



**City of
McMinnville**

Responsiveness to Community Support for Upgraded and Adequate Facilities

May 2024 Budget Committee Meetings





May 2023 Budget Committee Meetings

General Overview

Community Engagement

- A core service that supports democratic principles and civic pride
- Requires flexibility in government process
- Funding mechanism varies by department, resources, and/or staff capacity
- Consistency in programming is ideal

FY23-24 Projects

1. Parks, Recreation, and Open Space Plan

Dec 2022 to Apr 2024

2. Planning for Equity

April 2023 to July 2024

3. Dollars & Sense

July 2023 to September 2023

Community had approximately 9,000 combined touches on these projects.

May 2024 Budget Committee Meetings

Community Driven Design

Community Forums

Third Street Improvement

2 Community Design Workshops

Fox Ridge Road Area Plan

2 Community Design Workshops

Homelessness & Prohibited Camping

1 Listening Session

Stormwater Utility

1 Learning Session (to-date)

Responsiveness to Engagement

Consistent Themes

Safety, repairs, beautification, and programming was the theme of many open ended comments.

(PROS Survey #1)

Our community spaces (parks, pool, trails, downtown) feel *unkept or unsafe* and need investment.

(Dollars & Sense)

Safe crossings, accessible sidewalks, and concerns about stormwater or drainage is a high priority for many residents.

(Planning for Equity)

Recent polling suggests 52% of respondents said replacing the Community Center and Library Upgrades is a “High Priority.”

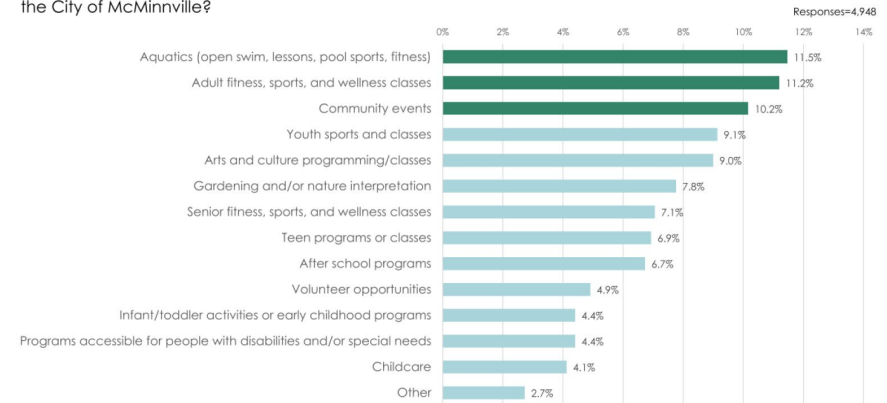
(Parks & Recreation Facilities Bond)

Top 5 Priorities

Weighted ↓	Unweighted	Project
593.55	516	Culture, Parks, and Recreation
407.53	383	Public Safety
375.18	420	Maintain and Repair
363.95	402	Roads, Paths, and Sidewalks
342.43	325	Housing

RECREATION PROGRAMS

What types of recreation programs and activities would you like to see more of offered by the City of McMinnville?



Replacing the existing Aquatic Center and Community Center with one new Recreation Center with 2 public pools, gyms, fitness areas and community rooms at a total project cost of \$115 million over 20 years?

1. 1-Low Priority	19.7
2. 2	9.3
3. 3	21.8
4. 4	18.5
5. 5- High Priority	29.6
6. Not Sure/Refused	1.2

Key Takeaways

McMinnville residents desire safe, livable, neighborhoods with amenities and public infrastructure which support a variety of needs across the spectrum.

Community supports a prioritized effort to fund a new Community Center & upgrades to our Library.

Close the loop on the work were doing with and for the community.

Current Approach & Reality



- Making very limited Improvements and updates at the Community Center and Aquatic Center
- Safety report on leaky roofs (funded in FY 24)



Current Approach & Reality (con't)



- Some proactive maintenance work at the Senior Center, Library & newer buildings
- One time – ARPA dollars and interfund loans being used for larger projects

Current Approach & Reality (*cont'd*)

- Trying to restore Parks Maintenance
- Building financial stability for both operational and capital costs into long term plans
- Consistent work on messaging

Maintenance Repair/Closure
Mantenimiento Reparación/Cierre



The elevator at the Community Center is unavailable at this time.
We will update when we know more information.
Sorry for the inconvenience.

El ascensor del Centro Comunitario no está disponible en este momento. Actualizaremos cuando sepamos más información.
Lo siento por los inconvenientes ocasionados.



MCMINNVILLE
AQUATIC CENTER

CHECK WEB PAGE
FOR ANY CHANGES

THURSDAY APRIL 4

CLOSE AT 9 AM

CHECKING FOR A LEAK UNDER THE POOL DECK
UNABLE TO PREDICT REOPENING TIME - WE WILL POST

SHOWERS WILL
CONTINUE TO BE
COOL UNTIL THE
LEAK CAN BE
FIXED.



