



Metzger Park Local Improvement District Advisory Board Agenda

Date: Monday, January 26, 2026

Time: 7:00 p.m.

Place: Zoom <https://us02web.zoom.us/j/86297579557>

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

Item 2: Public Comments

Item 3: Approval of Minutes

- July and October 2025 minutes

Item 4: Operations Report

Item 5: Old Business

- Proposed increase to the MPLID maximum annual assessment
- Discuss MPLIDAB bylaws at April 2026 meeting

Item 6: New business

- Consider new MPLIDAB applications

Item 7: MPLIDAB Issues/Discussion

Item 8: Next Meeting: April 27, 2026



Approve Resolution and Order
to Increase the Fiscal Year
2026/2027 Maximum Annual
Assessment of the Metzger
Park Local Improvement
District

January 27, 2026

Facilities, Fleet and Parks
Department

www.washingtoncountyor.gov

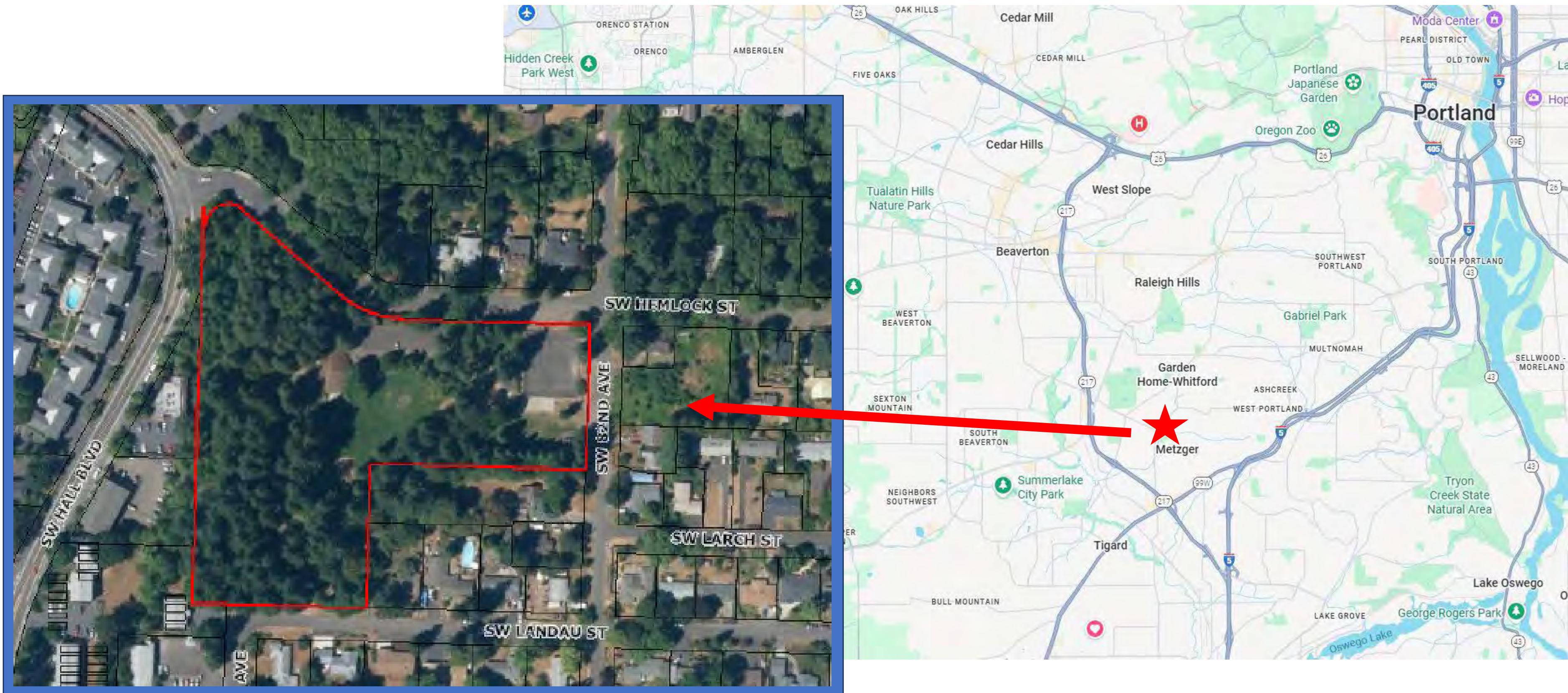


Today's Purpose

- Metzger Park Introduction
- Metzger Park Local Improvement District History and Purpose
- Existing Resources
- Assessment Increase Proposal
 - Need (operations, maintenance, capital replacement)
 - Community engagement
 - Five-year strategy
- Requested Board of Commissioners Action

