

STATISTICAL SECTION

This part of the City's *Comprehensive Annual Financial Report (CAFR)* presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and supplementary information says about the City's overall financial health.

Financial Trends

The schedules on pages 130-148 contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

The schedules on pages 150-161 contain information to help the reader assess the City's most significant local revenue sources, property tax and sewer charges.

Debt Capacity

The schedules on pages 162-168 present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

The schedules on pages 169-172 offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

The schedules on pages 173-183 contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year. The City implemented GASB Statement 34 in fiscal year ended June 30, 2003; schedules presenting government-wide information include information beginning in that year.





City of McMinnville, Oregon
Net Assets by Component
Last Six Fiscal Years
(full accrual basis of accounting)

	Fiscal Year Ended June 30,			
	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Primary Government:				
Governmental activities:				
Invested in capital assets, net of related debt	\$ 46,778,788	\$ 50,703,023	\$ 56,795,878	\$ 59,476,033
Restricted	1,236,614	2,662,699	2,082,235	2,507,360
Unrestricted	7,495,821	8,694,120	8,526,428	9,320,862
Total governmental activities net assets	<u>\$ 55,511,223</u>	<u>\$ 62,059,842</u>	<u>\$ 67,404,541</u>	<u>\$ 71,304,255</u>
Business-type activities:				
Invested in capital assets, net of related debt	\$ 23,728,608	\$ 26,396,032	\$ 29,353,385	\$ 30,714,356
Restricted (a)	1,245,894	-	-	-
Unrestricted	8,984,425	10,314,249	10,363,595	12,290,008
Total business-type activities net assets	<u>\$ 33,958,927</u>	<u>\$ 36,710,281</u>	<u>\$ 39,716,980</u>	<u>\$ 43,004,364</u>
Primary government:				
Invested in capital assets, net of related debt	\$ 70,507,396	\$ 77,099,055	\$ 86,149,263	\$ 90,190,389
Restricted	2,482,508	2,662,699	2,082,235	2,507,360
Unrestricted	16,480,246	19,008,369	18,890,023	21,610,870
Total primary government net assets	<u>\$ 89,470,150</u>	<u>\$ 98,770,123</u>	<u>\$ 107,121,521</u>	<u>\$ 114,308,619</u>
Component unit:				
Water and Light:				
Invested in capital assets, net of related debt	\$ 71,369,959	\$ 74,137,354	\$ 75,324,660	\$ 75,969,725
Unrestricted	18,215,358	20,373,958	25,041,388	33,233,236
Total component unit	<u>\$ 89,585,317</u>	<u>\$ 94,511,312</u>	<u>\$ 100,366,048</u>	<u>\$ 109,202,961</u>

(a) The 1994 sewer system revenue bond issuance required the City to establish a sewer revenue bond debt service account with a trustee and to deposit monthly one-twelfth of the annual debt service. With the 2004 sewer revenue bond refunding, the requirement was eliminated from the bond issuance requirements as the City had 10 years of successful debt service payment history.

<u>2007</u>	<u>2008</u>
\$ 62,898,370	\$ 65,247,969
2,876,332	3,827,337
<u>10,696,218</u>	<u>10,479,495</u>
<u>\$ 76,470,920</u>	<u>\$ 79,554,801</u>
\$ 32,603,644	\$ 33,806,347
-	-
<u>14,664,424</u>	<u>17,833,067</u>
<u>\$ 47,268,068</u>	<u>\$ 51,639,414</u>
\$ 95,502,014	\$ 99,054,316
2,876,332	3,827,337
<u>25,360,642</u>	<u>28,312,562</u>
<u>\$ 123,738,988</u>	<u>\$ 131,194,215</u>
\$ 78,018,533	\$ 83,072,182
<u>39,601,674</u>	<u>42,264,683</u>
<u>\$ 117,620,207</u>	<u>\$ 125,336,865</u>

City of McMinnville, Oregon
Changes in Net Assets
Last Six Fiscal Years
(full accrual basis of accounting)

Functions/Programs	Fiscal Year Ended June 30,		
	2003	2004	2005
Expenses			
Primary government:			
Governmental activities:			
General government (a)	\$ 1,570,184	\$ 1,610,048	\$ 1,937,929
Community development	1,430,581	1,292,046	1,390,389
Public safety:			
Police	4,240,720	3,921,582	4,241,725
Fire	1,161,926	1,056,490	1,137,362
Emergency communications	500,283	596,664	702,777
Highways and streets	2,490,461	2,519,192	3,069,313
Culture and recreation:			
Parks and recreation	2,586,603	2,371,878	2,515,824
Library	1,291,047	1,134,410	1,249,009
Airport	302,009	433,376	281,802
Interest on long-term debt	756,097	692,732	582,373
Total governmental activities expenses	<u>16,329,911</u>	<u>15,628,418</u>	<u>17,108,503</u>
Business-type activities:			
Wastewater	5,853,475	5,713,472	5,544,512
Ambulance	1,816,065	1,823,716	1,982,940
Total business-type activities expenses	<u>7,669,540</u>	<u>7,537,188</u>	<u>7,527,452</u>
Total primary government expenses	<u>\$ 23,999,451</u>	<u>\$ 23,165,606</u>	<u>\$ 24,635,955</u>
Component unit:			
Water and Light	<u>\$ 34,524,249</u>	<u>\$ 36,808,963</u>	<u>\$ 35,274,135</u>
Indirect expense allocation			
Primary government:			
Governmental activities:			
General government	\$ (644,960)	\$ (667,830)	\$ (560,848)
Community development	(323,006)	(332,018)	(325,211)
Public safety:			
Police	80,863	66,390	46,615
Fire	315,126	322,457	318,896
Emergency communications	7,525	7,634	5,986
Highways and streets	151,077	166,667	160,958
Culture and recreation:			
Parks and recreation	141,705	164,756	150,774
Library	67,476	84,020	52,328
Airport	32,854	30,980	31,110
Total governmental activities indirect expenses	<u>(171,340)</u>	<u>(156,944)</u>	<u>(119,392)</u>
Business-type activities:			
Wastewater	285,854	266,110	237,178
Ambulance	(114,514)	(109,166)	(117,786)
Total business-type activities indirect expenses	<u>171,340</u>	<u>156,944</u>	<u>119,392</u>
Total primary government indirect expenses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

<u>2006</u>	<u>2007</u>	<u>2008</u>
\$ 3,849,409	\$ 2,655,004	\$ 1,984,604
1,514,566	1,607,780	1,811,174
4,853,641	5,123,969	5,690,199
1,220,577	1,658,654	1,704,098
725,927	754,142	760,164
2,871,564	3,302,674	3,137,661
3,190,485	3,432,363	3,528,723
1,402,779	1,440,647	1,488,868
351,884	325,485	590,710
504,474	773,903	915,543
<u>20,485,306</u>	<u>21,074,621</u>	<u>21,611,744</u>
5,771,040	5,855,037	6,052,599
2,117,649	2,241,064	2,264,966
<u>7,888,689</u>	<u>8,096,101</u>	<u>8,317,565</u>
<u>\$ 28,373,995</u>	<u>\$ 29,170,722</u>	<u>\$ 29,929,309</u>
<u>\$ 36,289,752</u>	<u>\$ 38,592,365</u>	<u>\$ 39,809,429</u>
\$ (637,830)	\$ (626,919)	\$ (703,624)
(351,034)	(346,209)	(339,846)
54,151	61,234	95,954
363,879	390,355	429,429
-	-	-
180,688	188,744	187,281
206,701	197,256	177,972
58,488	65,222	59,720
33,095	27,949	26,608
<u>(91,862)</u>	<u>(42,368)</u>	<u>(66,506)</u>
236,907	230,064	269,875
<u>(145,045)</u>	<u>(187,696)</u>	<u>(203,369)</u>
91,862	42,368	66,506
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(Continued)

City of McMinnville, Oregon
Changes in Net Assets
Last Six Fiscal Years
(full accrual basis of accounting)

