



Falls City Oregon City Council Meeting

Monday, February 2, 2026 at 6:00 pm

Meeting Location

320 N Main St • Falls City, OR 97344

How to Attend and/or Participate

1. In Person: 320 N Main St. Falls City, OR 97344
2. Call-in: a. 1-253-215-8782 b. Meeting ID: 878 7406 4319 You will be muted but may “raise your hand” to indicate you wish to comment.
3. Web Application: Zoom Webinar <https://us06web.zoom.us/j/87874064319> You will be muted but may “raise your hand” to indicate you wish to comment during Public Comments.
4. Write-In: Using regular mail or email. a. info@fallscityoregon.gov; 299 Mill St. Falls City, OR 97344

The City of Falls City does not discriminate in providing access to its programs, services, and activities on the basis of race, color, religion, ancestry, national origin, political affiliation, sex, age, marital status, physical or mental disability, or any other inappropriate reason prohibited by law or policy of the state or federal government. Should a person need special accommodations or interpretation services, contact the City at 503.787.3631 at least one working day prior to the need for services and every reasonable effort to accommodate the need will be made.

1. CALL TO ORDER & ROLL CALL

Mayor TJ Bailey, Council President Houghtaling, Councilor Nick Backus, Councilor Tony Meier, Councilor Tia Scruton, Councilor Dennis Sickles, Councilor Lori Jean Sickles

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS, APPOINTMENTS, APPRECIATIONS, & PROCLAMATIONS

4. PUBLIC COMMENTS & LETTER COMMUNICATIONS

In order to encourage an environment of openness, courtesy and respect for differing points of view, please refrain from behavior that is disruptive to the meeting such as making loud noises, clapping, shouting, booing, or any other activity that disrupts the orderly conduct of the meeting. Abusive language will not be tolerated.

Please limit your commentary to 3 minutes or less.

5. CONSENT AGENDA

a. January 5, 2026 Minutes

Attachments:

- **Minutes** (2025.01.05_Council_Minutes.pdf)

6. REPORTS OR COMMENTS FROM MAYOR AND COUNCIL MEMBERS

a. Mayor's Report

b. Councilor Comments

Attachments:

- **2026 Council Goals** (2026_City_Council_Goals.pdf)

c. Public Works Committee Report

Attachments:

- **Minutes** (PW_Minutes.pdf)

7. REPORTS FROM CITY MANAGER & STAFF

a. Falls City Fire Report

Attachments:

- **Report** (FD_Report.pdf)

b. Falls City Public Works Report

Attachments:

- **Report** (PW_Report.pdf)

c. City Manager's Report

Attachments:

- **Report** (2026.02.02_Monthly_Manager's_Report.pdf)

d. Audit Report

Attachments:

- **Audit Document** (2024-2025_Audit_Document.pdf)

e. Dump Truck Purchase

Attachments:

- **Staff Report** (2026.02.02_Staff_Report_Dump_Truck_Purchase.pdf)
- **Exhibit A** (2026.02.02_Exhibit_A_Dump_Truck.pdf)

f. Grant Contract Proposal

Attachments:

- **Staff Report** (2026.02.02_Staff_Report_Grant_Contract_Proposal.pdf)
- **Exhibit A** (2026.02.02_Exhibit_A_Grant_Contract_Proposal_Falls_City.pdf)
- **Exhibit B** (2026.02.02_Exhibit_B_HT_Grants_Business_Flyer.pdf)

8. GOOD OF THE ORDER**9. ADJOURN**

Posted for Public at the City Hall Bulletin Board, Community Center, Falls City Website, Falls City Market, LCB Bulletin Board, and City Facebook page

Contact: Jeremy Teal, City Recorder (jteal@fallscityoregon.gov 503.787.3631) | Agenda published on 01/29/2026 at 12:51 PM