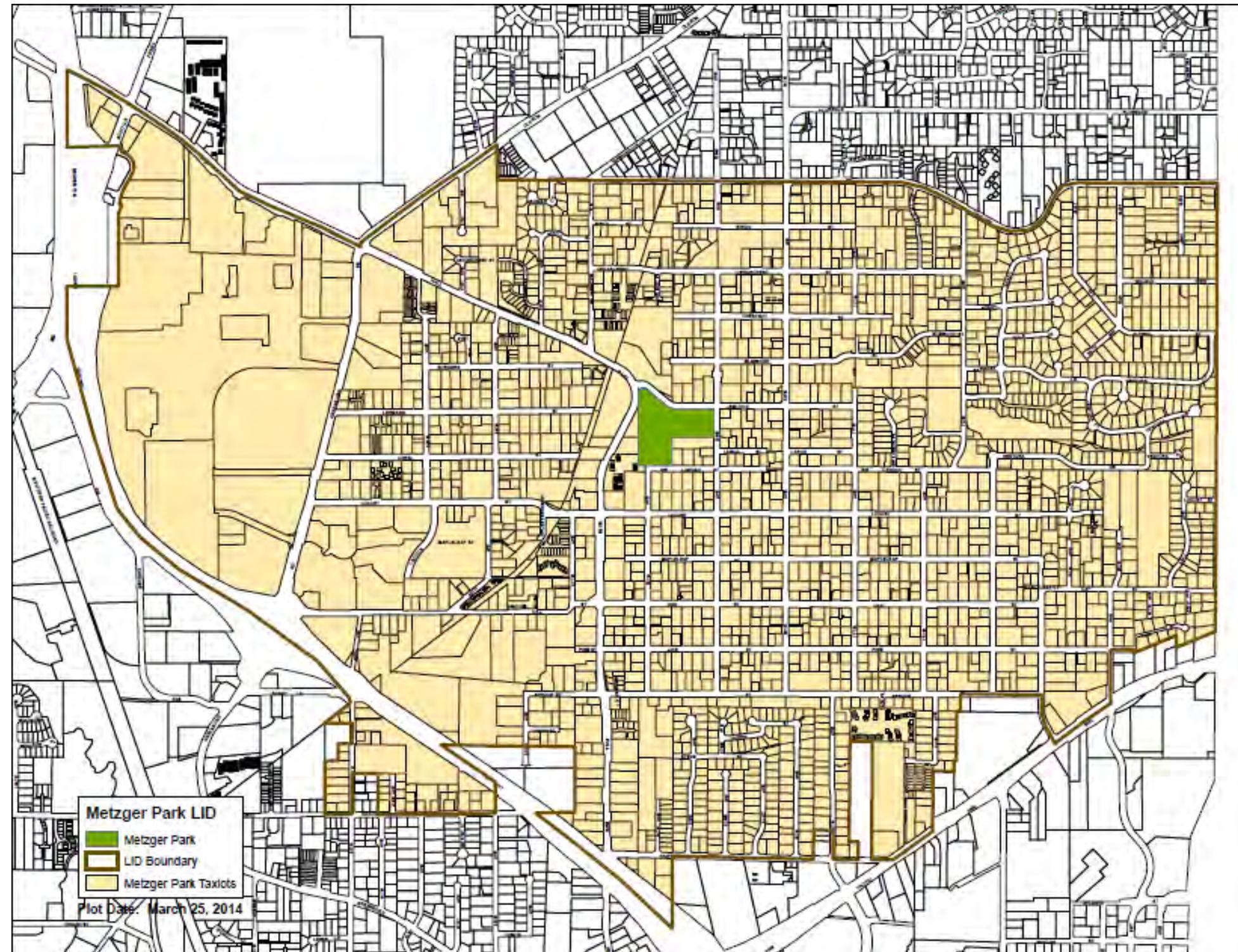


Metzger Park





Metzger Park



MP LID Boundaries

- 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



Metzger Park

A seven-acre park in urbanized, unincorporated Washington County (8400 SW Hemlock Street Portland, OR 97223)

Deeded to the County in 1921 by Henry and Laura Wolfe

Metzger Park amenities:

- Playground
- Basketball and tennis courts
- Open lawn
- Mature trees
- Patricia D. Whiting Metzger Park Hall





Metzger Park





Metzger Park Local Improvement District History and Purpose

Metzger Park Advisory Board formed in 1972

Metzger Park Local Improvement District formed in 1975

Annual assessment funds used for:

- Operation and maintenance
- Capital replacements and improvements

In the 50 years since the inception of the MPLID the maximum annual assessment has increased five times - 1988, 1995, 2002, 2019, and 2024.

The maximum annual assessment is raised when collected assessment dollars can no longer cover rising operational costs and/or if new capital replacement/improvements are needed.

The Metzger Park budget receives no contribution from the County's General Fund.



Metzger Park Local Improvement District Assessment Increase Proposal

For Fiscal Year 2026-27 the Parks Division is proposing an increase to the MPLID maximum annual assessment for two reasons:

- 1) The cost of operating and maintaining the park continues to rise. This includes personnel and Internal Service Charges cost increases, and the increasing cost of contracted services and materials and supplies.
- 2) All of the playground equipment is at or past its useful lifespan. Through this assessment increase Parks will be able, over the next five years, to save enough money to replace the playground equipment before it fails.