<u>Functions/Programs</u>	<u>Fiscal Year Ended June 30,</u>		
	<u>2003</u>	<u>2004</u>	<u>2005</u>
Program revenues			
Primary government:			
Governmental activities:			
Charges for services:			
General government	\$ 389,560	\$ 454,861	\$ 517,309
Community development	685,626	897,659	907,236
Public safety:			
Police	502,250	586,740	724,749
Fire	311,482	324,936	296,462
Highways and streets (c)	614,444	672,668	510,838
Culture and recreation:			
Parks and recreation	1,270,228	1,285,034	1,277,942
Library	40,859	38,769	45,398
Airport	170,673	173,291	184,017
Operating grants and contributions	1,558,859	1,631,202	1,872,621
Capital grants and contributions (d)	2,489,840	4,581,992	4,232,161
Total governmental activities program revenues	<u>8,033,821</u>	<u>10,647,152</u>	<u>10,568,733</u>
Business-type activities:			
Charges for services:			
Wastewater	7,523,995	7,714,893	7,873,138
Ambulance	1,684,809	1,618,557	1,737,964
Operating grants and contributions	-	-	-
Capital grants and contributions (d)	733,206	1,056,689	866,904
Total business-type activities program revenues	<u>9,942,010</u>	<u>10,390,139</u>	<u>10,478,006</u>
Total primary government program revenues	<u>\$ 17,975,831</u>	<u>\$ 21,037,291</u>	<u>\$ 21,046,739</u>
Component unit:			
Water and Light:			
Charges for services	\$ 35,594,684	\$ 37,407,608	\$ 36,763,506
Operating grants and contributions	399,350	363,801	417,307
Capital grants and contributions	1,277,387	884,729	1,227,259
Total component unit program revenues	<u>\$ 37,271,421</u>	<u>\$ 38,656,138</u>	<u>\$ 38,408,072</u>
Net revenue (expense)			
Primary government:			
Governmental activities	(8,124,750)	(4,824,322)	(6,420,378)
Business-type activities	2,101,130	2,696,007	2,831,162
Total primary government net revenue (expense)	<u>\$ (6,023,620)</u>	<u>\$ (2,128,315)</u>	<u>\$ (3,589,216)</u>
Component unit:			
Water and Light	<u>\$ 2,747,172</u>	<u>\$ 1,847,175</u>	<u>\$ 3,133,937</u>

<u>2006</u>	<u>2007</u>	<u>2008</u>
\$ 522,980	\$ 448,876	\$ 389,323
915,385	999,440	957,770
794,308	905,620	1,011,006
287,128	288,870	286,520
696,055	469,354	883,058
1,360,020	1,373,159	1,265,177
59,492	58,578	54,006
198,701	211,823	218,171
1,892,095	2,039,741	1,966,268
5,014,859	6,658,636	3,889,300
<u>11,741,023</u>	<u>13,454,097</u>	<u>10,920,599</u>
8,376,517	8,706,664	8,999,557
1,726,397	1,758,899	2,120,051
1,108	4,841	-
865,871	973,666	672,870
<u>10,969,893</u>	<u>11,444,070</u>	<u>11,792,478</u>
<u>\$ 22,710,916</u>	<u>\$ 24,898,167</u>	<u>\$ 22,713,077</u>
\$ 38,279,420	\$ 40,193,347	\$ 41,198,256
740,157	746,201	441,624
1,181,578	1,760,168	1,592,616
<u>\$ 40,201,155</u>	<u>\$ 42,699,716</u>	<u>\$ 43,232,496</u>
(8,652,421)	(7,578,156)	(10,624,639)
2,989,342	3,305,601	3,408,407
<u>\$ (5,663,079)</u>	<u>\$ (4,272,555)</u>	<u>\$ (7,216,232)</u>
<u>\$ 3,911,403</u>	<u>\$ 4,107,351</u>	<u>\$ 3,423,067</u>

(Continued)

City of McMinnville, Oregon
Changes in Net Assets
Last Six Fiscal Years
(full accrual basis of accounting)

Functions/Programs	Fiscal Year Ended June 30,		
	2003	2004	2005
General revenues and other changes in net assets			
Primary government:			
Governmental activities:			
Taxes			
Property taxes	\$ 8,274,444	\$ 8,475,816	\$ 8,656,934
Franchise taxes	2,029,551	2,089,836	2,155,329
Unrestricted state shared revenues	567,477	619,641	677,861
Unrestricted investment earnings	157,263	134,774	255,068
Gain (loss) on disposal of capital assets	1,919	(8,076)	-
Transfers (b)	<u>52,813</u>	<u>60,950</u>	<u>19,885</u>
Total governmental activities	<u>11,083,467</u>	<u>11,372,941</u>	<u>11,765,077</u>
Business-type activities:			
Unrestricted investment earnings	138,057	126,498	195,422
Gain (loss) on disposal of capital assets	(3,102)	(10,201)	-
Transfers (b)	<u>(52,813)</u>	<u>(60,950)</u>	<u>(19,885)</u>
Total business-type activities	<u>82,142</u>	<u>55,347</u>	<u>175,537</u>
Total primary government	<u>\$ 11,165,609</u>	<u>\$ 11,428,288</u>	<u>\$ 11,940,614</u>
Component unit:			
Water and Light:			
Unrestricted investment earnings	\$ 369,800	\$ 294,435	\$ 552,704
Gain sale of capital assets	-	-	-
Timber sales, net of related expenses	1,340,995	1,765,081	1,394,775
Other, net	<u>1,015,474</u>	<u>1,019,304</u>	<u>773,320</u>
Total component unit	<u>\$ 2,726,269</u>	<u>\$ 3,078,820</u>	<u>\$ 2,720,799</u>
Change in net assets			
Primary government:			
Governmental activities	\$ 2,958,717	\$ 6,548,619	\$ 5,344,699
Business-type activities	<u>2,183,272</u>	<u>2,751,354</u>	<u>3,006,699</u>
Total primary government	<u>\$ 5,141,989</u>	<u>\$ 9,299,973</u>	<u>\$ 8,351,398</u>
Component unit:			
Water and Light	<u>\$ 5,473,441</u>	<u>\$ 4,925,995</u>	<u>\$ 5,854,736</u>

(a) During fiscal years ended June 30, 2006 and 2007, the City expended approximately \$1,817,000 and \$715,000, respectively, to build the Virginia Garcia Memorial Health Center, a primary care clinic. The City does not own the facility and therefore did not capitalize the expenditures.

(b) During fiscal years ended June 30, 2007 and 2008, the City subsidized the Ambulance business type activity by \$300,000 each year from the governmental activity Fire Fund.

<u>2006</u>	<u>2007</u>	<u>2008</u>
\$ 8,996,764	\$ 9,435,904	\$ 10,350,548
2,224,711	2,320,014	2,376,220
686,613	588,482	662,919
517,062	709,041	614,480
-	-	2,740
<u>126,985</u>	<u>(308,620)</u>	<u>(298,387)</u>
<u>12,552,135</u>	<u>12,744,821</u>	<u>13,708,520</u>
425,027	649,483	664,552
-	-	-
<u>(126,985)</u>	<u>308,620</u>	<u>298,387</u>
<u>298,042</u>	<u>958,103</u>	<u>962,939</u>
<u>\$ 12,850,177</u>	<u>\$ 13,702,924</u>	<u>\$ 14,671,459</u>
\$ 1,213,320	\$ 1,831,449	\$ 1,712,036
-	-	94,862
3,210,353	2,158,598	1,460,202
<u>501,837</u>	<u>319,848</u>	<u>1,026,491</u>
<u>\$ 4,925,510</u>	<u>\$ 4,309,895</u>	<u>\$ 4,293,591</u>
\$ 3,899,714	\$ 5,166,665	\$ 3,083,881
<u>3,287,384</u>	<u>4,263,704</u>	<u>4,371,346</u>
<u>\$ 7,187,098</u>	<u>\$ 9,430,369</u>	<u>\$ 7,455,227</u>
<u>\$ 8,836,913</u>	<u>\$ 8,417,246</u>	<u>\$ 7,716,658</u>

City of McMinnville, Oregon
Changes in Net Assets
Last Six Fiscal Years
(full accrual basis of accounting)

(c) During fiscal year ended June 30, 2008, transportation system development charges doubled due to significant construction projects by the McMinnville School District.

(d) During fiscal year ended June 30, 2008, developer donations significantly dropped due to slowing of construction.