FALLS CITY CITY COUNCIL		MONDAY, JANUARY 5, 2026
Mayor Bailey called the Falls City City Council into regular session on Monday, January 5, 2026 at 6:01 p.m. in the Community Center located at 320 N. Main Street.		
Council Members Present: Council President Amy Houghtaling, Councilor Nick Backus, Councilor Tony Meier, Councilor Tia Scruton, Councilor Dennis Sickles arrived at 6:07 p.m., and Councilor Lori Jean Sickles		
Staff Present: City Manager AJ Foscoli and City Recorder Jeremy Teal		
AGENDA		ACTION
Announcements, Appointments, Appreciations & Proclamations		There were none.
Public Comment		<p>Mayor Bailey opened the public comments at 6:02 p.m.</p> <p>Jim Miner asked if there was an update on the ponds. Mr. Foscoli stated the start-up process would take two weeks.</p> <p>Tracy Young noted the 20-mph sign on Prospect needing fixed due to the base being destroyed.</p> <p>Ms. Young asked if the culvert on Palmer Road could get fixed. Mayor Bailey noted that was Polk County's issue. Ms. Young noted that the culvert was a real concern.</p> <p>Ms. Young asked if the RV park would be inspected soon. Mayor Bailey noted that it would be.</p> <p>Tina Thompson noted her concern for Ellis Street and the amount of trailers that have moved in since the trash had moved out. Mayor Bailey noted the IGA with Dallas wasn't on the agenda regarding municipal court but once it was passed the City would have the power to cite people.</p> <p>Don Schecker asked about the funds on the projects. He asked if the first project was estimated then adjusted for the other projects. Mr. Foscoli stated that was correct and he had prioritized the 2nd phase and was not going to obligate any funds beyond the \$2.3 million budget.</p> <p>Mr. Schecker stated that municipalities rates were based on where the cities get their water.</p>

	<p>Council President Houghtaling stated there was a meal train setup for the Creekmore's and there were multiple days open.</p> <p>Councilor Meier stated he watched a log truck pull through island the wrong way. Councilor D Sickles stated he was concerned about the log trucks with that island.</p> <p>Councilor Backus asked if Hopkins was a street or avenue. Mr. Foscoli stated it was a street.</p>
Adjourn Regular Session	There being no further business, the meeting was adjourned at 6:28 p.m.
Executive Session ORS 192.600.2.a: The governing body of a public body may hold an executive session to consider the employment of a public officer, employee, staff member or individual agent.	<p>Mayor Bailey opened Executive Session at 6:35 p.m.</p> <p>Mayor Bailey closed Executive Session at 7:23 p.m.</p>
Resumed Regular Session	<p>Council meeting resumed at 7:24 p.m.</p> <p>Mayor Bailey asked when a good day for goal setting would be.</p> <p>It was moved and amended by Councilor D Sickles to hold the goal setting on Saturday January 24 at 9 am in the community center. The motion was duly seconded by Councilor Meier and CARRIED with a vote of 6-0 with Councilors Backus, Meier, Scruton, D Sickles, LJ Sickles and Council President Houghtaling voting YES.</p> <p>Mayor Bailey stated the Council needed to select a new Council President. Councilor Meier nominated Councilor Houghtaling</p> <p>It was moved by Councilor D Sickles to appoint Councilor Houghtaling as Council President. The motion was duly seconded by Councilor Meier and CARRIED with a vote of 6-0 with Councilors Backus, Meier, Scruton, D Sickles, LJ Sickles and Council President Houghtaling voting YES.</p>

Adjourn	There being no further business, the meeting was adjourned at 7:30 p.m.
Read and approved this ____ day of _____ 2026.	
Mayor: _____	
ATTEST:	
City Recorder: _____	



Falls City Community Center
320 N. Main St
Falls City, OR 97344
(503) 787-3631
www.fallscityoregon.gov

CITY OF FALLS CITY

2026 GOALS

Goal Setting Session January 24, 2026

City Council Members in Attendance:

TJ Bailey (Mayor), Amy Houghtaling (President), Dennis Sickles
Toni Meier, Lori-Jean Sickles, Nick Backus, Tia Scruton

Staff in Attendance:

AJ Foscoli, City Manager

Others in Attendance:

MISSION STATEMENT

“Create an environment that supports community rural living at its best by mixing family, work, recreation and social opportunities while providing fiscally sound, responsible municipal services.”