Metzger Park Local Improvement District- Need For Additional Resources

Metzger Park Approved Budget

Account	FY2025/26	
Interest Income	\$ 3,500	
Rental Income	\$ 20,000	→ Varies; no control
Assessment	\$ 318,000	
TOTAL REVENUE	\$ 341,500	
Personnel	\$ 136,018	→ 43% of assessment (40% of all revenue)
Materials and Services	\$ 89,200	
Internal Service Charges	\$ 157,311	→ 49% of assessment (46% of all revenue)
Other Charges	\$ 3,400	
Contingency	\$ 89,383	→ Spending fund balance to fill budget gap
TOTAL EXPENSES	\$ 475,312	Unsustainable
Fund Balance	\$ 133,812	Additional revenue is needed to maintain the current level of park operations



Metzger Park Local Improvement – Need For Additional Resources

Public playground equipment typically lasts 8 -10 years before needing significant updates, but high-quality structures with excellent maintenance can last 15 -20 years, or even longer, with lifespans varying greatly by material (wood: 8-15 yrs, plastic/metal: 10-20+ yrs) and factors like usage, climate, and upkeep.

Most of the play equipment at Metzger Park is from 1975. The main play structure was installed in 2002 and is now 24 years old.

In a 2023 Metzger community online survey, replacing the playground was one of the top priorities.



Metzger Park playground equipment





Metzger Park Assessment - Community Engagement

July 2025 - Presented proposal to the Metzger Park Local Improvement District Advisory Board (MPLIDAB) at the July 2025 meeting. The MPLIDAB supported the proposal.

September 2025 – Mailer sent to all addresses in the MPLID advising that a proposed increase to the maximum annual assessment would be discussed at the MPLIDAB's October 2025 meeting.

October 2025 - Presented proposal at the MPLIDAB's October 2025 meeting. MPLIDAB confirmed support for the proposal.

November 2025 - Letter sent to all property owners and taxing agencies notifying them of the January 2026 public hearing.

December 2025 - Comment period was open 30 days, comments received are included with the Board of Commissioners materials.

January 2026 – Public Hearing at the January 27, 2026, Board of Commissioners Meeting.

Metzger Park Assessment – Community Engagement



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.

September 2025
postcard



WASHINGTON COUNTY
OREGON

December 1, 2025

City of Beaverton
c/o Jenny Haruyama
12725 SW Millikan Way
Beaverton, OR 97005-1678

Dear Ms. Haruyama,

As you may be aware, Washington County has administered the Metzger Park Local Improvement District (LID) since its formation in 1975. The physical park is located within unincorporated Washington County, but the LID boundary, which is outlined in the enclosed map, includes properties within the jurisdictional boundaries of the cities of Beaverton, Tigard, and Portland. Additionally, other special districts provide services within the Metzger Park LID boundary.

Each year, and pursuant to the Washington County Code, Chapter 3, Section 20, the Washington County Board of Commissioners levies an annual assessment against each lot or parcel within the LID for maintenance and operation of Metzger Park. The Washington County Board of Commissioners set a public hearing for January 27, 2026, to consider and certify an increased maximum assessment for Metzger Park LID. The current maximum assessment is \$318,000 per year and the proposed maximum assessment will be \$639,000 for Fiscal year 2026/2027.

The proposed increased assessment is supported by the Metzger Park Local Improvement District Advisory Board and is required to maintain its operations and maintenance service delivery, fund capital replacement and improvements of major park components and systems, and to address the increased costs of goods and service delivery. As required by Washington County Code, each assessed property owner within the Metzger Park LID will receive specific notice of the proposed assessment increase, the date of public hearing, and the date by which written objections to the proposed assessment may be made for consideration by the Board of County Commissioners.

Though there is no specific role for your agency in the assessment process, some of the properties may lie within your jurisdictional boundaries, therefore we wanted to make you specifically aware of the hearing and proposed action. If you have any questions or concerns about this process, please contact me at the number below or Deputy County Counsel Courtney Duke-Driessen at 503-846-4870.

Thank you,

Carl Switzer
Washington County Parks Manager
503-846-7001
carl_switzer@washingtoncountyor.gov

Department of Facilities, Fleet and Parks
169 N. First Avenue, MS 42 • Hillsboro, OR 97124
Parks Main Line: 503-846-7001
website: www.washingtoncountyor.gov • www.washcoparks.org