City of McMinnville, Oregon
Fund Balances, Governmental Funds
Last Six Fiscal Years
(modified accrual basis of accounting)

	June 30,			
	2003	2004	2005	2006
General Fund:				
Reserved (a)	\$ 121,980	\$ 389,187	\$ 587,408	\$ 524,469
Unreserved	2,621,180	3,443,974	4,149,603	3,651,135
Total General Fund	\$ 2,743,160	\$ 3,833,161	\$ 4,737,011	\$ 4,175,604
Improvements Fund:				
Reserved	\$ -	\$ -	\$ -	\$ 92,167
Unreserved	1,135,560	1,405,015	1,183,005	1,774,125
Total Improvements Fund	\$ 1,135,560	\$ 1,405,015	\$ 1,183,005	\$ 1,866,292
Fire Fund:				
Unreserved	\$ 801,741	\$ 1,101,307	\$ 1,263,916	\$ 1,241,632
Total Fire Fund	\$ 801,741	\$ 1,101,307	\$ 1,263,916	\$ 1,241,632
Parks & Recreation Fund:				
Unreserved	\$ 944,630	\$ 1,298,420	\$ 1,623,980	\$ 1,606,806
Total Parks & Recreation Fund	\$ 944,630	\$ 1,298,420	\$ 1,623,980	\$ 1,606,806
Public Safety Facilities Construction Fund				
Reserved (b)	\$ -	\$ -	\$ -	\$ -
Total Public Safety Facilities Construction Fund	\$ -	\$ -	\$ -	\$ -
Park Development Fund:				
Reserved (c)	\$ 8,203,117	\$ 7,832,917	\$ 4,206,415	\$ 4,525,187
Unreserved	478,539	89,233	-	-
Total Park Development Fund	\$ 8,681,656	\$ 7,922,150	\$ 4,206,415	\$ 4,525,187
Debt Service Fund:				
Reserved	\$ 840,790	\$ 902,167	\$ 687,407	\$ 585,474
Total Debt Service Fund	\$ 840,790	\$ 902,167	\$ 687,407	\$ 585,474
All other governmental funds:				
Reserved	\$ 443,817	\$ 851,801	\$ 988,666	\$ 1,535,034
Unreserved, reported in:				
Special revenue funds	617,143	597,498	605,036	688,258
Capital projects funds	785,966	437,521	175,715	111,429
Total all other governmental funds	\$ 1,846,926	\$ 1,886,820	\$ 1,769,417	\$ 2,334,721

(a) Since July 1, 2000, Oregon statute requires the accumulation of building fees over direct and indirect Building Division costs be reserved for exclusive use by the Building Division.

(b) The \$13.1 million 2006 public safety civic buildings construction bond proceeds will be used to construct these two buildings during 2008 and 2009.

(c) The \$9.5 million 2001 park improvement bond proceeds are being used to construct new parks, renovate established parks, and purchase future park development land.

<u>2007</u>	<u>2008</u>
\$ 580,991	\$ 786,210
<u>3,955,141</u>	<u>3,705,238</u>
<u>\$ 4,536,132</u>	<u>\$ 4,491,448</u>
\$ -	\$ -
<u>1,570,206</u>	<u>1,174,359</u>
<u>\$ 1,570,206</u>	<u>\$ 1,174,359</u>
\$ 1,602,173	\$ 2,038,274
<u>\$ 1,602,173</u>	<u>\$ 2,038,274</u>
\$ 1,637,836	\$ 1,583,721
<u>\$ 1,637,836</u>	<u>\$ 1,583,721</u>
\$ 12,905,178	\$ 3,727,191
<u>\$ 12,905,178</u>	<u>\$ 3,727,191</u>
\$ 5,075,967	\$ 4,669,842
-	-
<u>\$ 5,075,967</u>	<u>\$ 4,669,842</u>
\$ 657,448	\$ 835,068
<u>\$ 657,448</u>	<u>\$ 835,068</u>
\$ 1,753,622	\$ 2,379,579
1,159,487	1,272,710
<u>264,444</u>	<u>279,226</u>
<u>\$ 3,177,553</u>	<u>\$ 3,931,515</u>

City of McMinnville, Oregon
Changes in Fund Balances, Governmental Funds
Last Six Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year Ended June 30,			
	2003	2004	2005	2006
Revenues:				
Property taxes	\$ 8,389,919	\$ 8,475,852	\$ 8,697,174	\$ 8,731,613
Special assessments	144,755	49,426	55,998	51,058
Licenses and permits	2,697,389	2,927,976	2,979,620	3,088,929
Intergovernmental	2,642,658	3,235,127	3,934,190	4,001,667
Charges for services	2,171,331	2,289,725	2,166,580	2,411,435
Fines and forfeitures	436,526	527,944	624,649	699,022
Miscellaneous (d) (f)	537,552	380,504	642,888	1,754,346
Total revenues	17,020,130	17,886,554	19,101,099	20,738,070
Expenditures:				
Current:				
General government (e)	2,573,990	2,422,322	2,815,773	5,597,739
Community development (g)	-	-	-	-
Public safety	6,854,662	5,447,270	5,987,485	6,741,156
Highways and streets	936,239	908,153	1,015,867	1,003,627
Culture and recreation	3,365,280	3,009,361	3,290,313	3,774,741
Airport (a)	264,024	83,255	536,675	86,563
Debt service:				
Principal (b) (h)	1,598,748	1,697,218	3,023,028	1,624,079
Interest (h)	767,769	708,644	598,249	518,454
Capital outlay:				
General government (i)	-	-	-	-
Public safety (j)	-	-	-	-
Highways and streets	515,826	830,756	739,857	337,223
Culture and recreation (c)	1,965,336	1,385,938	3,958,449	239,088
Total expenditures	18,841,874	16,492,917	21,965,696	19,922,670
Other financing sources (uses):				
Bond proceeds - par/premium	-	-	-	-
Proceeds from certificate of participation	1,307,078	-	-	-
Transfers from other funds	2,478,842	2,172,603	3,300,131	2,621,824
Police vehicles - lease purchase	-	-	-	-
Transfers to other funds	(2,521,225)	(2,211,663)	(3,313,423)	(2,572,659)
Total other financing sources (uses)	1,264,695	(39,060)	(13,292)	49,165
Net change in fund balances	\$ (557,049)	\$ 1,354,577	\$ (2,877,889)	\$ 864,565
Non-capital expenditures:				
Total expenditures	\$ 18,841,874	\$ 16,492,917	\$ 21,965,696	\$ 19,922,670
Less: capital asset expenditures	(3,974,501)	(2,205,058)	(5,071,312)	(2,087,894)
Non-capital expenditures	\$ 14,867,373	\$ 14,287,859	\$ 16,894,384	\$ 17,834,776
Debt service as a percentage of non-capital expenditures	15.9%	16.8%	21.4%	12.0%

(a) During year ended June 30, 2005, the City improved and expanded apron and safety areas at McMinnville Municipal Airport financed by capital grants from the Federal Aviation Administration.

<u>2007</u>	<u>2008</u>
\$ 9,741,059	\$ 10,221,234
53,209	55,997
3,259,273	3,338,571
3,491,568	3,383,652
2,160,123	2,470,408
801,939	909,071
2,771,566	1,487,483
<u>22,278,737</u>	<u>21,866,416</u>
4,147,566	2,163,364
-	1,720,377
7,605,719	7,695,976
1,200,855	1,171,346
4,057,945	4,207,624
175,110	337,342
1,693,888	906,976
443,925	1,045,195
-	218,256
685,091	9,444,023
432,815	170,828
40,410	917,603
<u>20,483,324</u>	<u>29,998,910</u>
13,315,502	-
-	-
3,248,827	3,012,242
28,177	-
<u>(3,561,142)</u>	<u>(3,590,823)</u>
<u>13,031,364</u>	<u>(578,581)</u>
<u>\$ 14,826,777</u>	<u>\$ (8,711,075)</u>
\$ 20,483,324	\$ 29,998,910
<u>(1,703,810)</u>	<u>(11,151,569)</u>
<u>\$ 18,779,514</u>	<u>\$ 18,847,341</u>
11.4%	10.4%

(Continued)

City of McMinnville, Oregon
Changes in Fund Balances, Governmental Funds
Last Six Fiscal Years
(modified accrual basis of accounting)

- (b) During year ended June 30, 2005, the City paid off a \$1,250,000 note payable used to finance the property purchase of Discovery Meadows Community Park.
- (c) During fiscal years ended 2003, 2004, 2005, and 2008 significant park construction, improvements, and land purchases occurred using the proceeds of the 2001 Park Improvement Bonds and park system development charges.
- (d) During years ended June 30, 2006 and 2007, the City received \$884,000 and \$715,000, respectively, from Virginia Garcia Memorial Health Care Center to supplement the capital grant to build the Virginia Garcia Memorial Health Care Center, a primary care center.
- (e) During years ended June 30, 2006 and 2007, the City expended approximately \$1,817,000 and \$715,000, respectively, to build the Virginia Garcia Memorial Health Center, a primary care clinic. The City does not own the facility and therefore did not capitalize the expenditures.
- (f) During year ended June 30, 2007, the City received \$325,000 from Evergreen International Aviation to provide seed money for a new federal aviation administration grant for runway and taxiway improvements, \$92,000 of which was received in 2006-2007. Another element of this account was \$424,000 of interest on the public safety and civic buildings bond.
- (g) Community development was included in General Government through fiscal year ended June 30, 2007.
- (h) During year ended June 30, 2007, the Transportation and 1997 Refunding Bonds were paid off. During year ended June 30, 2008, the City started debt service payments on the Public Safety Civic Building bonds.
- (i) During year ended June 30, 2008, construction began on the new Civic Building.
- (j) During years ended June 30, 2007 and 2008, the new public safety building was constructed for approximately \$10 million.