PURPOSE – TO ENHANCE THE QUALITY OF LIFE IN FALLS CITY



TRANSPORTATION & INFRASTRUCTURE

Upgrade Sewer Infrastructure
Upgrade Water Infrastructure

Dayton Bridge Project



PUBLIC SAFETY & HEALTH

Expand Code Services
Develop Beautification Initiatives



ECONOMIC VITALITY

Develop Falls City Community Resources



EFFECTIVE & EFFICIENT CITY OPERATION

Miscellaneous Goals

Goal #1 – Upgrade City Infrastructure

Milestone (2025)	Priority	Council Liaison
Continue Community Communication and Outreach	1/4	TM, NB
Continue Communication with Stakeholders	1/4	AH, DS
Monitor Construction Progress	1/4	ALL
Facilities Plan Amendments (Sewer/Water/Streets)	2	ALL
Dayton Bridge Project		

Goal #2 – Enhance City Code Services

Milestone (2025)	Priority	Council Liaison
Engage & Educate Community in Code Services	1/4	TB, TM
Update Code to be Effective with Polk County Resources	1/4	TB, TM
Develop Structure for Procedures & Communication for Code Services Program	2/4	ALL
Sustain Code Services Program	2	ALL
Dallas Municipal Court Proceedings		

Goal #3 – Develop Falls City Community Resources

Milestone (2025)	Priority	Council Liaison
Utilize City Buildings to Develop Plan for Community Engagement	4	TS
Identify & Communicate Specific Volunteer Opportunities for City Projects	4	ALL
Engage Stakeholders in Conversations	4	ALL

Goal #4 – Miscellaneous Goals

Goal (2025)	Priority	Council Liaison
Engage All Council Members in Ongoing Council Training	1/4	ALL
Develop Emergency Plan	2	TB
Engage in evidence-based discussions for houseless prevention strategies relevant to Falls City	4	AH
Investigate SDCs	3	ALL

Other Issues of Strategic Importance for 2025

Goal	Priority	Council Liaison
Investigate Initiatives for Employee Retention	4	NB, DS
Recuperate Revenue from City Facilities Public Use (Fee Schedule)	4	TS

Priority Scale for Goal Setting

Priority 1 – Highest Priority; Needs to be initiated and finished this year

Priority 2 – Next highest priority; Initiate this year and finish within 1-2 years

Priority 3 – Initiate in the next 2-3 years (ongoing tasks/long-term horizons)

Priority 4 - Ongoing item

Council Liaison

TB – TJ Bailey (Mayor)

AH – Amy Houghtaling (CC Pres. 2026)

DS – Dennis Sickles

TM – Tony Meier

Lori – Lori Jean Sickles

NB – Nick Backus

TS – Tia Scruton

**City of Falls City
Public Works Committee Meeting**

Thursday January 22, 2026 6:00PM
Meeting Location: 320 N. Main Street

Committee Members Present

Mike McConnell, Tony Meier, Marty Haviland, Jeff Propp, Cliff Lauder, Guy Mack.

1) Call to Order

Chair McConnell called the meeting to order at 6:00 PM, took roll call.

2) Pledge of Allegiance

Chair McConnell led the Committee in the Pledge of Allegiance.

3) Motion to Adopt the entire Agenda

Member Meier moved and member Haviland seconded: **that we approve the entire agenda.** Motion carried 5-0-0. Ayes: Mike McConnell, Tony Meier, Marty Haviland, Cliff Lauder, Guy Mack.

4) Consent Agenda: Motion Action Approving Consent Agenda Items

Member Meier moved and member Propp seconded: **that we approve Consent Agenda Items, PWC Minutes September 25, 2025.** Motion carried. 6-0-0. Ayes: Mike McConnell, Tony Meier, Jeff Propp, Marty Haviland, Cliff Lauder, Guy Mack.

5) Public Comments - None

6) New Business

a. Crosswalk Island at North Main, Bridge and Mitchell

After a brief discussion, Chair McConnell moved and member Meier seconded **that another stop sign be placed in the crosswalk island facing west so drivers on Mitchell traveling east can see it better than the sign at the northwest corner of Bridge Street.** Motion carried 4-2-0. Ayes: Mike McConnell, Tony Meier, Marty Haviland, Cliff Lauder. Abstains: Jeff Propp, Guy Mack.