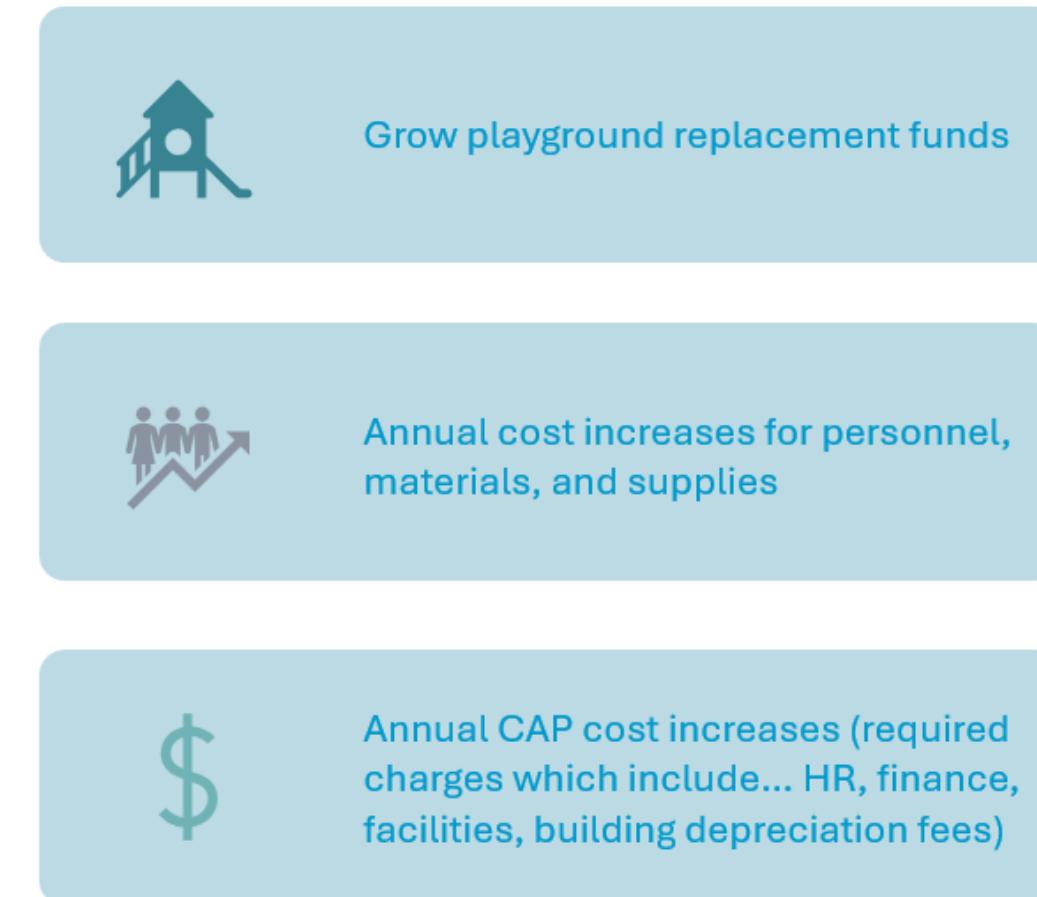


Metzger Park Assessment Increase

Need:

- 1) The Metzger Park enterprise fund is currently operating at a deficit for operations and maintenance.
- 2) The playground equipment is past or at the end of its useful life. Without a replacement plan there may be no playground equipment at Metzger Park.

To address these needs the Metzger Park Local Improvement District maximum annual assessment is proposed to go from \$318,000 annually to \$639,000 for Fiscal Year 2026-27.



