



Metzger Park Local Improvement District Advisory Board Minutes

Date: July 28, 2025

Time: 7:00 p.m.

Place: Zoom

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

- Meeting called to order at 7:02 p.m.

Present: Carl Fisher, Wilton Cloud, Tom McGowan,

Absent: Michael Meadows, Timothy Anderson, Jordan Silk

Public: None

Staff: Carl Switzer, Peyton Ellis

Item 2: Public Comments

- None

Item 3: Approval of Minutes

- January and April 2025 minutes approved

Item 4: Operations Report

- Staff updated the MPLIDAB on routine maintenance updates at Metzger Park and the planting project by Tualatin Soil and Water Conservation District.

Item 5: Old Business

- None

Item 6: New business

- Planning the future of the LID Maximum Annual Assessment
Staff presented the MPLIDAB with a plan to maintain and operate the park for the next five fiscal years and laid out a fiscal plan to replace the playground.

Operations, maintenance and capital projects at Metzger Park are funded solely by the Metzger Park Local Improvement District (MPLID). No general fund dollars are utilized for these purposes. The Board of County Commissioners (Board) approves the maximum annual assessment for the MPLID each year.

Need for Increase: There are two fundamental reasons that an increase is needed:

- 1) **Operations and Maintenance Costs-** Based on a five-year look back at the parks budget, current market trends and rising administrative costs, parks staff project an average annual increase of \$35,000 over the next five years.
- 2) **Capital Replacement-** The playground equipment at Metzger Park has reached the end of its useful life. While currently safe and passing annual inspections, the parts and pieces required to maintain it are no longer produced. The play equipment for the youngest children is 50 years old and the main play structure, with an expected useful life of 20 to 25 years is now 23 years old. A strategy to produce replacement funds now is critical. The estimated replacement cost for all playground equipment is between \$500,000 and \$1,000,000. Parks anticipates the need to seek grant funding which requires a cash match. An increase to the maximum assessment will allow for annual contributions to the Metzger Park fund balance over the next five years and provide matching funds for a playground replacement project.

An on-line Metzger community survey in 2023 asked residents to prioritize future capital projects. The top priority was path improvements, which were completed in 2025, followed closely by replacing the playground equipment. There is demonstrated support from both the MPLIDAB and Metzger community for playground equipment replacement.

Proposed increase to the FY 2026-2027 MPLID maximum annual assessment: Staff have begun the process of initiating an increase to the maximum annual assessment for Fiscal Year 2026-2027. Staff analysis projects that an increase from \$318,000 to \$662,500 will, for the next five years, produce sufficient revenue to absorb the annual cost increases for managing the park and allow sufficient funds to accumulate in the fund balance to replace the playground equipment. It is anticipated that the increase would happen for FY 2026-2027 and be held at that rate for five years with no additional increase to the maximum annual increase during that time. The Board will still approve the annual maximum assessment every year.

This was discussed with the MPLIDAB at this meeting. A postcard will be sent to all residents of the LID in September advising them that this will be discussed at the October 2025 MPLIDAB meeting.

Item 7: MPLIDAB Issues/Discussion

- MPLIDAB expressed concern that some members of the Board weren't regularly attending and wanted to refer to the MPLIDAB bylaws as to possible actions. The Board and staff worked on a



draft of revisions to the original bylaws during the pandemic but those were not formally adopted by the Board of County Commissioners. MPLIDAB members expressed an interest in renewing that conversation. This will be a central point of discussion at their January 2026 meeting.

Item 8: Next Meeting: January 26, 2026

Meeting adjourned at 7:50 p.m.