Action Item: Member Lauder mentioned that only one crosswalk at the island has a button to activate crossing and that all three crosswalks should have them. Member Lauder also said that it is difficult to see the island at night or when it is raining and suggests better lighting be installed. Other members mentioned that trucks are having issues traveling from Mitchell Street on to North Main. **PWC recommends that the City investigate these issues and initiate appropriate remedies.** PWC will revisit this situation at our next meeting and make a motion to the City Council if no remedies or solutions provided.

7) Old Business

a. Project Updates

Wastewater Treatment Facility Project - FYI

Safe Routes to School Pedestrian Island and ADA Sidewalk Project

No signs on the 5-foot widening designating the sidewalk and people are parking on the widening, negating it's purpose.

Water Mainline Replacement Project - FYI

Dayton Street Pedestrian/Infrastructure Project - FYI

Frink Driveway Excess Water Runoff Situation - FYI

8) Correspondence, Comments and Ex-Officio Reports

9) Committee Announcements - Tentative next meeting February 19, 2026 at 6:pm.

10) Adjourn

Member Mack moved and member Haviland seconded: **that we adjourn.** Motion carried 6-0-0. Ayes: Mike McConnell, Tony Meier, Jeff Propp, Marty Haviland, Cliff Lauder Guy Mack. Meeting adjourned at 6:38.

_____ Public Works Committee Chair McConnell

Attested: _____ Public Works Committee Member

HAPPY 2026!!



Call Volume for Falls City Volunteer Fire Dept. JAN-DEC 2025

2024 MONTH	MEDICAL	PUBLIC ASSIST	MVA	STRUCTURE FIRE /	GRASS BRUSH TREE / Debris	POWER LINE/ MISC	Burn Complaint	FALSE ALARM UTL	CONFLA G FIRES	MO. TOTAL CALLS
JAN	7	2	0	0	3	0	0	1	0	13
FEB	14	0	0	0	0	0	0	0	0	14
MAR	5	0	1	Chim 1	0	0	0	0	0	7
APR	5	0	0	0	1	1 Gas	0	0	0	7
MAY	9	0	0	RV1	0	1	4	0	0	15
JUNE	6	0	0	0	2	0	0	0	0	8
JULY	9	Std by	2	0	2	0	3	0	(1)	18
AUG	17	0	0	0	0	0	1	0	0	18
SEPT	12	2 Std By	0	0	1Car	0	5	3	(1)	24
OCT	15	0	0	SB	1	1 CO mon	1	0	0	19
NOV	8	3								10
DEC	12	2	0	0	0	1	0	0	0	15
YR TOTALS To Date	119	10	3	2	10	4	14	4	(2)	168

Our new- to- us Fire Truck, Engine 121, is ready to be put into service! We will hold a special ceremony, following an old firehouse tradition to introduce the new apparatus. The volunteers will push the truck physically by hand into the bays and” in to service”. You are welcome to join us! Ceremony will be Wednesday, January 7th, approx. 6:30pm at the fire station.

The fire dept has three new Captains! Last month we promoted Larry Inman, Lori Albert and Brian Burchfield as our newest captains. We are very lucky and very proud of our new Captains! This year Santa, the Grinch and some hard-working Elves delivered Toys for Tots gifts to 168 children in their homes! Plus, Santa and his helpers visited the schools and gave a present to each student and staff. The volunteers were busy filling boxes full of items ready to fix for Christmas dinner and more. This year we handed out Christmas Cheer food boxes full of Christmas goodies to 103 households! New Years Eve, the association held their second safe and sober New Years Eve potluck gathering for over 53 of our volunteers, friends and families, filled with lots of good food, comradery, and fun and games for all to enjoy. Happy New Year!

We wish you and your families a very blessed, safe, prosperous and Happy New Year!

Thank you for all of your hard work and continued support for our fire department and our community!

Prepared by Sharon Volk Greve, Assistant Chief



Public Works Report December of 2025

Administration

Jon Creekmore had surgery on right arm on the 31st.

Water Division

Service line break at 360 5th street on the 12th.

Power outage at the Water treatment plant on the 21st. Generator did not start had Valley electric come help fix issue.

Sewer Division

Power outage on the 14th problem with the transfer switch had Valley electric come fix the issue.

Streets Division

Normal operations.

Parks & Cemeteries Division

Normal operations.