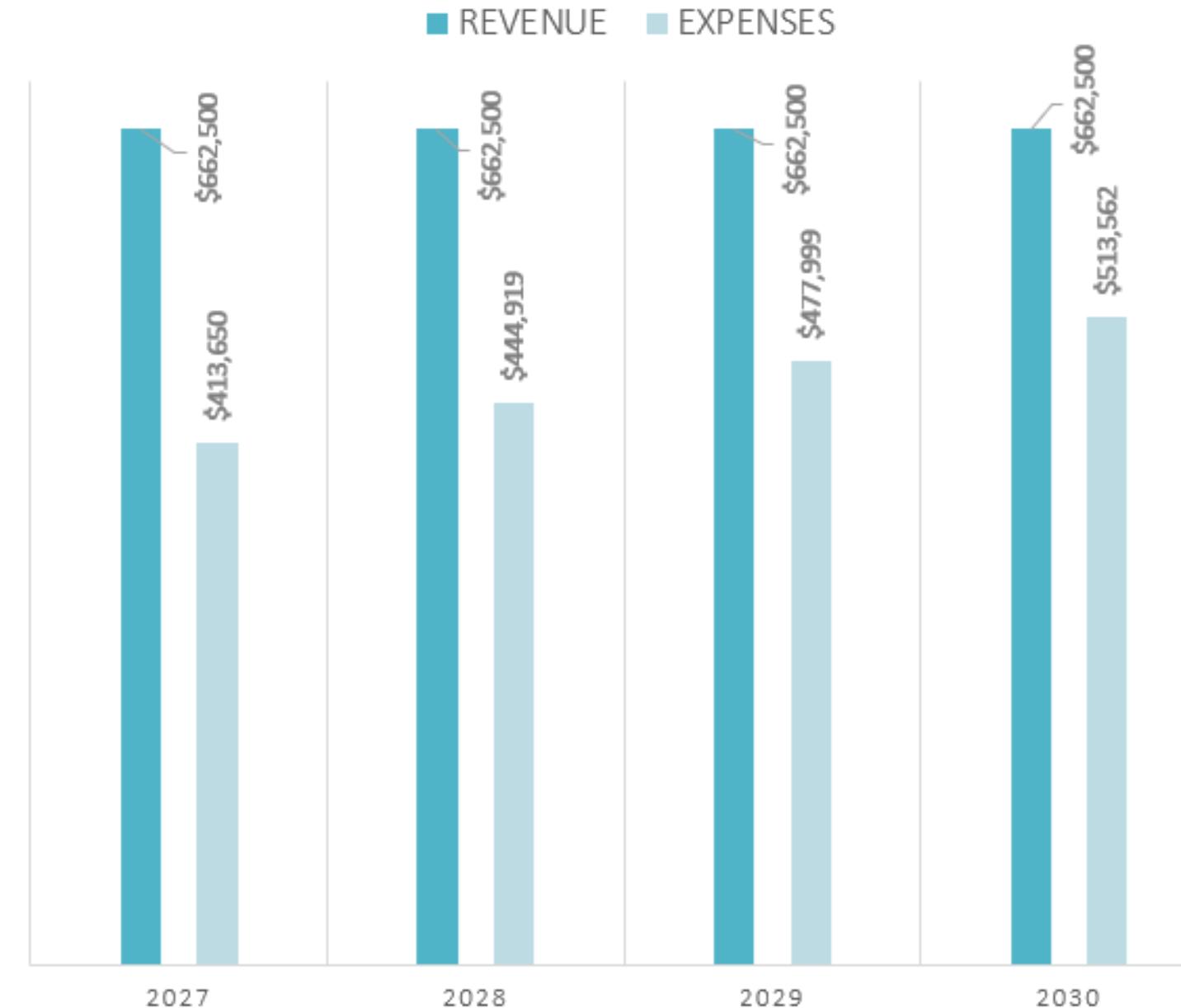
The Why
Behind the
Increase



Metzger Park Assessment Increase

Budget
Forecast
through
2030

REVENUE VS EXPENSES FORECAST

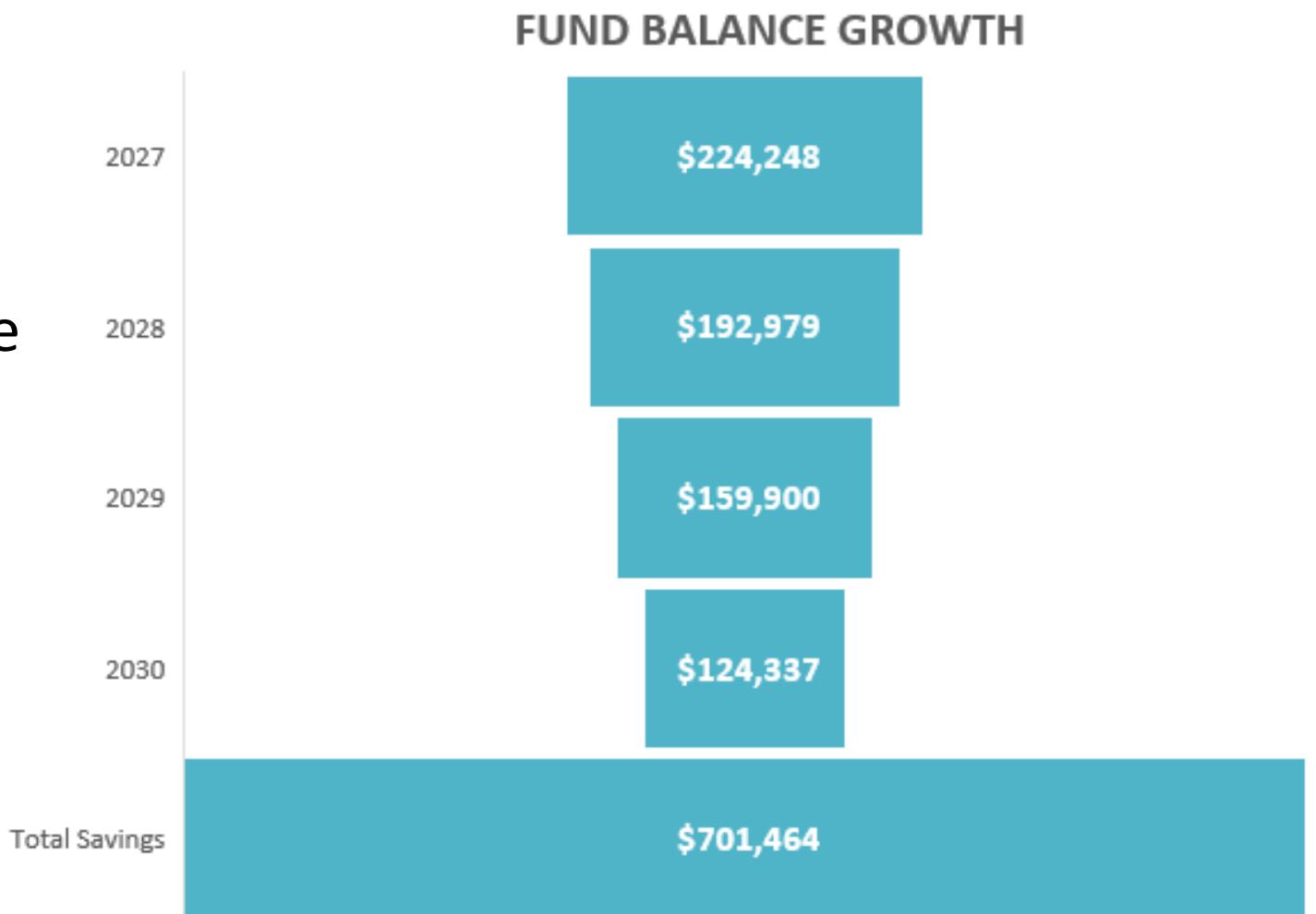


The first few years of the new assessment will produce the most funds for playground replacement.



