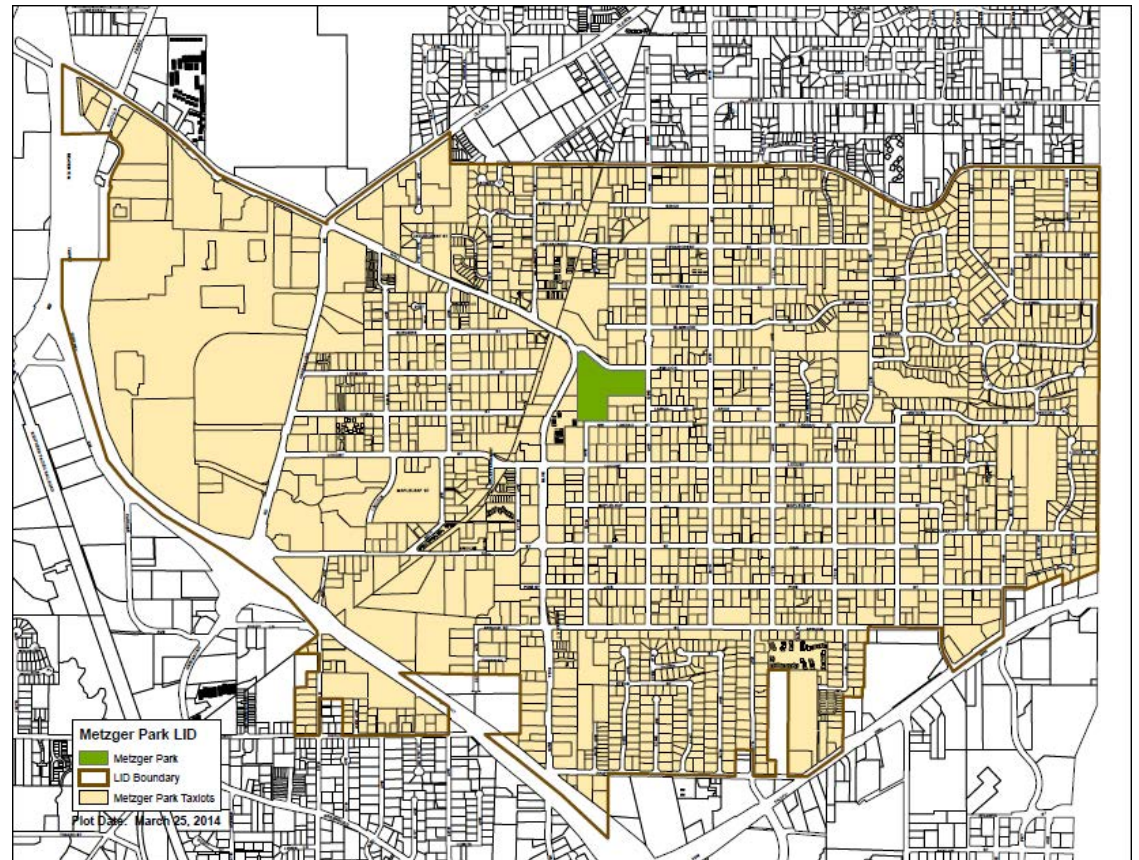
- A seven-acre park in urbanized, unincorporated Washington County located at 8400 SW Hemlock Street, Portland, OR 97223
- Deeded to the County in 1921 by Herman Metzger
- Metzger Park Advisory Board formed in 1972
- Local Improvement District formed in 1975



Metzger Park LID district boundary

Metzger Park LID Boundary

- HWY 217 - Hall to Highway 99
- Highway 99 - 217 to 65th Avenue
- 65th Avenue - Hwy 99 to Taylors Ferry
- Taylors Ferry - 65th to 82nd Avenue
- 82nd Avenue - Taylors Ferry to Oleson
- Oleson Road - 82nd to Hall Blvd
- Hall Blvd - Oleson to Hwy 217



Assessment

- Local Improvement District formed in 1975
- Assessment change has increased three times since the initial assessment of \$27,000
- Increased in 1988, 1995, and 2002
- Assessment was set at \$90,500 2002 to 2019
- Current assessment \$158,995
- Seeking recommendation for new assessment for FY21/22



Assessment Increase

Objectives:

- Improve operations and maintenance service delivery
- Fund capital replacement of major park components and systems
- Address increased costs of goods and services since last assessment increase



What benefits will the increase provide?

