



Metzger Park Local Improvement District Advisory Board Agenda

Date: Monday, October 27, 2025

Time: 7:00 p.m.

Place: Zoom <https://us02web.zoom.us/j/89167215916>

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

Item 2: Public Comments

Item 3: Approval of Minutes

- July 2025 minutes

Item 4: Operations Report

Item 5: Old Business

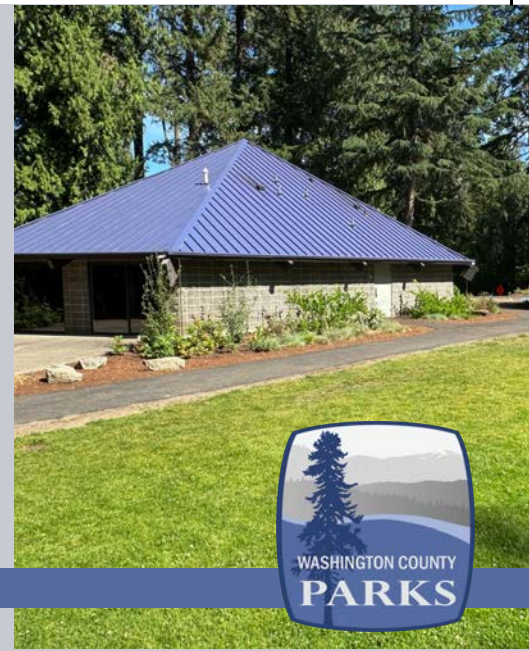
- MPLID annual mailer (September 2025)
- Discuss MPLIDAB bylaws at January 2026 meeting

Item 6: New business

- Planning the future of the Metzger Park Local Improvement District maximum annual assessment
- Adopting the MPLIDAB 2026 meeting schedule

Item 7: MPLIDAB Issues/Discussion

Item 8: Next Meeting: January 26, 2026



washcoparks.org | 503-846-7000

New Pathway Now Open!

In May 2025, Washington County Parks completed a project to replace 50-year-old existing paths and add new paths to create a walkable loop at Metzger Park. The new and improved paths allow visitors to enjoy the park on foot or bike year-round.

This project was identified in a 2023 survey as the top priority of the Metzger community.

The path improvement project was funded by your Metzger Park Local Improvement District.

Metzger Park
LOCAL IMPROVEMENT
DISTRICT
UPDATE

Help Shape the Future of Metzger Park

Did you know, the Metzger Park Local Improvement District has its own advisory board? The seven-member board represents the citizen perspective of the Metzger community and recommends investment projects, operational, and maintenance priorities specific to Metzger Park.

The board meets quarterly, and all meetings are open to the public. Learn more about how you can join the board or participate in meetings at washcoparks.org/advisory-boards.

Plan to join the next meeting on **October 27, 2025 at 7:00 p.m.**

The October agenda will include a presentation on a proposed increase to the maximum annual assessment of the Metzger Park Local Improvement District.

Patricia D. Whiting Rental Hall

Looking for a space to host your next gathering? Our cozy, indoor hall is available to rent year-round for every occasion. MPLID residents receive a discount rate, and can use the hall at no cost during certain times. Check out washcoparks.org/pdw-hall to learn more and book your next gathering.



Washington County Parks

METZGER PARK LOCAL
IMPROVEMENT DISTRICT
ADVISORY BOARD
OCTOBER 27, 2025



Metzger Park Approved Budget

Account	FY2025/26
Interest Income	\$ 3,500
Rental Income	\$ 20,000
Assessment	\$ 318,000
TOTAL REVENUE	\$ 341,500
Personnel	\$ 136,018
Materials and Services	\$ 89,200
Internal Service Charges	\$ 157,311
Other Charges	\$ 3,400
Contingency	\$ 89,383
TOTAL EXPENSES	\$ 475,312
Fund Balance	\$ 133,812

Need for Increase

Assessment History:

- Local Improvement District formed in 1975
- Maximum annual assessment has increased five times since the initial assessment of \$27,000
- Increased in 1988, 1995, 2002, 2019 and 2024
- Maintained the maximum annual assessment at \$318,000 for FY25/26

Existing Conditions:

- County General Fund contribution ceased in FY24/25
- Currently spending down fund balance
- Costs outside of our control will increase
- Playground equipment is nearing end of life
- Metzger community ranked playground replacement as their #2 priority
 - The pathway was the #1 priority and was completed in June 2025

Proposed increase means:

- Investment in growing fund balance
- Ability to pay for costs outside of our control
- Ability to replace playground with modern, safe equipment (estimated playground redesign/rebuild is \$1,000,000)
- Stable maximum annual assessment for several years (no anticipated increase until 2032)



Grow playground replacement funds



Annual cost increases for personnel,
materials, and supplies



Annual CAP cost increases (required
charges which include... HR, finance,
facilities, building depreciation fees)

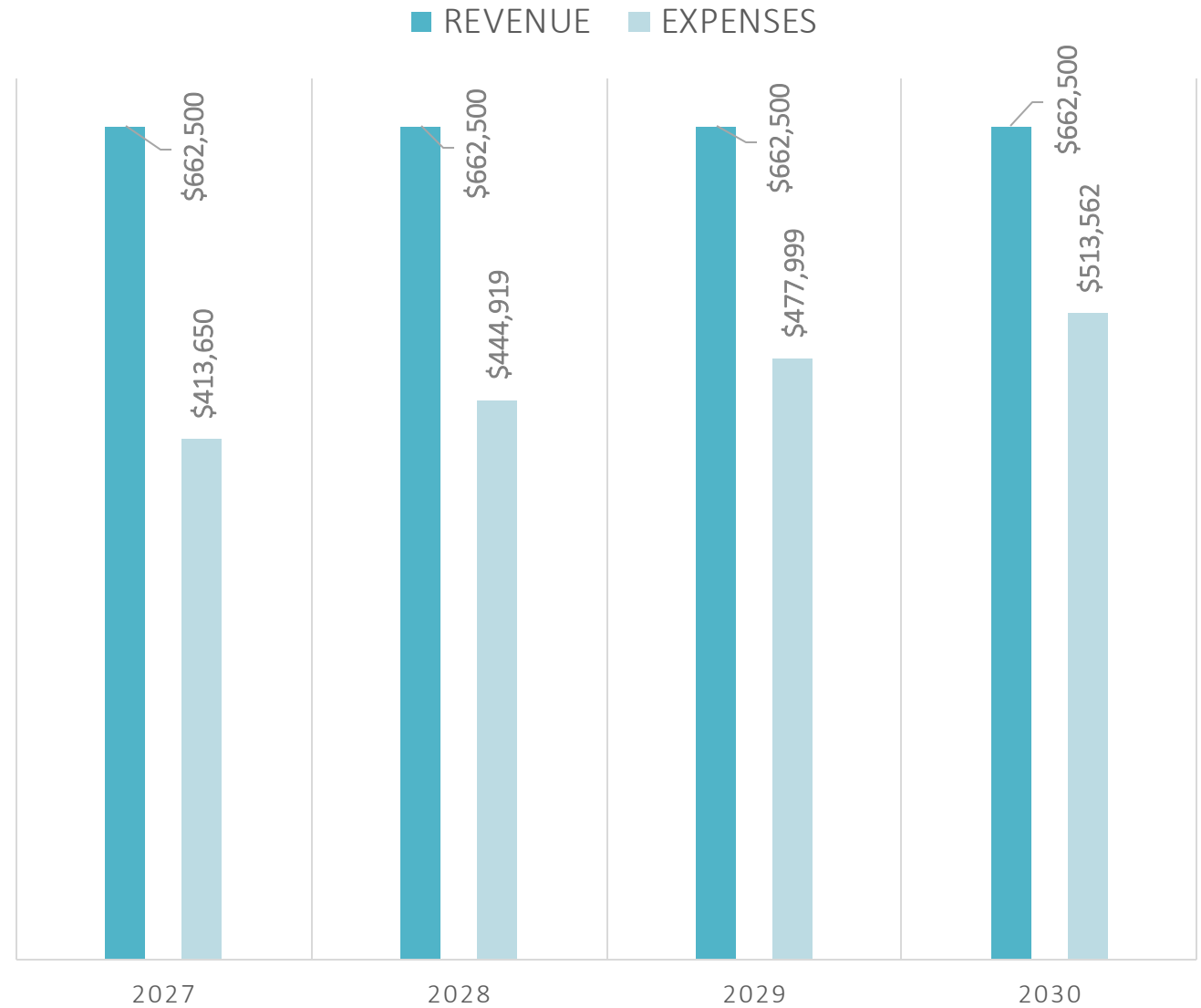
The Why Behind the Increase

Good
stewards of
assessment
funds

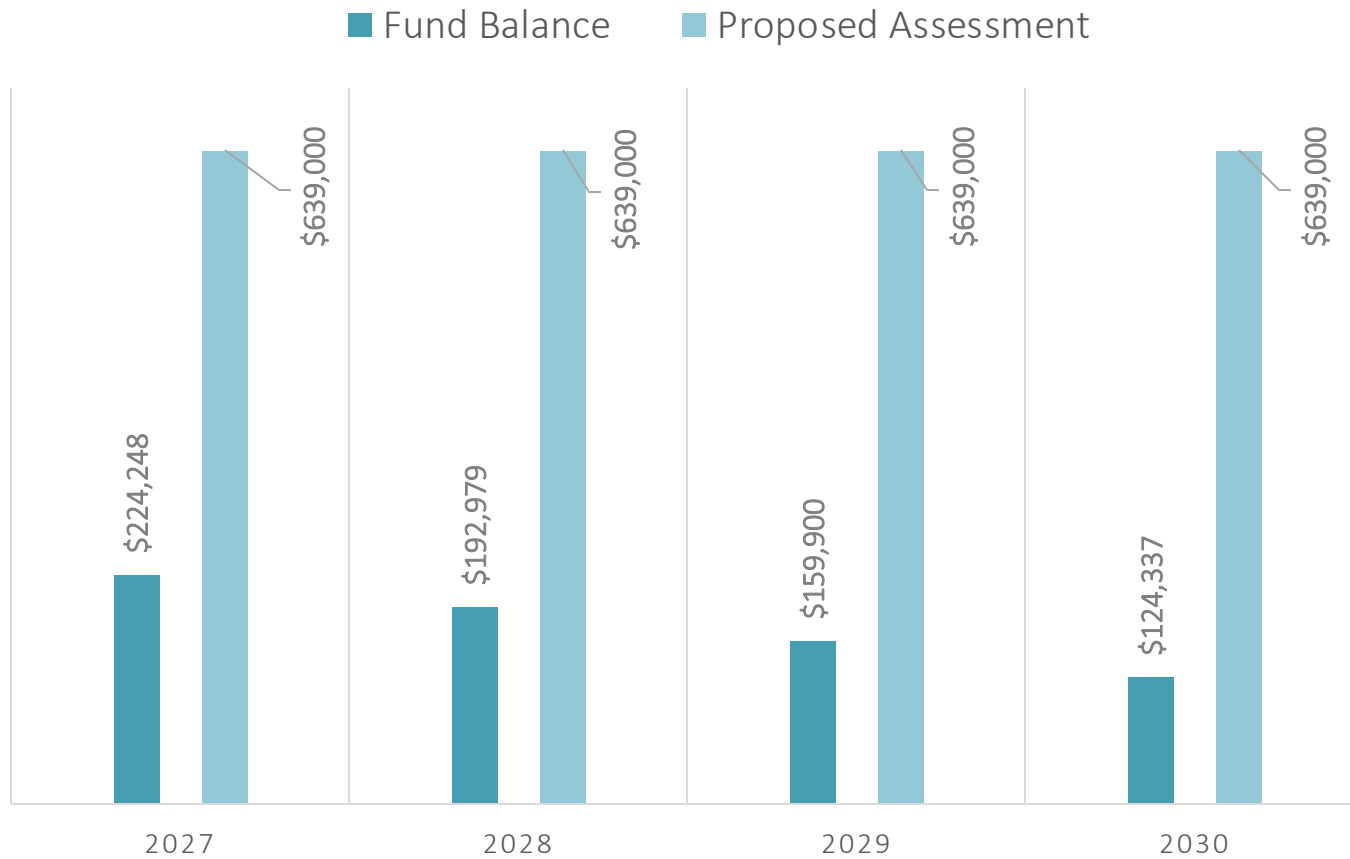


Budget Forecast through 2030