Metzger Park Assessment Increase

As operations and maintenance costs increase each year the amount set aside for the playground replacement project will correspondingly decrease.



Estimated
Fund
Balance
Growth
through
2030



Metzger Park Assessment Increase

Goals of increase:

- 1) Pay for increasing operations and maintenance costs.
- 2) Saves \$700k+ for playground replacement.

If the MPLID maximum annual assessment is increased in Fiscal Year 2026-27, the assessment is anticipated to be held steady for another *five years*.

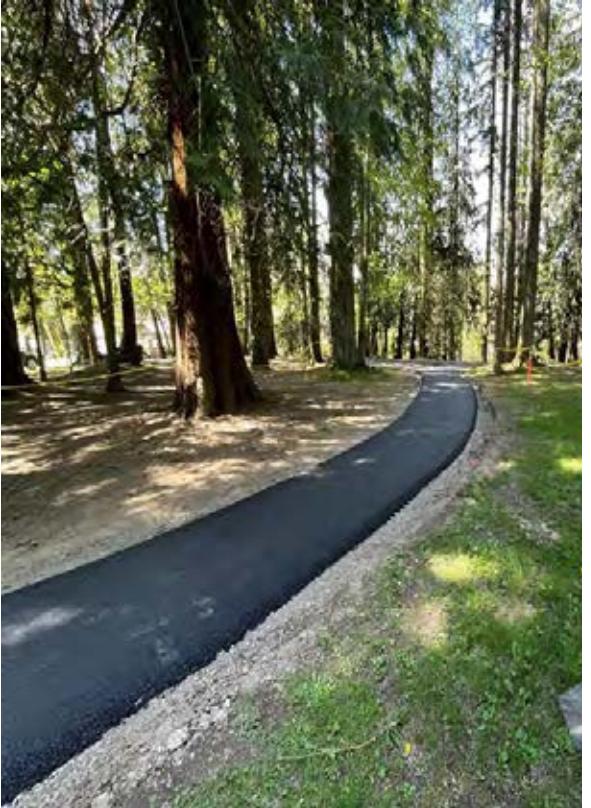
New assessment would take affect July 1, 2026.





Metzger Park Assessment Increase

Questions?





Facilities, Fleet and Parks Department
www.washingtoncountyor.gov

Application Form

Profile

Barrett

First Name

Johnson

Last Name

Middle Initial

Home Address

Suite or Apt

Tigard

City

OR

State

97223

Postal Code

Email Address

Alternate Email Address

<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Primary Phone

Alternate Phone

Oregon State Legislature

Employer

Chief of Staff

Job Title

Legislative Staffer

Occupation

Are you employed in Washington County?

 Yes No

If you live in Washington County, in what district do you reside in? *

 District 3

[District look-up here](#)

What days and times are you available to meet?

In the legislative interim my schedule is very flexible each day of the week. When the State Legislature is in session, I am typically available evenings or weekends.

Please list the Washington County Boards that you are currently serving on, or have previously served on (include the dates of your term).

I don't serve on Washington County Boards, but I do serve on Tigard's Transportation Advisory Committee.

[Barrett_Johnson_2025_Resume.pdf](#)

Upload a Resume

Interests & Experiences

Which Boards would you like to apply for?

Metzger Park Local Improvement District Advisory Board: Submitted

If you selected multiple Boards, which is your preferred choice?

How did you hear about the Board/s you are applying for? *

Current Board Member

Why are you interested in serving on the Board/s you are applying for?

I own a home near Metzger Park and it is a critical staple of our community. My 2-year old son and I visit almost every day to enjoy the play structure, the swings, the basketball court, and taking walks on the shaded path. I hope to preserve and continue improving this Park and its surrounding area for the many other families that have a similar experience, or may enjoy it in the future.

Are you interested in other volunteer opportunities?

Yes No

If you are interested in other opportunities, may we contact you?

Yes No

What education, work experience, volunteer experience or life experience do you bring?

Postgraduate certification in Collaborative Governance, where I learned how stakeholders from public, private, and civic backgrounds and viewpoints can collectively work together toward shared goals. I also serve on the Tigard Transportation Advisory Committee that helps me understand community-driven impact and boards in our region. Finally, my current career in the State Legislature has helped me understand the incredible value of community members coming together to work for the betterment of their neighbors and working families.

Describe your understanding of the concerns and issues facing the Board/s you wish to serve on.