City of McMinnville, Oregon
Program Revenues by Functions/Programs
Last Six Fiscal Years
(full accrual basis of accounting)

Functions/Programs	Fiscal Year Ended June 30,			
	2003	2004	2005	2006
Primary government:				
Governmental activities:				
General government (e)	\$ 470,771	\$ 548,874	\$ 776,017	\$ 2,782,125
Community development	728,906	941,159	951,386	960,725
Public safety:				
Police (f)	633,996	690,663	820,955	932,483
Fire	319,890	337,650	386,462	290,173
Emergency communications (a)	86,268	208,339	229,980	236,218
Highways and streets (b)	3,713,217	5,975,693	4,475,629	4,347,662
Culture and recreation:				
Parks and recreation (c)	1,665,312	1,621,942	2,113,913	1,670,625
Library	119,336	124,113	189,440	186,731
Airport (d) (g)	296,125	198,719	624,951	334,281
Total governmental activities	<u>8,033,821</u>	<u>10,647,152</u>	<u>10,568,733</u>	<u>11,741,023</u>
Business-type activities:				
Wastewater	8,257,201	8,771,582	8,740,042	9,242,388
Ambulance	1,684,809	1,618,557	1,737,964	1,727,505
Total business-type activities	<u>9,942,010</u>	<u>10,390,139</u>	<u>10,478,006</u>	<u>10,969,893</u>
Total primary government	<u>\$ 17,975,831</u>	<u>\$ 21,037,291</u>	<u>\$ 21,046,739</u>	<u>\$ 22,710,916</u>
Component unit:				
Water and light	<u>\$ 37,271,421</u>	<u>\$ 38,656,138</u>	<u>\$ 38,408,072</u>	<u>\$ 40,201,155</u>

(a) During fiscal years ended 2004, 2005, and 2006, the City received a proportional share of the proceeds of the Yamhill County Emergency Communication District three-year local option levy.

(b) Highways and streets capital contributions fluctuate significantly year-to-year depending on when subdivision plats are accepted and recorded and a public street is created.

(c) During fiscal year ended June 30, 2005, the City received capital grants and contributions totaling approximately \$483,000 to assist in building two new parks, Discovery Meadows Community Park and Rotary Nature Reserve at Tice Woods.

<u>2007</u>	<u>2008</u>
\$ 1,268,607	\$ 497,521
1,046,050	1,005,640
1,613,682	1,648,392
290,436	287,018
181,058	160,995
6,481,738	5,029,028
1,780,725	1,670,571
162,959	161,640
628,842	459,794
<u>13,454,097</u>	<u>10,920,599</u>
9,681,571	9,672,427
1,762,499	2,120,051
<u>11,444,070</u>	<u>11,792,478</u>
<u>\$ 24,898,167</u>	<u>\$ 22,713,077</u>
<u>\$ 42,699,716</u>	<u>\$ 43,232,496</u>

(Continued)

City of McMinnville, Oregon
Program Revenues by Functions/Programs
Last Six Fiscal Years
(full accrual basis of accounting)

(d) During fiscal year ended June 30, 2005, the City received capital grants and contributions from the Federal Aviation Administration totaling approximately \$441,000 to improve and expand apron and safety areas at the McMinnville Municipal Airport.

(e) During fiscal year ended June 30, 2006 and 2007, the City received capital grants and contributions totaling approximately \$1,817,000 and \$715,000, respectively, to build the Virginia Garcia Memorial Health Center, a primary care clinic.

(f) During fiscal year ended June 30, 2007, the City earned approximately \$424,000 on the 2006 public safety and civic buildings bond proceeds. Also, Municipal Court collections increased approximately \$100,000.

(g) During fiscal year ended June 30, 2007, the City received \$325,000 from Evergreen International Aviation to provide seed money for a new federal aviation administration grant for runway and taxiway improvements, \$92,000 of which was received in 2006-2007.



City of McMinnville, Oregon
Assessed and Estimated Actual Value of Property
Last Ten Fiscal Years

Fiscal Year Ended June 30,	Real Property			Mobile Home Property		
	Maximum Assessed Value	Veteran's Exemptions	Net	Maximum Assessed Value	Veteran's Exemptions	Net
1999	\$ 1,007,706,641	\$ 1,988,510	\$ 1,005,718,131	\$ 33,941,288	\$ 581,926	\$ 33,359,362
2000	1,077,673,139	2,091,941	1,075,581,198	37,214,283	667,109	36,547,174
2001	1,135,381,571	2,388,233	1,132,993,338	39,669,564	758,519	38,911,045
2002	1,147,045,695	2,384,140	1,144,661,555	40,184,256	832,797	39,351,459
2003	1,202,423,259	2,617,680	1,199,805,579	37,918,142	864,894	37,053,248
2004	1,267,059,681	2,870,960	1,264,188,721	30,058,381	855,786	29,202,595
2005	1,363,860,689	3,048,810	1,360,811,879	26,102,584	781,259	25,321,325
2006	1,452,819,147	3,039,290	1,449,779,857	27,474,607	739,832	26,734,775
2007	1,551,355,163	4,318,800	1,547,036,363	32,926,265	1,046,687	31,879,578
2008	1,666,211,130	4,392,744	1,661,818,386	34,181,353	1,067,482	33,113,871

Source: Yamhill County Assessor's Office

Note: Prior to 1998 maximum assessed value equaled estimated real market value. Effective fiscal year ended June 30, 1998, with the implementation of Oregon Ballot Measure 50, maximum assessed value was reduced to 1995 estimated real market value less ten percent. Future increases are limited to three percent plus exceptions, which include but are not limited to new property and new improvements to property.

(a) Excludes tax-exempt property.

<u>Personal Property</u>	<u>Utilities</u>	<u>Total</u>		<u>Total Maximum Assessed Value as a</u>	<u>Total Direct Tax Rate</u>
<u>Maximum Assessed Value</u>	<u>Maximum Assessed Value</u>	<u>Maximum Assessed Value (a)</u>	<u>Estimated Real Market Value</u>	<u>Percentage of Estimated Real Market Value</u>	
\$ 53,292,904	\$ 23,108,969	\$ 1,115,479,366	\$ 1,385,367,310	80.5	\$ 5.34
57,883,391	20,570,657	1,190,582,420	1,473,226,409	80.8	5.94
64,623,357	23,405,248	1,259,932,988	1,573,772,404	80.1	5.69
65,624,468	25,997,209	1,275,634,691	1,610,696,888	79.2	6.32
60,853,536	25,379,134	1,323,091,497	1,716,334,030	77.1	6.29
63,364,572	24,529,683	1,381,285,571	1,760,704,384	78.5	6.27
61,737,692	25,470,516	1,473,341,412	2,020,287,465	72.9	5.98
67,198,136	26,361,253	1,570,074,021	2,215,609,959	70.9	5.92
69,685,330	27,305,600	1,675,906,871	2,822,850,527	59.4	5.93
73,791,823	30,116,840	1,798,840,920	3,117,670,189	57.7	5.87

City of McMinnville, Oregon
Property Tax Rates of Direct and Overlapping Governments
Last Ten Fiscal Years
(rate per \$1,000 of assessed value)

Fiscal Year Ended June 30,	Direct Rate					
	City of McMinnville			Yamhill County		
	Operating	Debt Service	Total Direct	Operating	Debt Service	Total
1999	\$ 4.07	\$ 1.27	\$ 5.34	\$ 2.54	\$ 0.12	\$ 2.66
2000	4.93	1.01	5.94	2.54	-	2.54
2001 (b)	5.02	0.67	5.69	2.57	-	2.57
2002	5.02	1.30	6.32	2.57	-	2.57
2003	5.02	1.27	6.29	2.57	-	2.57
2004	5.02	1.25	6.27	2.57	-	2.57
2005	5.02	0.96	5.98	2.57	-	2.57
2006	5.02	0.90	5.92	2.57	-	2.57
2007	5.02	0.91	5.93	2.57	-	2.57
2008	5.02	0.85	5.87	2.57	-	2.57

Source: Yamhill County Assessor's Office

Note: Beginning fiscal year ended June 30, 1998, property tax rates are limited by an amendment to Oregon's constitution referred to as the permanent rate limit. Districts can levy a property tax rate every year that is less than or equal to this limit without additional voter approval. Voters can approve bond levies and local option levies in addition to the permanent rate levy.

(a) Yamhill County Extension Service, Yamhill County Soil & Water District, Yamhill County Emergency Communications District, Willamette Regional Education Service District, Chemeketa Library, and Chemeketa Community College.