Non-Sewer Wastewater Division (TMDL)

Normal operations.



City of Falls City
299 Mill Street
Falls City, OR 97344
Ph 503.787.3631

City Manager's Report Feb. 2, 2026

Introduction

2026 has started fairly well for Falls City. The Wastewater Treatment Facility Lagoon project has begun start-up testing and switch over protocols, which are the final tasks before the decommission and dismantling of the old treatment facility. Our contractors are sorting through all of the checklists of the facility's operations, in advance of a 7-day trial initiation period. This is a DEQ mandate which, if successful, will determine the official switch-over and the start of the decommissioning and dismantling of the old treatment facility. As things stand, the estimate is that by the end of February, the city will be using the new facility to process its wastewater effluent. The ongoing water mainline project is continuing to progress steadily, with the surveying done and preliminary designs complete for Phase 2. Once the designs are fully vetted, our construction contractor will immediately start the waterline replacement.

Wastewater Project – Switch-over protocols from the old wastewater treatment facility to the new one, started in January. Strider Construction, our contract engineers and various contractors and city staff have been going through the various operational checklists of all of the components of the new facility. This work is estimated to occur over the course of 2-3 weeks, when the chlorine-dosing is calibrated to meet DEQ standards. Once treatment protocols are dialed in place, and the city's effluent is treated at the new site for a continuous 7 days without incident, Strider will then move on to demolition of the decommissioned facilities (old treatment equipment, the gravel filter and recirculating tank). We look forward to announcing the official switch-over in early 2026.

Code Enforcement – Our Code Enforcement Officer continues to coordinate with the Polk County Sheriff's Office Deputy to address several code compliance instances. In particular, work is continuing on getting the Ellis Street non-compliance issue of accumulating garbage under control and is working directly with property owners on mitigation. The latest estimate for the clean-up is \$3,500 and we are working on a timeline to expedite that through official citation action. As the City Council agreed on an Intergovernmental Agreement to contract with the City of Dallas for municipal court services, to handle non-compliance cases, once the Dallas City Council ratifies the IGA, the Code Enforcement Officer will issue citations to ongoing non-compliance cases, to be adjudicated in either February or March court proceedings.

Grant Writing and Research Proposal – A grant research and writing company has approached the city to work with it in finding grant funds to support the Dayton Street Bridge Project, as well as supporting code and law enforcement in Falls City. A staff report will be added to the agenda that will highlight the cost and benefits of entering into a contract with this company.

Note: If you have questions/concerns, please respond to me individually by email, phone, or in person. This way we avoid violating any public meetings laws with a "reply all" response, or multiple councilors discussing on the same thread.

Dump Truck Purchase – The city’s Public Works Department is looking to replace its failing dump truck which requires a Commercial Driver’s License with a used dump truck that doesn’t need one. A functioning dump truck is integral to the city’s ongoing street maintenance, as a dump truck works in tandem with our grader to make sure the roads are in good working order. A staff report will be added to the agenda highlighting the cost and benefits of the purchase.

Town Hall Meeting – Next Town Hall Meeting is planned for Monday, April 20 at 6:00pm. The possible topics include continuing the discussion on 2026’s Water Rate increases, how current Federal & State funding cuts affect city services, funding for the Dayton Street Bridge repair/reconstruction, funding for Code Enforcement/Compliance, continued funding for Falls City Fire Department.

Goal Setting Meeting – The City Council met on January 24 to review the city’s goals for 2025 and discuss goals for 2026. Since 2025 saw the completion or near completion of a lot of infrastructure projects, the goals for 2026 will focus on finishing up the ongoing Water project, as well as taking full advantage of the IGA with Dallas for Municipal Court to prosecute long-standing code non-compliance issues. The full 2026 Goal document will be included in the agenda and posted on the City’s website.