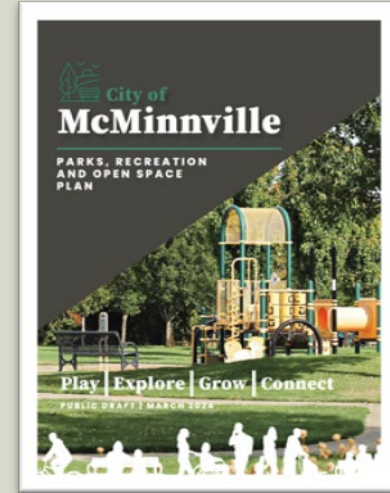
THANK YOU FOR YOUR PATIENCE.





Replacing & Renovating our valued community spaces

- *City Council Priority*
- Telling our story
- Engaging & listening to the community
- *Consistently funding planning efforts*



FY 24/25 Add Package

Add package for \$339,000 includes as needed:

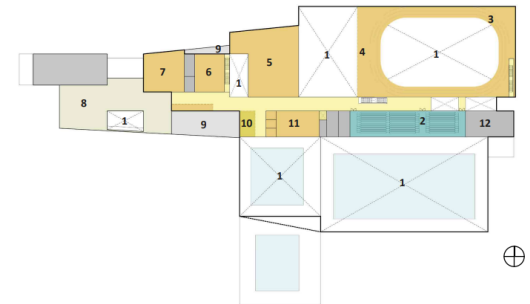
- Polling and communications (continued from FY 24)
- Architectural support
- Engineering support
- Community Center Reuse Plan
- Traffic Impact Analysis
- Capital Fundraising
- Operational financial pro formas



OR-City of McMinnville
Parks & Recreation Bond
Field Dates: 5/07-5/13/2024
Registered Voters, N=335
Margin of Error, 5.35%
v.Final

Hello, my name is _____, I'm with Nelson Research, a public opinion research firm. We are conducting a brief survey in your area today and would like to include your household's opinion. May I please take a few minutes of your time? I promise I'm not selling anything.

First of all, are you registered to vote in the state of Oregon? **(INTERVIEWER: IF NO, POLITELY TERMINATE)**



■ AQUATICS ■ COMMUNITY SPACES ■ ADMINISTRATIVE
■ AQUATICS ■ RECREATION SPACES ■ CIRCULATION
■ COMMUNITY SPACES ■ LOUNGE ■ BUILDING SUPPORT

LEVEL-2 FLOOR PLAN



**City of
McMinnville**
Parks & Recreation

City Inventory

- 54 Structures at 21 sites
- 364,000 SF
- 12 acres of landscaping

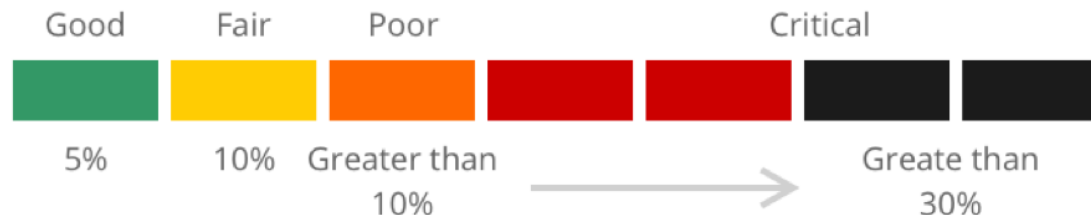


Building Conditions

- 2018 average Facility Condition Index (FCI) was 7.45 % (FAIR)
- 2023, without any significant work, the average FCI moved to 18.47% (POOR)

Facility Condition Index (FCI) is a tool to compare the condition and maintenance needs of a facility to its replacement value.

$$\text{FCI} = \frac{\text{Renewal Needs \& Deferred Maintenance (DM)}}{\text{Current Replacement Value (CRV)}} \times 100$$



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Decentralized Facility Maintenance

General staff

- Perform minor repairs
- Manage small projects

Work with contractors on
building operations
(fire alarms, elevators,
plumbing, electrical, HVAC,
lighting, etc.)

Deferred Facility Maintenance

- Costs increase over time
- Quality and performance declines
- Workplace comfort and efficiency is effected
- Funds are expended on repairs instead of maintaining value

Centralized Facility Maintenance

2 FTE to support facility maintenance (through added FY 24 funding and restructuring existing resources)

First year program goals

- Develop annual maintenance plan for each building
- Provide assistance in facility related projects City wide
- Provide maintenance support for building managers

Facility Maintenance Funding Needs

- Dedicated funds to support facility maintenance and upkeep
- Facilities Master Plan to guide future facility development and improvements
- Capital funding for major repairs and renovations