(b) The City's permanent property tax rate limit established by Measure 50 is \$5.02 per thousand of assessed value.

Overlapping Rates						Total Direct and Overlapping Rates
McMinnville School District No. 40			Other Taxing Districts (a)			
Operating	Debt Service	Total	Operating	Debt Service	Total	
\$ 4.16	\$ 3.74	\$ 7.90	\$ 1.15	\$ 0.19	\$ 1.34	\$ 17.24
4.15	3.42	7.57	1.14	0.18	1.32	17.37
4.15	3.27	7.42	1.15	0.13	1.28	16.96
4.15	2.79	6.94	1.15	0.14	1.29	17.12
4.15	3.00	7.15	1.15	0.14	1.29	17.30
4.15	3.14	7.29	1.23	0.14	1.37	17.50
4.15	1.65	5.80	1.24	0.34	1.58	15.93
4.15	2.10	6.25	1.23	0.34	1.57	16.31
4.15	1.38	5.53	1.08	0.32	1.40	15.43
4.15	2.85	7.00	1.08	0.07	1.16	16.59

City of McMinnville, Oregon
Principal Property Tax Payers
Current Year and Nine Years Ago

Taxpayer	Type of Business	Fiscal Year Ended June 30, 2008			
		Assessed Value	Percentage	Rank	
Cascade Steel Rolling Mills, Inc. (a)	Steel rebar and fence posts	\$ 54,804,072	3.05 %	1	
Willamette Valley Medical Center, LLC (b)	Hospital	40,548,369	2.25	2	
Verizon Northwest, Inc. (c)	Telephone communication	16,022,100	0.89	3	
Hillside Senior Living Community, LLC	Retirement community	14,264,433	0.79	4	
Lowes Home Improvement Warehouse, Inc.	Home improvement retail store	13,139,718	0.73	5	
Air Liquide Industrial U S, LP (d)	Liquid oxygen, nitrogen, argon	11,060,536	0.61	6	
NBS-McMinnville Plaza (e)	Commercial real estate management	9,052,505	0.50	7	
Homette (Skyline Corporation and Nomad)	Mobile home and RV manufacturing	8,935,995	0.50	8	
NW Natural Gas Co.	Natural gas distributor	8,861,700	0.49	9	
Oregon Mutual Insurance Co.	Insurance products and services	7,272,140	0.40	10	
McMinnville Hospital, Inc. (b)	Hospital	-	-		
LAI Properties, Inc (d)	Liquid oxygen, nitrogen, argon	-	-		
General Telephone Co. of NW (c)	Telephone communication	-	-		
Diane Foods, Inc.	Mexican food preparation	-	-		
Wetterau Inc.	Frozen food preparation	-	-		
Fadco, LLC (e)	Commercial real estate management	-	-		
Tanger Properties LP	Factory outlet retail center	-	-		
Total principal property tax payers		183,961,568	10.23		
All other property tax payers		1,614,879,352	89.77		
Total		\$ 1,798,840,920	100.00 %		

Source: Yamhill County Assessor's Office

(a) Cascade Steel Rolling Mills, Inc. appealed their assessed valuation, which is valued by State of Oregon industrial assessors. Due to economic conditions in the steel industry, the Oregon Tax Court lowered their assessed valuation by approximately \$44 million, during 2002-2003.

(b), (c), (d), (e) Since June 30, 1999, several principal property tax payers have either changed business names or been acquired by another company, although the property and facilities are the same.

Fiscal Year Ended June 30, 1999

	<u>Assessed Value</u>	<u>Percentage</u>	<u>Rank</u>
\$	90,733,848	8.13 %	1
	-	-	
	-	-	
	-	-	
	-	-	
	6,844,056	0.61	7
	5,591,200	0.50	9
	-	-	
	19,447,983	1.74	2
	15,661,151	1.40	3
	13,588,194	1.22	4
	8,651,777	0.78	5
	7,040,592	0.63	6
	6,469,463	0.58	8
	<u>5,318,734</u>	<u>0.48</u>	<u>10</u>
	179,346,998	16.08	
	<u>936,132,368</u>	<u>83.92</u>	
\$	<u>1,115,479,366</u>	<u>100.00 %</u>	

City of McMinnville, Oregon
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended June 30,	Levy			Collected within the Fiscal Year of the Levy	
	Original(b)	Adjustments (a)	Total Adjusted	Amount	Percentage of Original Levy
1999	\$ 5,959,246	\$ (163,211)	\$ 5,796,035	\$ 5,519,771	92.6 %
2000	7,096,759	(228,735)	6,868,024	6,549,918	92.3
2001	7,207,006	(213,211)	6,993,796	6,641,400	92.2
2002	8,316,756	(413,609)	7,903,147	7,531,197	90.6
2003	8,607,553	(428,692)	8,178,861	7,904,078	91.8
2004	8,664,344	(194,824)	8,469,520	8,101,768	93.5
2005	8,845,913	(223,608)	8,622,305	8,259,966	93.4
2006	9,316,566	(558,193)	8,758,373	8,489,244	91.1
2007	9,978,850	(405,315)	9,573,535	9,258,334	92.8
2008	10,588,854	(268,226)	10,320,628	9,889,138	93.4

Source: Yamhill County Assessor's Office

(a) Adjustments include discounts, write-offs, cancellations, and interest.

(b) 1998 was the first year of Measure 50 property tax limitation that established a permanent tax rate and reduced maximum assessed value to 1995 estimated real market value less ten percent.

Collections in Subsequent Years	Total Collections to Date	
	Amount	Percentage of Adjusted Levy
\$ 275,036	\$ 5,794,807	99.98 %
315,984	6,865,902	99.97
347,270	6,988,670	99.93
367,077	7,898,274	99.94
267,472	8,171,550	99.91
359,586	8,461,354	99.90
336,908	8,596,874	99.71
204,162	8,693,406	99.26
186,409	9,444,743	98.65
-	9,889,138	95.82

City of McMinnville, Oregon
Sewer Revenue Base by Type of Customer
Last Ten Fiscal Years
(in cubic feet)

<u>Customer Type</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Water consumption (a):				
Residential	n/a	68,376,537	68,677,225	70,626,491
Commercial - no average (b)	n/a	51,798,000	58,412,400	61,117,400
Commercial - with average (c)	n/a	<u>14,678,523</u>	<u>13,082,210</u>	<u>12,227,815</u>
Total		<u>134,853,060</u>	<u>140,171,835</u>	<u>143,971,706</u>
 Residential sewer rates:				
Service charge per residential unit	\$ 17.17	\$ 17.17	\$ 17.17	\$ 17.17
Volume charge per 100 cubic feet of water used (d)	3.53	3.53	3.53	3.53
Commercial and industrial sewer rates:				
Service charge per account	17.75	17.75	17.75	17.75
Volume charge per 100 cubic feet of water used	3.98	3.98	3.98	3.98

Source: McMinnville Water & Light Department and City of McMinnville Engineering Department

(a) Sewer rates are applied to water consumption amounts to derive sewer revenue.

(b) Commercial sewer customers that do not have irrigation systems are billed according to actual water usage for all months.

(c) Commercial sewer customers that have irrigation systems are billed according to actual water usage during the winter months (December - March) and are billed on the previous winter's monthly average water consumption or actual water usage, whichever is less, during the remaining months (April - November).

(d) Residential sewer customers are billed according to actual water usage during the winter months (December - March). The remaining months (April - November) sewer charges are based on the previous winter's monthly average water consumption or actual water usage, whichever is less.

n/a - not available

<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
73,639,347	76,336,502	77,071,650	77,646,131	77,388,017	77,053,217
60,342,284	63,210,554	57,720,582	57,666,869	64,372,500	67,676,406
<u>10,938,833</u>	<u>10,791,136</u>	<u>10,943,621</u>	<u>10,567,004</u>	<u>10,909,218</u>	<u>10,798,667</u>
<u>144,920,464</u>	<u>150,338,192</u>	<u>145,735,853</u>	<u>145,880,004</u>	<u>152,669,735</u>	<u>155,528,290</u>

\$	17.86	\$	17.86	\$	17.60	\$	17.40	\$	16.59	\$	17.05
	3.67		3.67		3.83		3.98		4.35		4.47
	18.46		18.46		17.60		17.40		16.59		17.05
	4.14		4.14		4.40		4.68		5.31		5.46

City of McMinnville, Oregon
Sewer Rates
Last Ten Fiscal Years

Fiscal Year Ended June 30,	Residential		Commercial & Industrial		Total Sewer and Septage Charges	Annual Growth
	Monthly Base Rate	Rate per Additional 100 cubic feet	Monthly Base Rate	Rate per Additional 100 cubic feet		
1999	\$ 17.17	\$ 3.53	\$ 17.75	\$ 3.98	\$ 6,147,087	2.69 %
2000	17.17	3.53	17.75	3.98	6,467,566	5.21
2001	17.17	3.53	17.75	3.98	6,134,178	(5.15)
2002	17.17	3.53	17.75	3.98	6,230,447	1.57
2003	17.86	3.67	18.46	4.14	6,600,438	5.94
2004	17.86	3.67	18.46	4.14	6,671,169	1.07
2005 (a)	17.60	3.83	17.60	4.40	6,936,288	3.97
2006	17.40	3.98	17.40	4.68	7,236,461	4.33
2007	16.59	4.35	16.59	5.31	7,613,506	5.21
2008	17.05	4.47	17.05	5.46	7,759,450	1.92

Source: City of McMinnville Engineering Department

Note: Sewer rates are set by City Council taking into consideration the City's *Sewer Master Plan* which provides recommendations for future operational and capital needs.