2025/2026 Infrastructure Construction Projects –

Water Mainline Replacement Project:

- Trench Line Excavation Inc. has replaced several failing water lines at:
- Hopkins Avenue, portions of 2nd, 3rd, 4th Streets, Pine Street, alley between Pine Street & N. Main Street, and Estelle, Clark, East Clark, and Forest View Lane, Hopkins Avenue, Estelle, Clark & East Clark
- Work on the alleyway between 2nd and 3rd Street is complete
- Business Oregon has approved additional water lines for replacement, therefore work will continue for an additional 2-3 months at the following locations: Cameron, Parry Road, Fairview & Terrace Street, Mill Street, Pine Street and 1st/2nd Street connection

Sincerely,



CITY OF FALLS CITY
Annual Financial Report
For the Year Ended June 30, 2025

CITY OF FALLS CITY, OREGON
Officers and Members of the City Council
June 30, 2025

<u>Name</u>	<u>Term Expires</u>
TJ Bailey, Mayor	
Council Members	
Amy Houghtaling, President	December 31, 2028
Lori Jean Sickles	December 31, 2026
Nick Backus	December 31, 2026
Tony Meier	December 31, 2026
Dennis Sickles	December 31, 2028
Tia Scruton	December 31, 2028

CITY MANAGER
AJ Foscoli

REGISTERED ADDRESS
299 Mill Street
Falls City, Oregon 97344

CITY OF FALLS CITY
For the year ended June 30, 2025
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Independent Auditor's Report

To the City Council
Falls City, Oregon

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Falls City, Oregon as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Falls City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Falls City as of June 30, 2025, and the respective changes in financial position for the year then ended in accordance with the cash basis of accounting.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (Government Auditing Standards)*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter—Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the cash basis of accounting described in Note 1; this includes determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Falls City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Falls City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Falls City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Falls City's basic financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, combining

and individual fund budget to actual schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated DATE on our consideration of the City of Fall City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Falls City's internal control over financial reporting and compliance.

Reports on Other Legal and Regulatory Requirements


Other Reporting Required by Oregon Revised Statutes

In accordance with Oregon State Regulations, we have also issued our report dated DATE on our consideration of the City of Falls City's internal control over financial reporting and on our procedures to address its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is required by Oregon State Regulations.

DOUGALL CONRADIE LLC

Portland, Oregon

DATE

By: 
Richard Winkel, Partner

MANAGEMENT'S DISCUSSION AND ANALYSIS

**CITY OF FALLS CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended June 30, 2025**

The management of the City of Falls City, Oregon, presents this narrative overview and analysis to facilitate both a short and long-term analysis of the financial activities of the City for the fiscal year ended June 30, 2025. This Management's Discussion and Analysis (MD&A) is based on currently known facts, decisions, and conditions that existed as of the date the financial statements are issued.

Financial Highlights

- The City's governmental activities assets exceed liabilities (net position) as of June 30, 2025 by \$630,488, a decrease of \$712,682 from the prior year.
- The City's business-type activities assets exceed liabilities (net position) as of June 30, 2025 by \$872,051, an increase of \$352,542 from the prior year.
- Total revenues for the year ended June 30, 2025 were \$4,869,495, an increase of \$1,754,856 from the prior year. The increase was due to higher grant revenue than prior year.
- Total expenses at the City for the year ended June 30, 2025 were \$5,229,635, an increase of \$2,117,467 from the prior year, mainly due to a large capital project on the City's sewer system.

Overview of the Financial Statements

The following discussion and analysis is intended to serve as an introduction to the City's basic financial statements and other supplementary information. The City's basic financial statements are comprised of three components:

1. Government-wide financial statements
2. Fund financial statements
3. Notes to the basic financial statements

Government-wide financial statements - The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position (cash basis) presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities (cash basis) presents information showing how the City's net position changed during the most recent fiscal year by tracking revenues, expenses and other transactions that increase or reduce net position. All changes in net position are reported as soon as the related cash flow occurs under the cash basis of accounting.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include the following:

- General government
- Community development
- Fire service
- Parks
- Street

**CITY OF FALLS CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended June 30, 2025**

The business-type activities of the City include the following:

- Water
- Sewer

Fund financial statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Notes to financial statements – The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. They are an integral part of the financial statements and should be read in conjunction with them.

Supplementary information – The combining statements and schedules are presented as supplementary information.

Requests for information

The City's financial statements are designed to present users with a general overview of the City's finances and to demonstrate the City's accountability. If you have any questions about this report, please contact the City at 299 Mill Street, Falls City, Oregon 97344.