Objective 1: Improve operations and maintenance service delivery

- Groundskeeper on site 3 days per week instead of 1 day per week
 - Cleaner park
 - Safer park
 - Better maintained park

Objective 2: Fund capital replacement of major park components and systems

- Capital replacement includes
 - Patching or replacing hard surfaces like paths and parking lots
 - Maintaining/replacing old systems (HVAC, roof, irrigation, etc.)
 - Maintaining/replacing playground equipment parts

Objective 3: Address increased costs of goods and services since last assessment increase

- Enhanced ability to purchase necessary items and contracted services
 - Fertilizer, grass seed, trash bags, tools and equipment, tables and chairs, etc.)
 - Contracted arborist
 - Fuel, vehicle maintenance
 - Other - administrative costs (interfund charges, bank fees, etc.)

In recent years items were purchased as funds were available rather than when they were needed. In years where unexpected expenses occurred the acquisition of other materials, supplies and services were postponed to subsequent fiscal years.

No Capital Improvements are associated with this increase. Future analysis will produce a prioritized list and funding recommendations.

FY18/19 MPLID Expenditures

\$35,318	Personnel
\$0	Capital Replacement
\$53,500	Operation and Maintenance
\$5,670	Other
\$94,488	Total

Proposed FY19/20 MPLID Expenditures

\$46,875	Personnel
\$36,050	Capital Replacement
\$70,170	Operation and Maintenance
\$5,900	Other
\$158,995	Total

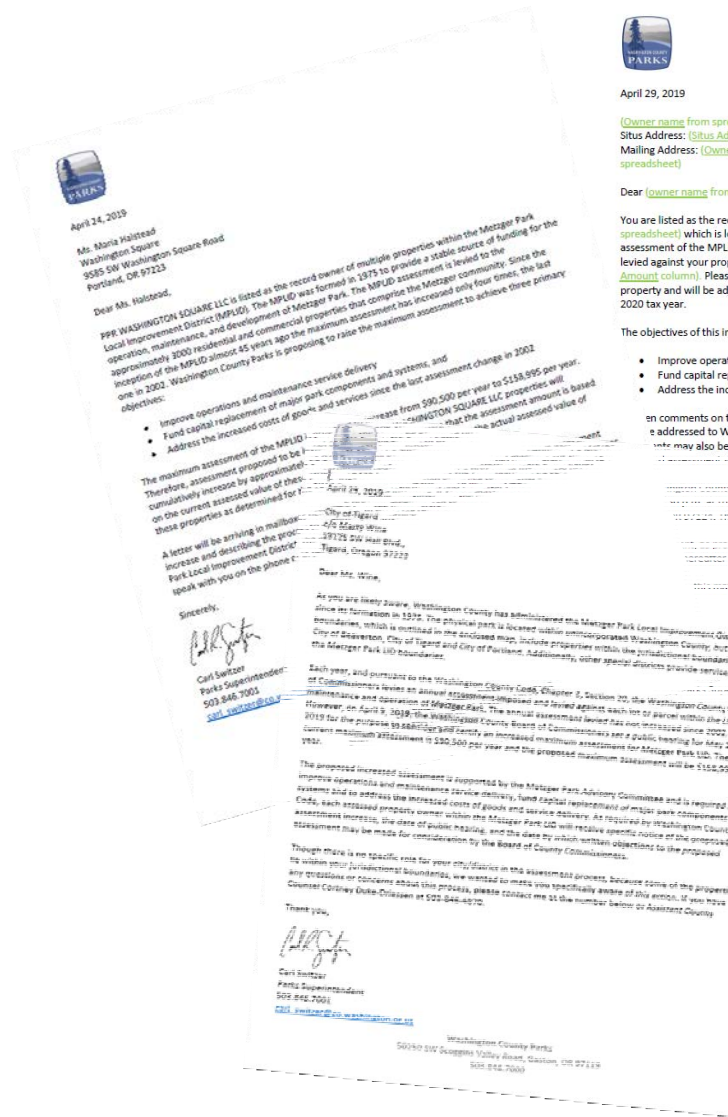
Notifications sent to:

- All property owners in the LID
- Special notification to large commercial land holders
- All taxing agencies that overlap the MPLID

30 days notice to property owners (code requires minimum of 10 days)

Notification provided information about:

- Public hearing (time/date/location/purpose)
- How to submit written testimony prior to the public hearing



April 29, 2019

(Owner name from spreadsheet)
Situs Address: (Situs Address and Situs City, State, Zip from spreadsheet)
Mailing Address: (Owner Address1, Owner Address2, Owner Address3 and Owner City, State, Zip from spreadsheet)

Dear (owner name from spreadsheet),

You are listed as the record owner of the property located at (Situs Address and Situs City, State, Zip from spreadsheet) which is located within the Metzer Park Local Improvement District (MPLID). The maximum assessment of the MPLID is proposed to increase from \$90,500 to \$158,995. The assessment proposed to be levied against your property will increase to approximately (number in Proposed 2019/2020 Assessment Amount column). Please be aware that the assessment amount is based on the current assessed value of your property and will be adjusted based on the actual assessed value of your property as determined for the 2019-2020 tax year.

The objectives of this increase are to:

- Improve operations and maintenance service delivery
- Fund capital replacement of major park components and systems, and
- Address the increased costs of goods and services since the last assessment change in 2002

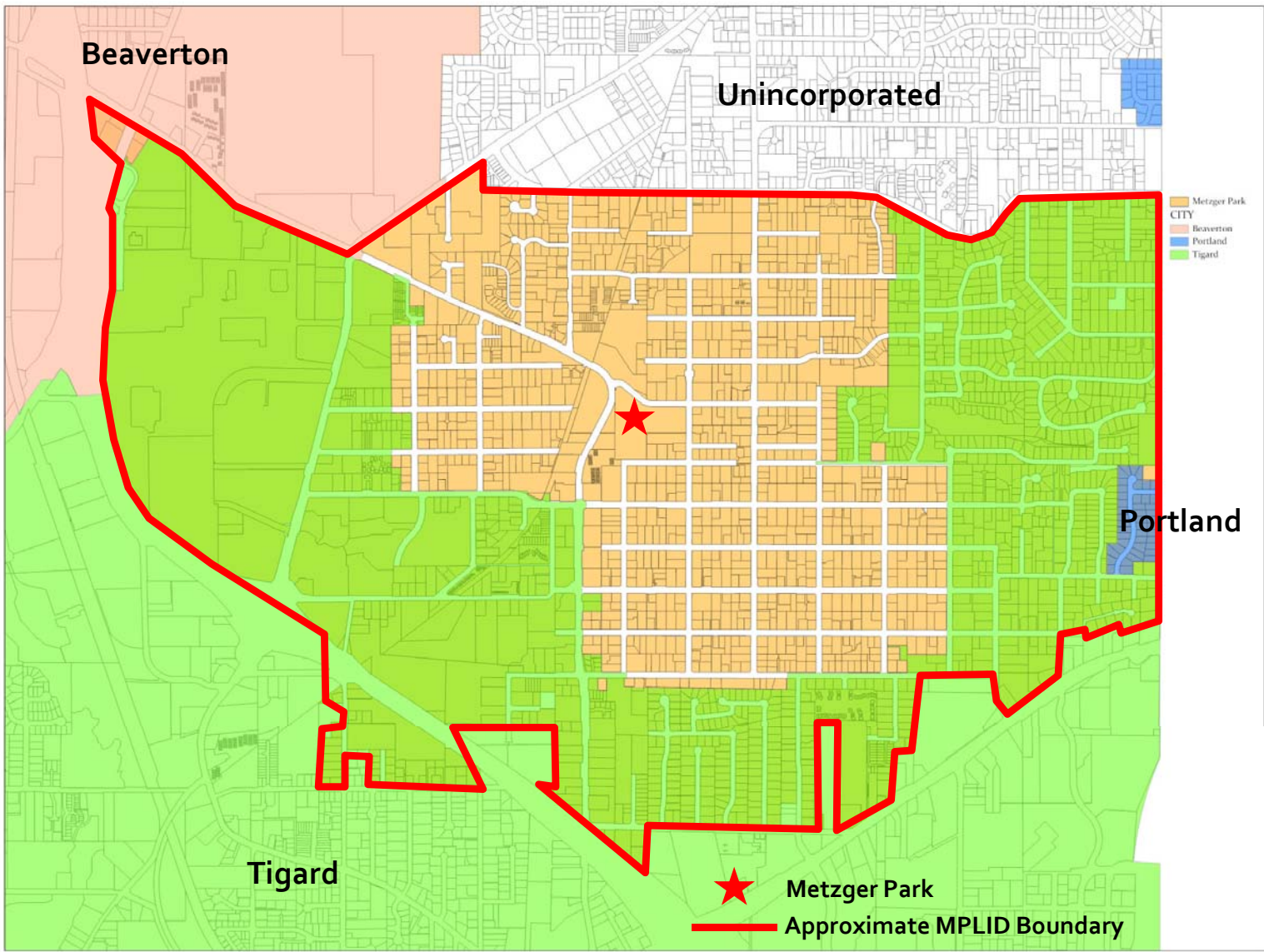
Comments on the proposed assessment must be received by 5:00 p.m. on May 15, 2019. Comments addressed to Washington County Parks, c/o MPLID, 50250 SW Scoggins Valley Road, Gaston, OR 97119. Comments may also be emailed to parks@co.washington.or.us by the same deadline. Any objections to the assessment should be made in writing at the public hearing.