(a) Beginning fiscal year ended June 30, 2005, the *City of McMinnville 2004 Sewer Rate Equity Review* was implemented. The *Review* recommendations implemented were a three-year gradual shift of sewer costs to non-residential and high water usage residential customers and the finding that sewer user fees needed to increase 2.75 percent per year through fiscal year ending June 30, 2012 to cover operating costs, cost of capital improvements, and to build an approximate \$7.5 million reserve for future water reclamation facility expansion.

City of McMinnville, Oregon
Number of Sewer Connections by Customer Type
Last Ten Fiscal Years

Fiscal Year Ended June 30,	Residential	General Service & Commercial	Total
1999	8,616	1,750	10,366
2000	9,059	1,752	10,811
2001	9,222	1,592	10,814
2002	9,341	1,602	10,943
2003	10,301	1,089	11,390
2004	10,468	1,126	11,594
2005	10,742	1,182	11,924
2006	11,380	1,452	12,832
2007	11,520	1,500	13,020
2008	11,582	1,532	13,114

Source: McMinnville Water & Light Department

City of McMinnville, Oregon
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year Ended June 30,	General Obligation Bonds	Less Amount Available in Debt Service Fund (a)	Net General Obligation Bonded Debt	Percentage of Estimated Real Market Value (b)	Per Capita (c)
1999	\$ 8,595,000	\$ 295,000	\$ 8,300,000	0.60 %	\$ 340
2000	7,530,000	300,000	7,230,000	0.49	286
2001	6,425,000	160,000	6,265,000	0.40	236
2002	14,925,000	455,000	14,470,000	0.90	513
2003	13,585,000	485,000	13,100,000	0.76	453
2004	12,170,000	510,000	11,660,000	0.66	399
2005	10,690,000	340,000	10,350,000	0.51	345
2006	9,320,000	355,000	8,965,000	0.40	290
2007	21,010,000	375,000	20,635,000	0.73	652
2008	20,325,000	655,000	19,670,000	0.63	607

Note: Debt amounts presented above are exclusive of applicable premiums and discounts. Details regarding the City's outstanding debt can be found in the notes to the basic financial statements (Note III. F.).

(a) Amount of fund balance designated for principal payments.

(b) See Schedule of Assessed and Estimated Actual Value of Property for estimated real market value data.

(c) See Schedule of Demographic and Economic Statistics for population data.

(d) Includes net general bonded debt, other governmental activities debt, and business-type activities debt.

(e) See Schedule of Demographic and Economic Statistics for personal income data.

n/a - not available

<u>Other Governmental Activities Debt</u>			<u>Business-Type Activities</u>		<u>Total Primary Government (d)</u>	<u>Percentage of Personal Income (e)</u>		<u>Per Capita (c)</u>
<u>Certificates of Participation</u>	<u>Notes Payable</u>	<u>Capital Leases</u>	<u>Revenue Bonds</u>	<u>Notes Payable</u>				
\$ -	\$ 13,000	\$ 223,169	\$ 25,170,000	\$ 8,457,079	\$ 42,163,248	7.36 %	\$ 1,727	
-	1,475,000	192,750	23,955,000	11,660,729	44,513,479	7.24	1,763	
-	1,457,208	159,896	22,690,000	10,972,180	41,544,284	6.26	1,568	
180,000	1,438,506	152,625	21,375,000	10,250,063	47,866,194	6.64	1,697	
1,285,000	1,418,847	108,538	20,005,000	9,488,153	45,405,538	6.10	1,572	
1,070,000	1,398,183	60,978	23,690,000	2,371,025	40,250,186	5.10	1,378	
850,000	126,461	9,671	21,895,000	2,023,167	35,254,299	4.09	1,174	
625,000	103,628	3,425	19,895,000	1,657,272	31,249,325	3.25	1,010	
395,000	79,627	21,717	17,795,000	1,273,181	40,199,525	n/a	1,270	
205,000	54,397	14,970	15,590,000	870,725	36,405,092	n/a	1,124	



City of McMinnville, Oregon
Direct and Overlapping Governmental Activities Debt
June 30, 2008

Governmental Unit	Outstanding Debt	Estimated Percentage Applicable (a)	Estimated Share of Overlapping Debt
Direct:			
General obligation bonded debt - City	\$ 20,325,000	100.00 %	\$ 20,325,000
Other governmental activities debt - City	274,367	100.00	<u>274,367</u>
Total direct debt			<u>20,599,367</u>
Overlapping:			
General obligation bonded debt:			
Chemeketa Community College	12,015,000	7.27	873,491
McMinnville School District No. 40	76,975,000	80.31	61,818,623
Other governmental activities debt:			
Chemeketa Community College	50,878,154	7.27	3,698,842
Willamette Education Service District	21,962,665	6.64	1,458,321
Yamhill County	1,035,000	30.28	313,398
Housing Authority of Yamhill County	2,230,000	30.28	675,244
McMinnville School District No. 40	29,182,498	80.31	<u>23,436,464</u>
Total overlapping debt			<u>92,274,382</u>
Total direct and overlapping debt			<u>\$ 112,873,749</u>

Source: Oregon State Treasury Debt Management Division

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(a) The percentage of overlapping debt applicable is estimated using estimated real market values. Applicable percentages were estimated by determining the portion of another governmental unit's estimated real market value within the City's boundaries and dividing it by each governmental unit's total estimated real market value.

City of McMinnville, Oregon
Legal Debt Margin Calculation
Last Ten Fiscal Years

	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Total estimated real market value	\$ 1,385,367,310	\$ 1,473,226,409	\$ 1,573,772,404	\$ 1,610,696,888
Debt limitation:				
3% of estimated real market value	41,561,019	44,196,792	47,213,172	48,320,907
Debt applicable to limitation:				
Total general obligation bonded debt	8,595,000	7,530,000	6,425,000	14,925,000
Less amount available for payment of general obligation principal	<u>(295,000)</u>	<u>(300,000)</u>	<u>(160,000)</u>	<u>(455,000)</u>
Net debt applicable to limitation	<u>8,300,000</u>	<u>7,230,000</u>	<u>6,265,000</u>	<u>14,470,000</u>
Total remaining debt limit	<u>\$ 33,261,019</u>	<u>\$ 36,966,792</u>	<u>\$ 40,948,172</u>	<u>\$ 33,850,907</u>
Total net debt applicable to limitation as a percentage of debt limit	19.97%	16.36%	13.27%	29.95%

<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
\$ 1,716,334,030	\$ 1,760,704,384	\$ 2,020,287,465	\$ 2,215,609,959	\$ 2,822,850,527	\$ 3,117,670,189
51,490,021	52,821,132	60,608,624	66,468,299	84,685,516	93,530,106
13,585,000	12,170,000	10,690,000	9,320,000	21,010,000	20,325,000
<u>(485,000)</u>	<u>(510,000)</u>	<u>(340,000)</u>	<u>(355,000)</u>	<u>(375,000)</u>	<u>(655,000)</u>
<u>13,100,000</u>	<u>11,660,000</u>	<u>10,350,000</u>	<u>8,965,000</u>	<u>20,635,000</u>	<u>19,670,000</u>
<u>\$ 38,390,021</u>	<u>\$ 41,161,132</u>	<u>\$ 50,258,624</u>	<u>\$ 57,503,299</u>	<u>\$ 64,050,516</u>	<u>\$ 73,860,106</u>
25.44%	22.07%	17.08%	13.49%	24.37%	21.03%

City of McMinnville, Oregon
Sewer Debt Coverage
Revenue Bond and Note Payable
Last Ten Fiscal Years
(full accrual basis of accounting)