The City's assets, liabilities and net position for June 30, 2025 and 2024 are as follows:

Government-Wide Financial Analysis

	Governmental Activities		Business-type Activities		Totals	
	<u>FY 2025</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2024</u>
Assets:						
Cash and investments	\$ 630,488	\$ 1,343,170	\$ 872,051	\$ 519,509	\$ 1,502,539	\$ 1,862,679
Total assets	<u>630,488</u>	<u>1,343,170</u>	<u>872,051</u>	<u>519,509</u>	<u>1,502,539</u>	<u>1,862,679</u>
Net Position:						
Restricted	120,031	135,642	-	-	120,031	135,642
Unrestricted	<u>510,457</u>	<u>1,207,528</u>	<u>872,051</u>	<u>519,509</u>	<u>1,382,508</u>	<u>1,727,037</u>
Total net position	<u>\$ 630,488</u>	<u>\$ 1,343,170</u>	<u>\$ 872,051</u>	<u>\$ 519,509</u>	<u>\$ 1,502,539</u>	<u>\$ 1,862,679</u>

A portion of the City's net position, \$120,031 or approximately 8%, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position totaling \$1,382,508 represents the balance that may be used to meet the City's ongoing obligations to citizens and creditors.

CITY OF FALLS CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended June 30, 2025

The change in net position for the years ended June 30, 2025 and 2024 is as follows:

	Governmental Activities		Business-type Activities		Totals	
	<u>FY 2025</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2024</u>
Revenues						
Program						
Charges for services	\$ 51,309	\$ 54,295	\$ 538,415	\$ 517,441	\$ 589,724	\$ 571,736
Operating grants and contributions	431,725	302,252	-	-	431,725	302,252
Capital grants	-	-	3,359,099	1,771,666	3,359,099	1,771,666
General						
Taxes and assessments	220,933	201,346	-	-	220,933	201,346
Franchise fees	77,397	75,355	-	-	77,397	75,355
Intergovernmental	119,502	116,616	-	-	119,502	116,616
Miscellaneous	71,115	75,668	-	-	71,115	75,668
Total revenues	<u>971,981</u>	<u>825,532</u>	<u>3,897,514</u>	<u>2,289,107</u>	<u>4,869,495</u>	<u>3,114,639</u>
Expenses						
General government	690,894	284,452	-	-	690,894	284,452
Community development	294,614	4,218	-	-	294,614	4,218
Fire service	199,232	150,673	-	-	199,232	150,673
Parks	36,677	18,154	-	-	36,677	18,154
Streets	78,998	61,727	-	-	78,998	61,727
Interest on long-term debt	7,122	9,125	-	-	7,122	9,125
Water	-	-	626,292	362,181	626,292	362,181
Sewer	-	-	3,295,806	2,221,638	3,295,806	2,221,638
Total expenses	<u>1,307,537</u>	<u>528,349</u>	<u>3,922,098</u>	<u>2,583,819</u>	<u>5,229,635</u>	<u>3,112,168</u>
Transfers	<u>(377,126)</u>	<u>-</u>	<u>377,126</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in net position	(712,682)	297,183	352,542	(294,712)	(360,140)	2,471
Net position - beginning	<u>1,343,170</u>	<u>1,045,987</u>	<u>519,509</u>	<u>814,221</u>	<u>1,862,679</u>	<u>1,860,208</u>
Total net position	<u>\$ 630,488</u>	<u>\$ 1,343,170</u>	<u>\$ 872,051</u>	<u>\$ 519,509</u>	<u>\$ 1,502,539</u>	<u>\$ 1,862,679</u>

Financial Analysis of the City's Funds

Governmental funds – Governmental funds are used to account for activities where the emphasis is placed on available financial resources, rather than upon net income determination. However, unlike the government-wide financial statements, governmental fund financial statements focus on each major fund. Such information may be useful in evaluating the City's near term financial requirements.

CITY OF FALLS CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended June 30, 2025

The City maintained seven individual governmental funds. Information for the funds that are considered significant (major) is presented separately in the governmental fund balance sheet (cash basis) and in the governmental fund statement of revenues, expenditures and changes in fund balances (cash basis). Two of the City's funds are considered to be major funds: General Fund and Street Fund.

The City adopts annual appropriated budgets for all funds. To demonstrate compliance with the budget, budgetary comparison statements have been provided for all funds.