A public hearing on this matter will be held on Tuesday, May 28, 2019, at 5:00 p.m. at the Washington County Public Services Building, 155 N. First Ave., Gaston, OR 97119. Objections to the assessment should be made in writing at the public hearing.

The assessment amount, as may be modified by the board, will be levied by the board after the public hearing. The assessment will be levied on the tax roll.

If you have any questions or need more information, please contact me at the number below or Assistant County Director at parks@co.washington.or.us with a subject of MPLID inquiry.

Washington County Parks
50250 SW Scoggins Valley Road, Gaston, OR 97119
503.846.7000



Other taxing districts that overlap the Metzger Park LID

Taxing District	# of taxlots
Washington County	2950
Portland Community College	2950
Port of Portland	2950
Metro	2950
Northwest Regional ESD	2950
Tualatin Soil & Water Cons. Dist.	2950
Tri-Met*	2950
Tigard-Tualatin School District	2924
Beaverton School District	26
City of Beaverton	8
City of Portland	44
City of Tigard	1573
TVF&R	2906
Tualatin Hills Park & Rec District	9
Tigard Tualatin Aquatic District	2924
Enhanced Sheriff's Patrol District	1325
Urban Road Maintenance District	1325
Clean Water Services*	2906
Tualatin Valley Water District*	2901

* Boundary overlap but does not currently assess

Informational letters were sent to all agencies notifying them of the proposed increase to the maximum assessment

Assessment Increase Process (2019)

April 9, 2019 – Board to set the Public Hearing date

April 10 – April 30, 2019 – Notify Tigard/Beaverton/Portland (as desired)

April 26, 2019 – Give 30 days' Public Notice of Public Hearing to Modify and Certify Increased Maximum Assessment

May 9, 2019 – Staff to submit Board agenda item and R&O to Modify and Certify Increased Maximum Assessment for Metzger Park LID

May 28, 2019 - Board Public Hearing - Public Hearing and adoption of R&O to Modify and Certify Increased Maximum Assessment for Metzger Park LID

July 15, 2019 – Deadline to certify new assessment amount to A&T on County's LB-50 form

October 2019 – Property tax bills sent by A&T, includes new MPLID max annual assessment or portion thereof certified

November 2019 – Property taxes due, including MPLID assessment

Requested action

- Discuss maximum assessment and make recommendation for FY21/22