Metzger Park and its surrounding area is a critically important public space for the community. Families of all types enjoy its space and amenities, and its accessibility makes it an exceptional place to visit for elderly neighbors, those with disabilities, and those with small children. All of this plays a delicate balance of making choices that are right for the local neighborhood, and maintaining a space that is safe, clean, and fun for all.

List any potential conflict of interest between your public and private service that might result from your appointment to a Board/s you are applying for.

I don't believe I have any current conflict of interests with this Board and my other work or volunteering.

Washington County is committed to racial equity and addressing inequities in our programs and services. We lead with race with the recognition that the creation and perpetuation of racial inequities have been built into American culture and our government, and that racial inequities across all indicators for success are deep and pervasive. What experiences, perspectives and values would you bring to support Washington County's equity work through your appointment to this committee/board?

As anyone who has visited Metzger Park and its surrounding area can tell you - those who enjoy the park make for an incredibly diverse community. People of all languages, backgrounds, family sizes, and needs come together to enjoy this space. For that reason - and many others - beginning from a position of broad outreach, and filtering all decisions through an equity-lens, is critically important. Without this approach, we will simply not capture the full scope of perspectives and needs for this community space. I believe my work in the legislature, as well as my work creating an Equity Program at previous employment in the private sector help guide me in that work, and it is something I am deeply committed to upholding.

Please describe the expertise and experience you would bring to this board to support the work of advancing solutions to homelessness while ensuring sound oversight and public transparency.

I have worked on and around public policy that advances solutions for homelessness during my time in the legislature, and seen how complex and nuanced these conversations can be. I believe in leading from a place of compassion, and reaching people where they are at to provide them with services that can help folks get back on their feet, while also keeping a strong sense that public safety for local neighborhoods matters a great deal to families and permanent residents of the area. Public transparency is a non-negotiable when it comes to all public work. Everyone deserves the opportunity to participate in all public processes, and to be able to engage candidly and courteously with decision-makers at every level of government. I am deeply committed to upholding this value in any volunteering work I undertake.

References

Full name of Reference #1

Phone number of Reference #1

Email of Reference #1

Full name of Reference #2

Phone number of Reference #2

Email of Reference #2

Acknowledgment

Please Agree with the Following Statement

By submitting this form, I am affirming that all the information is true to the best of my knowledge and that I understand that any misstatement of fact or misrepresentation of credential may result in this application being disqualified from further consideration or, subsequent to my appointment to a board/committee/commission, may result in dismissal. Also, information I provide on this application may become part of the public record.

I Agree

Demographics

Washington County is committed to equity, diversity, and inclusion. Completing the demographic information on the application is voluntary, but we encourage you to provide that information. The County uses this information to help ensure that advisory body appointments represent a broad cross-section of community. State and federal law prohibit use of this information to discriminate against you; however we will consider as elements of our appointment criteria, the degree to which the candidate will contribute to one or more of the following: (a)Diversity of viewpoint; (b)Demographic variety reflecting the racial and gender population of the state or the region of appointment; and (c)Remediation of existing disparities between the number of qualified applicants of one race or gender and the number of members of such groups serving on the board, commission, committee or council.

Ethnicity *

Gender *

Sexual Orientation *

Date of Birth

Race/Ethnicity

If you selected "Two or more, or other", please describe.

Please Agree with the Following Statement

"As an appointed member of a Washington County board or commission, I am aware that I am considered a public official and subject to Oregon Ethics law limitations on acceptance of gifts, food/drink, travel, and entertainment worth more than \$50 per calendar year from any source with an administrative or policy interest in your board or commission. If I am appointed to the Planning Commission, I will also be required to complete an annual form with the Oregon Ethics Commission during the term of service. Please refer to the Oregon Ethics Commission website for more information about ethics requirements for public officials: <http://cms.oregon.gov/ogec/pages/index.aspx>."

 I Agree

Application Form**Profile**

Roy
First Name

Middle
Initial

Beaty
Last Name

Home Address

Suite or Apt

Tigard
City

OR
State

97223
Postal Code

Email Address

Alternate Email Address

Primary Phone

Alternate Phone

(retired)
Employer

Job Title

Fishery Biologist
Occupation

Are you employed in Washington County?

Yes No

If you live in Washington County, in what district do you reside in? *

District 3

[District look-up here](#)**What days and times are you available to meet?**

My schedule is very open, and I could easily attend board meetings on Monday evenings.

Please list the Washington County Boards that you are currently serving on, or have previously served on (include the dates of your term).

(none)

Upload a Resume

If you really need a resume, let me know and I will try to dredge one up.

Interests & Experiences

Which Boards would you like to apply for?

Metzger Park Local Improvement District Advisory Board: Submitted

If you selected multiple Boards, which is your preferred choice?

How did you hear about the Board/s you are applying for? *

Other

Why are you interested in serving on the Board/s you are applying for?

I have lived in the Metzger Park LID for 35 years, we used the park frequently when raising my kids 2 blocks away, and now that I'm retired I'd like to contribute to the park and community. I currently do some volunteer veg work at two Tigard parks and ivy removal at Fowler Middle School. I appreciate the recent native plantings at Metzger Park and would like to contribute to their maintenance (weeding) and enhancement (could you use some Trillium ovatum, Camassia leichtlinii, and/or Erythronium oregonum, for example?).

