

EXPLANATORY STATEMENT

Why The Bond is Being Proposed

McMinnville's population has more than doubled in size since any major renovations or additions to the Community Center, Aquatic Center, or Library. After an independent assessment in 2019, the city formed an advisory committee to consider how to renovate these facilities informed by an updated Parks, Recreation and Open Space Plan that received thousands of comments from community members. After initial proposals were presented in 2024, the city has worked with the community to reduce the scope and price of the bond substantially.

What The Bond is Expected to Pay For

This measure authorizes \$98.5 million of bonds for capital projects, expected to include:

New Swimming and Recreation Facility

- Lap/Competition pool for fitness swim meets with spectator seating.
- Recreation pool, with warmer water for physical therapy, fitness classes, and swim lessons, as well as play elements for families.
- A two-court, multi-purpose gym for basketball, pickleball, volleyball, and fitness classes.
- A drop-in child care center for people using the facility.
- Modern classroom and meeting space for educational, social, and cultural opportunities such as art classes, meetings, and support groups.
- Fitness studios, cardio space, and weight training equipment.

Renovated Senior Center

- A refresh of existing rooms and features.
- Redesigned entrance for people with mobility issues.
- Safety enhancements.
- A covered outdoor area for classes, gatherings and activities.

Improved Parks and Open Spaces

- Safer and newer playgrounds with play opportunities for children of all abilities.
- Park safety additions such as lighting, cameras, and visibility.
- Additional park amenities that could include pickleball courts, a turf field, expanded skate park, and a non-motorized boat launch.

Enhanced Library Facilities

- Expanded spaces for activities and learning opportunities for children and families.
- More restrooms.

How The Bond Is Projected to Change City of McMinnville Property Taxes

If this measure is approved, the annual bond tax rate is estimated to increase by \$0.95 per \$1,000 in assessed value, which results in a total estimated annual bond tax rate of \$1.79 per \$1,000 for all city general obligation bonds. The actual bond tax rate may differ due to final interest rates and changes in assessed value.

Due to property tax limitations, the assessed value (used for determining taxes paid) is frequently lower than the market value (estimated sale value) of a property. In Yamhill County, the average ratio of assessed value to real market value for Residential properties was 50.4% in 2024-25. According to the Yamhill County assessor, the median assessed value for a detached, single-family home in McMinnville was \$229,000 in 2024-2025. If this measure is approved and based on the estimated tax rate for the bonds, the estimated additional tax paid for that home would be \$217 a year, or about \$18 a month.