Fiscal Year Ended June 30,	Operating Net Income	Depreciation	Development Charges and Fees	Net Sewer Revenue	Debt Service			Coverage
					Principal	Interest	Total	
1999	\$ 2,229,361	\$ 1,940,273	\$ 961,607	\$ 5,131,241	\$ 1,537,287	\$ 1,686,965	\$ 3,224,252	1.59
2000	2,624,387	1,928,534	1,059,409	5,612,330	1,601,349	1,623,442	3,224,791	1.74
2001	2,279,747	2,026,543	698,355	5,004,645	1,953,549	1,690,388	3,643,937	1.37
2002	2,077,355	2,115,098	922,501	5,114,954	2,037,118	1,655,496	3,692,614	1.39
2003	2,473,629	2,081,815	755,229	5,310,673	2,131,910	1,561,954	3,693,864	1.44
2004	2,404,882	2,149,369	996,789	5,551,040	2,232,990	1,683,623	3,916,613	1.42
2005	2,460,507	2,195,391	891,178	5,547,076	2,142,858	1,116,098	3,258,956	1.70
2006	2,475,387	2,257,843	1,106,547	5,839,777	2,365,895	1,042,278	3,408,173	1.71
2007	2,606,830	2,290,914	923,370	5,821,114	2,484,091	923,069	3,407,160	1.71
2008	2,414,462	2,331,854	1,194,274	5,940,590	2,607,456	797,905	3,405,361	1.74

Note: The 2004 Master Sewer Revenue Refunding Bond Declaration includes two rate covenants:

- The first bond covenant test provides that the City's net sewer revenue (operating net income, plus depreciation, and development charges and fees) must be at least equal to 100% of the fiscal year's annual debt service on the 2004 sewer system revenue refunding bonds plus 100% of the fiscal year's annual debt service on all outstanding subordinated debt which is the OECD W/WWF 2000 note payable (see note III. F. 5.).
- The second bond covenant test provides that the City's net sewer revenue must be at least equal to 120% of the fiscal year's annual debt service on the 2004 sewer system revenue refunding bonds.
- The City met and exceeded each of these bond covenant tests.

City of McMinnville, Oregon
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year Ended June 30,	Population	Personal Income (a)	Per Capita Personal Income (b)	School Enrollment	PMSA Unemployment Rate (c)
1999	24,420	\$ 572,673,420	\$ 23,451	5,400	4.6 %
2000	25,250	615,191,000	24,364	5,414	4.3
2001	26,499	663,243,471	25,029	5,525	5.8
2002	28,200	721,186,800	25,574	5,565	7.5
2003	28,890	743,946,390	25,751	5,690	8.0
2004	29,200	789,276,000	27,030	5,911	6.6
2005	30,020	861,964,260	28,713	5,998	5.4
2006	30,950	960,811,800	31,044	6,363	5.1
2007	31,665	n/a	n/a	6,167	4.8
2008	32,400	n/a	n/a	6,200	5.3

Sources: Population information is provided by Portland State University certified yearly estimates. Per capita personal income is provided by Bureau of Economic Analysis. School enrollment is provided by McMinnville School District No. 40. Unemployment rate is provided by State of Oregon Employment Department.

(a) Personal income is calculated using population and per capita personal income figures.

(b) Per capita personal income figures are for Yamhill County in total, not just the City of McMinnville.

(c) Portland Metropolitan Statistical Area (PMSA)

n/a - not available

City of McMinnville, Oregon
Principal Employers
Current Year and Five Years Ago

Employer	Type of Business	Fiscal Year Ended June 30, 2008		
		Number of Employees	Percentage	Rank
Willamette Valley Medical Center, LLC	Health care	590	4.69 %	1
Cascade Steel Rolling Mills, Inc.	Steel production	565	4.49	2
Linfield College	Higher education - liberal arts	528	4.20	3
McMinnville School District #40	Education	515	4.09	4
Evergreen Enterprises, Inc.	Air freight, helicopters, agriculture	480	3.82	5
Yamhill County	County government	400	3.18	6
Wal-Mart Stores, Inc.	Retail merchandise	275	2.19	7
Oregon Mutual Insurance Company	Insurance products and services	236	1.88	8
Meggitt Polymer	Sealing solutions manufacturing	230	1.83	9
Skyline Corporation (Homette and Nomad)	Mobile home and RV manufacturing	200	1.59	10
Lowe's Home Improvement Warehouse, Inc.	Retail merchandise	-	-	-
Total principal employers		4,019	31.94	
All other employers (estimated)		8,562	68.06	
Total		12,581	100.00 %	

Sources: City of McMinnville Planning Department. Total employees is provided by Worksource Oregon Employment Department.

Fiscal Year Ended June 30, 2003

<u>Number of Employees</u>	<u>Percentage</u>	<u>Rank</u>
400	2.71 %	5
455	3.08	3
482	3.26	2
571	3.87	1
453	3.07	4
375	2.54	6
240	1.63	9
270	1.83	8
-	-	-
303	2.05	7
175	1.19	10
<hr/>		
3,724	25.23	
<hr/>		
11,039	74.77	
<hr/>		
14,763	100.00 %	

City of McMinnville, Oregon
Construction Activity
Last Ten Fiscal Years

Fiscal Year Ended June 30,	Commercial and Industrial (a)		Residential (b)	
	Number of Permits	Value	Number of Permits	Value
1999	129	\$ 29,632,347	237	\$ 21,794,340
2000	90	23,056,578	221	40,261,557
2001	91	8,505,507	220	24,555,114
2002	101	22,997,447	308	31,578,766
2003	155	16,150,217	340	33,778,488
2004	177	18,935,470	377	41,529,571
2005	155	22,601,019	363	40,380,378
2006	173	33,297,574	348	47,579,970
2007	147	65,033,583	406	48,635,973
2008	151	100,554,562	273	34,586,033

Source: City of McMinnville Building Division

(a) Commercial, industrial, schools, churches, and public buildings, including additions and major repairs.

(b) Single family, duplex and multiple family units; and manufactured homes, including additions and major repairs.

City of McMinnville, Oregon
Full-Time Equivalent Employees by Function/Program
Last Six Fiscal Years

Functions/Programs	Fiscal Year Ended June 30,					
	2003	2004	2005	2006	2007	2008
Primary government:						
Governmental activities:						
General government	15.30	14.49	13.59	14.31	13.20	19.84
Community development	15.65	14.80	14.80	16.00	16.90	17.12
Public safety:						
Police:						
Sworn	34.00	30.00	32.00	35.00	35.00	35.00
Non-sworn	12.80	14.03	12.29	11.14	14.41	10.16
Fire	6.77	6.54	6.64	6.79	10.38	11.00
Highways and streets	9.64	8.18	8.35	8.85	9.60	9.69
Culture and recreation:						
Parks and recreation:						
Full-time	15.00	11.00	13.00	14.00	14.00	14.00
Part-time	29.64	25.43	22.29	23.08	25.21	23.60
Library	16.90	13.36	14.59	15.65	16.42	16.51
Total governmental activities	<u>155.70</u>	<u>137.83</u>	<u>137.55</u>	<u>144.82</u>	<u>155.12</u>	<u>156.92</u>
Business-type activities:						
Wastewater	18.71	20.07	19.68	19.41	18.76	18.91
Ambulance	18.44	19.12	17.45	17.66	21.07	21.16
Total business-type activities	<u>37.15</u>	<u>39.19</u>	<u>37.13</u>	<u>37.07</u>	<u>39.83</u>	<u>40.07</u>
Total primary government	<u>192.85</u>	<u>177.02</u>	<u>174.68</u>	<u>181.89</u>	<u>194.95</u>	<u>196.99</u>

Source: City of McMinnville Adopted Budgets

City of McMinnville, Oregon
Operating Indicators by Function/Program
Last Six Fiscal Years