Are you interested in other volunteer opportunities?

Yes No

If you are interested in other opportunities, may we contact you?

Yes No

What education, work experience, volunteer experience or life experience do you bring?

I have degrees in Fishery Science and Business Administration. My career was spent working on various fishery-related projects -- from hatchery construction to research/monitoring to major stream habitat restoration -- throughout the Columbia River Basin, usually for/with Indian tribes. About 30 years ago I was a citizen member of Clean Water Services' (Unified Sewerage Agency at the time) Fanno Creek Watershed Planning Committee. In past years I had a sideline native plant business and donated native plants and seeds to several public land management agencies, parks, conservation groups, etc.

Describe your understanding of the concerns and issues facing the Board/s you wish to serve on.

I have little knowledge of current concerns/issues, other than -- based on observing the latest Metzger Park LID Board meeting -- more dedicated board members would be useful.

List any potential conflict of interest between your public and private service that might result from your appointment to a Board/s you are applying for.

(none)

Washington County is committed to racial equity and addressing inequities in our programs and services. We lead with race with the recognition that the creation and perpetuation of racial inequities have been built into American culture and our government, and that racial inequities across all indicators for success are deep and pervasive. What experiences, perspectives and values would you bring to support Washington County's equity work through your appointment to this committee/board?

I worked most of my career for/with Indian tribes, I had a black housemate for a while and was a CASA volunteer for a family of 3 African American kids, I have volunteered with an organization supporting immigrant farm workers in Washington County, and I support (and visit) several programs in Guatemala. In younger years I spent a summer volunteering at a home/school for the mentally handicapped, and I learned some American Sign Language to interpret songs for our choir. We are all a human family.

Please describe the expertise and experience you would bring to this board to support the work of advancing solutions to homelessness while ensuring sound oversight and public transparency.

For decades I've volunteered with and donated to several homeless projects in the Portland area. If you want specifics, please let me know how my membership on this board might relate to homelessness.

References

Full name of Reference #1

Lee Spiker

Phone number of Reference #1

Email of Reference #1

Full name of Reference #2

Scott Hoelscher

Phone number of Reference #2

Email of Reference #2

Roy Beaty

Acknowledgment

Please Agree with the Following Statement

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I Agree

Demographics

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Ethnicity *

Gender *

Sexual Orientation *

Date of Birth

Race/Ethnicity

If you selected "Two or more, or other", please describe.

Please Agree with the Following Statement

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<http://cms.oregon.gov/ogec/pages/index.aspx>."**

I Agree

Application Form**Profile****Erin**

First Name

Middle Initial

Lafollette

Last Name

Home Address

Suite or Apt

Portland

City

OR

State

97223

Postal Code

Email Address

Alternate Email Address

Primary Phone

Alternate Phone

Homemaker

Occupation

Are you employed in Washington County? Yes No**If you live in Washington County, in what district do you reside in? *** District 3**District look-up here****What days and times are you available to meet?**

Weekday evenings

Please list the Washington County Boards that you are currently serving on, or have previously served on (include the dates of your term).

None

Upload a Resume

Interests & Experiences

Which Boards would you like to apply for?

Metzger Park Local Improvement District Advisory Board: Submitted

If you selected multiple Boards, which is your preferred choice?

How did you hear about the Board/s you are applying for? *

County Website

Why are you interested in serving on the Board/s you are applying for?

I live in the MPLID and use the park, I would like to be a part of making decisions that directly impact my neighborhood park.

Are you interested in other volunteer opportunities?

Yes No

If you are interested in other opportunities, may we contact you?

Yes No

What education, work experience, volunteer experience or life experience do you bring?

I have a bachelors degree in Organizational Leadership. I am also the mother of two small children, and parks are a huge part of my life now.

Describe your understanding of the concerns and issues facing the Board/s you wish to serve on.

Metzger park is a unique park in a unique area. As the park ages it needs to be maintained in a way that benefits the neighbors who enjoy the park.

List any potential conflict of interest between your public and private service that might result from your appointment to a Board/s you are applying for.

None

Washington County is committed to racial equity and addressing inequities in our programs and services. We lead with race with the recognition that the creation and perpetuation of racial inequities have been built into American culture and our government, and that racial inequities across all indicators for success are deep and pervasive. What experiences, perspectives and values would you bring to support Washington County's equity work through your appointment to this committee/board?

I believe that everyone can benefit from using our public parks, and all should feel welcome to use them in a safe and healthy manner

Please describe the expertise and experience you would bring to this board to support the work of advancing solutions to homelessness while ensuring sound oversight and public transparency.

While I don't bring prior experience I am interested in learning how the MPLID board works to address this issue

References

Full name of Reference #1

Phone number of Reference #1

Email of Reference #1

Full name of Reference #2

Phone number of Reference #2

Email of Reference #2

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Ethnicity *

Gender *

Sexual Orientation *

Date of Birth

Race/Ethnicity

None Selected

If you selected "Two or more, or other", please describe.

Please Agree with the Following Statement

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I Agree