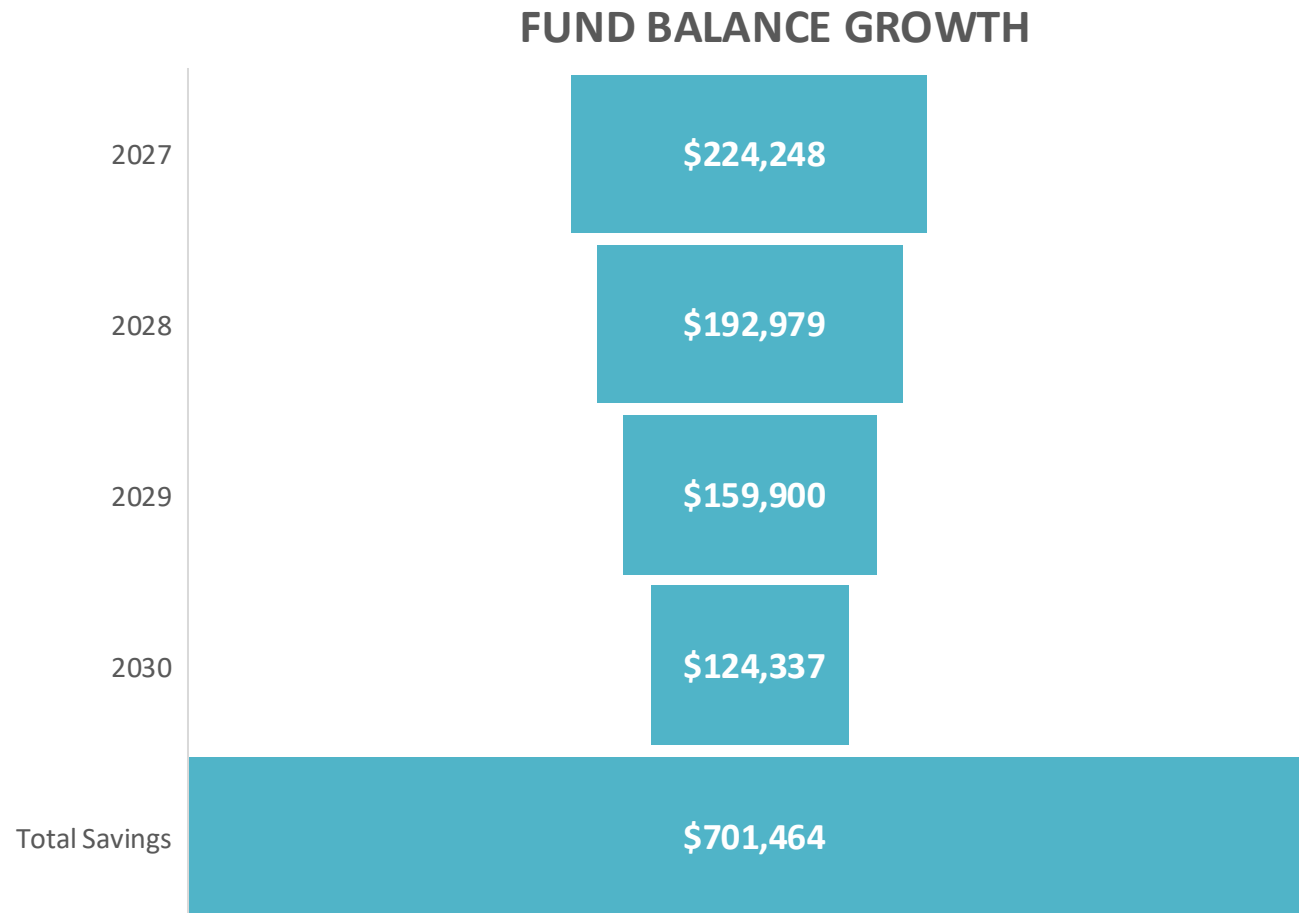
REVENUE VS EXPENSES FORECAST



ASSESSMENT AND FUND BALANCE



Proposed
Assessment
and Fund
Balance
Growth



Estimated
Fund
Balance
Growth
through
2030

Estimate for Next Assessment Increase is 2032

	FY 2032
Fund Balance Transfer	\$ 44,497
Proposed Assessment	\$ 639,000
REVENUE	\$ 662,500
EXPENSES	\$ 593,402

For the above projected expenses, minimum balance fund needed is \$51,625 (8.7%)

Proposed Plan and Timeline

Proposed Assessment Plan:

- Increase the maximum annual assessment from \$318,000 to \$639,000 for FY25/26
- Will roughly double the amount property owners contribute
 - If you're paying \$50 now, would increase to \$100 per year
 - 90% of properties in LID are residential

Next Steps:

- Send mailer announcing proposed increase to all property owners in mid-December
- Board of Commissioners will hold a public hearing to set new maximum annual assessment on January 27, 2026
- If adopted, new assessment would take effect July 2026



2026 Meeting Schedule of the Metzger Park Local Improvement District Advisory Board

Quarterly on the Fourth Monday of the Month

7:00 pm

Patricia D. Whiting Hall

8400 S.W. Hemlock

Portland, OR 97223

-or-

Online

(see each agenda for meeting location)

January 26, 2026

April 27, 2026

July 27, 2026

October 26, 2026

DRAFT