Functions/Programs	Fiscal Year Ended June 30,				
	2003	2004	2005	2006	2007
Primary government:					
Community development:					
Building division:					
Building permits issued	429	491	453	517	463
Plumbing permits issued	296	281	272	374	261
Mechanical permits issued	114	96	106	189	188
Demolition permits issued	11	16	14	25	25
Fire life safety permits issued	59	44	22	53	22
Miscellaneous permits issued	76	48	45	69	57
Manufactured home permits issued	8	10	21	35	34
Total permits issued	993	986	933	1,262	1,050
Police:					
Calls for service (a)	29,315	29,190	27,801	26,349	30,609
Crimes: (a)					
Part I (incidents & arrests reported to FBI)	1,525	1,217	1,240	958	1,006
Part II (arrests reported to FBI)	3,075	2,946	2,915	2,541	2,452
Part III (not reported to FBI)	1,085	1,178	1,077	1,075	1,218
Total crimes	5,685	5,341	5,232	4,574	4,676
Traffic crashes	335	278	302	336	250
Traffic citations/warnings	7,226	11,660	10,549	7,391	12,636
Fire:					
Self fire inspections conducted	1,242	1,308	1,329	1,330	1,390
On-site fire inspections conducted	380	392	671	560	610
Fire responses	n/a	n/a	788	1,070	1,063
Fire/rescue responses	n/a	n/a	1,682	2,603	2,839
Level of insurance service	Class 3	Class 3	Class 3	Class 3	Class 3
Parks and recreation:					
Aquatic center attendance:					
General recreation programs	60,397	55,001	54,388	53,420	60,586
Fitness classes	16,923	15,475	17,485	17,535	17,190
Swim instruction	12,555	12,521	12,911	15,073	15,274
School district #40 programs	8,911	10,933	11,114	10,744	9,504
Rental attendance	17,177	13,700	15,557	16,298	15,308
Total attendance	115,963	107,630	111,455	113,070	117,862

2008

332
247
180
11
40
48
32
890

n/a

n/a
n/a
n/a

n/a
n/a

-
120
838
2,933
Class 3

71,575
18,303
15,227
8,593
16,452
130,150

(Continued)

City of McMinnville, Oregon
Operating Indicators by Function/Program
Last Six Fiscal Years

Functions/Programs	Fiscal Year Ended June 30,				
	2003	2004	2005	2006	2007
Community center and recreation programs:					
Facility reservations	n/a	n/a	n/a	1,002	1,144
Community-wide special events	n/a	n/a	n/a	47	59
Children's programs:					
Kids on the block (after school)	n/a	n/a	n/a	1,590	1,301
STARS (summer)	n/a	n/a	n/a	98	120
Recreational sports:					
Soccer:					
Participants	n/a	n/a	n/a	1,500	1,720
Teams	n/a	n/a	n/a	107	118
Matches	n/a	n/a	n/a	1,190	1,220
Baseball:					
Participants	n/a	n/a	n/a	1,170	1,380
Teams	n/a	n/a	n/a	92	106
Games	n/a	n/a	n/a	645	720
Other sports:					
Participants	n/a	n/a	n/a	570	600
Games/matches	n/a	n/a	n/a	340	375
Senior center:					
Attendance	n/a	n/a	n/a	3,920	10,000
Facility rentals	n/a	n/a	n/a	52	62
Senior meals served	n/a	n/a	n/a	31,827	27,388
Day trips taken	n/a	n/a	n/a	27	10
Day trip attendance	n/a	n/a	n/a	568	191
Overnight trips taken	n/a	n/a	n/a	8	9
Overnight trip attendance	n/a	n/a	n/a	102	93
Park maintenance:					
Picnic reservations (a)	n/a	n/a	n/a	107	129
Library:					
Items circulated	289,811	289,800	298,822	306,808	325,197
Resources	82,655	82,650	86,916	82,308	83,446
Uses of online databases, library website, and internet computers at the library	n/a	n/a	116,971	143,721	169,596
Service hours per week	57	47	47	47	47
Wastewater Services:					
Daily average treatment in gallons	3,100,000	3,100,000	3,100,000	3,280,000	3,000,000
Service connections:					
Residential	10,301	10,468	10,742	11,380	12,431
General services/commercial	1,089	1,126	1,182	1,452	1,284

2008

1,200
50

1,500
130

1,750
120
1,250

1,400
110
740

550
360

9,750
55

27,000
8
240
2
100

130

334,960
93,398

191,897
47

3,315,000

11,319
1,316

(Continued)

City of McMinnville, Oregon
Operating Indicators by Function/Program
Last Six Fiscal Years

Functions/Programs	Fiscal Year Ended June 30,				
	2003	2004	2005	2006	2007
Ambulance:					
Emergency Medical Service (EMS) calls	3,531	4,346	3,239	4,268	4,330
EMS patients transported	2,809	3,711	2,874	3,225	3,193
Component unit:					
Water and light:					
Water system:					
Daily average consumption in gallons	5,000,000	5,200,000	5,200,000	5,200,000	4,900,000
Service connections:					
Residential	10,567	10,833	11,102	11,276	11,520
General services/commercial	1,286	1,317	1,379	1,447	1,500
Electric system:					
Type	public power	public power	public power	public power	public power
Service connections:					
Residential	11,641	11,940	12,209	12,350	12,748
General services/small industrial	2,438	2,474	2,543	3,332	2,603
Large industrial	2	2	2	2	2

(a) Calendar year

n/a - not available

2008

4,806
3,528

5,000,000

11,674
1,562

public power

12,917
2,691
2

City of McMinnville, Oregon
Capital Asset Statistics by Function/Program
Last Six Fiscal Years

Functions/Programs	Fiscal Year Ended June 30,				
	2003	2004	2005	2006	2007
Primary government:					
General government:					
Computers - desktops and laptops	n/a	159	163	163	165
Computers - servers	n/a	15	16	17	18
Police:					
Station	1	1	1	1	1
Training facility	1	1	1	1	1
Patrol units	15	15	15	15	15
Command vehicle	-	-	-	-	1
Motorcycle	-	-	-	-	1
Fire:					
Stations	1	1	1	1	1
Training facility	1	1	1	1	1
Vehicles	18	18	18	18	18
Highways and streets:					
Miles of streets	94	97	99	100	102
Miles of storm drain sewers	67	69	71	72	74
Number of street lights	2,135	2,136	2,721	2,791	2,825
Parks and recreation:					
Aquatic center	1	1	1	1	1
Community center	1	1	1	1	1
Senior citizen center	1	1	1	1	1
Parks:					
Neighborhood parks (d)	1	1	1	1	1
Community parks (b)	4	4	5	5	5
Linear park (c)	1	1	2	2	2
Mini parks and play lots	7	7	7	7	7
Nature parks (a)	1	2	2	2	2
Greenway/greenspaces	15	15	15	15	15
Park system acreage (d)	335	335	335	335	335
Tennis courts	4	4	4	4	4
Baseball/softball fields	10	10	10	10	10
Soccer fields	11	11	11	11	11
Outdoor basketball courts (b)	3	3	7	7	7
Skate parks(b)	1	1	2	2	2
Library:					
Facility	1	1	1	1	1
Bookmobile	1	1	1	1	1

2008

204

20

1

1

15

1

1

1

1

18

103

75

2,877

1

1

1

2

5

2

7

2

15

343

4

11

11

7

2

1

1

(Continued)

City of McMinnville, Oregon
Capital Asset Statistics by Function/Program
Last Six Fiscal Years

Functions/Programs	Fiscal Year Ended June 30,				
	2003	2004	2005	2006	2007
Airport:					
Runways	2	2	2	2	2
Runway 04/22: 150 ft x 5420 ft with 1,000 ft asphalt stopway					
Runway 17/35: 150 ft x 4676 ft					
Connecting taxiways	2	2	2	2	2
Automated weather station	1	1	1	1	1
Instrument landing system (ILS)	1	1	1	1	1
Precision approach path indicator (PAPI)	2	2	2	2	2
FAA automated flight service station	1	1	1	1	1
City owned hangars:					
Maintenance	2	2	2	2	2
Rental	27	27	27	27	27
Land leased hangars:					
Private	62	71	73	83	83
Corporate	1	1	2	2	2
Wastewater Services:					
Treatment plant	1	1	1	1	1
Maximum daily capacity of treatment plant in gallons	5,600,000	5,600,000	5,600,000	5,600,000	5,600,000
Miles of sanitary sewers	134	137	141	144	149
Ambulance:					
Vehicles	3	3	3	3	3
Component unit:					
Water and light:					
Water system:					
Maximum daily capacity of plant in gallons	13,300,000	13,300,000	13,300,000	13,300,000	13,300,000
Watershed storage in billions of gallons	1.5	3.5	3.5	3.5	3.5
Miles of water mains	135	137	137	140	152
Fire hydrants	870	912	919	944	1,012
Electric system:					
Substations	7	7	7	7	7
Miles of distribution	296	302	302	307	315

(a) In fiscal year ended June 30, 2004, Rotary Nature Reserve at Tice Woods was dedicated.

(b) In fiscal year ended June 30, 2005, Discovery Meadows Community Park was dedicated and include additional basketball courts and a skate park.

(c) In fiscal year ended June 30, 2005, Bonneville Power Administration Linear Park was dedicated.

(d) In fiscal year ended June 30, 2008, West Hills Neighborhood park land was purchased.

n/a - not available

2008

2

2

1

1

2

1

2

27

83

2

1

5,600,000

152

3

13,300,000

3.5

154

1,014

7

318