The General Fund ended the year with a fund balance of \$458,579, a decrease of \$432,924 from the prior year. Revenues in the General Fund for fiscal year ended June 30, 2025 were \$796,451 and expenses were \$852,249. Total governmental funds ended the year with a fund balance of \$630,488, which was a decrease of \$712,682 from the prior year.

Proprietary funds – Proprietary funds are used to account for activities where the emphasis is placed on net income determination. Enterprise funds are used to report the same functions presented as business-type activities in the governmental-wide financial statements.

The City uses enterprise funds to account for its water and sewer utility activities. The enterprise funds of the City are reported separately as proprietary fund financial statements in the basic financial statements.

The City presents six individual proprietary funds. Information is presented separately in the enterprise fund balance sheet and in the enterprise fund statement of revenue, expenditures and changes in fund balances for those funds that are considered significant (major) to the City taken as a whole. These financial statements report four major funds: Water, Sewer, Water Improvement, and Sewer Improvement. Data from the other four enterprise funds are combined into a single aggregated presentation.

The City's proprietary funds ended the year with a total net position of \$872,051, an increase of \$352,542 from the prior year.

Budgetary Highlights

During the year ended June 30, 2025, General Fund revenues were over budget by \$87,002 and expenditures were under budget by \$732,610. General Fund budgetary appropriations exceeded actual expenditures in the Administration, Fire Services, Parks and Cemeteries and Code Enforcement categories.

Long-Term Obligations

At the end of the fiscal year, the City had revenue-backed bonded debt outstanding of \$615,000 and long-term loans in the amount of \$56,570. During the current year the City paid \$64,922 as principal payments to reduce the debt. The long-term debt is not included in the Statement of Net Position under the cash basis of accounting. Additional information on the City's long-term obligations can be found in Note 3 to the basic financial statements.

Economic Factors and Next Year's Budget

During the preparation of the budget for the ensuing fiscal year, the long-term impacts of the local economy were examined in conjunction with business decisions made by the City. The City uses a conservative approach when preparing the budget each year.

BASIC FINANCIAL STATEMENTS

CITY OF FALLS CITY, OREGON

Statement of Net Position (Cash Basis)

June 30, 2025

	Governmental Activities	Business-type Activities	Totals
ASSETS			
Cash and cash equivalents	\$ 630,488	\$ 872,051	\$ 1,502,539
Total assets	630,488	872,051	1,502,539
NET POSITION:			
Restricted for:			
Community development	96,302	-	96,302
Fire service	23,729	-	23,729
Unrestricted	510,457	872,051	1,382,508
Total net position	\$ 630,488	\$ 872,051	\$ 1,502,539

CITY OF FALLS CITY, OREGON

**Statement of Activities
(Cash Basis)**

For the Year Ended June 30, 2024

		Program Revenues			Net (Expense) Revenue and Changes in Net Position		
Functions/Programs	Expenses	Fees, Fines and Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Totals
Governmental activities:							
General government	\$ 690,894	\$ 51,309	\$ 421,714	\$ -	\$ (217,871)	\$ -	\$ (217,871)
Community development	294,614	-	-	-	(294,614)	-	(294,614)
Fire service	199,232	-	-	-	(199,232)	-	(199,232)
Parks	36,677	-	-	-	(36,677)	-	(36,677)
Street	78,998	-	10,011	-	(68,987)	-	(68,987)
Interest on long-term debt	7,122	-	-	-	(7,122)	-	(7,122)
Total governmental activities	1,307,537	51,309	431,725	-	(824,503)	-	(824,503)
Business-type activities:							
Water	626,292	374,888	-	238,304	-	(13,100)	(13,100)
Sewer	3,295,806	163,527	-	3,120,795	-	(11,484)	(11,484)
Total business-type activities	3,922,098	538,415	-	3,359,099	-	(24,584)	(24,584)
Total activities	\$ 5,229,635	\$ 589,724	\$ 431,725	\$ 3,359,099	(824,503)	(24,584)	(849,087)
General revenues:							
Property taxes					220,933	-	220,933
Franchise taxes					77,397	-	77,397
Intergovernmental					119,502	-	119,502
Miscellaneous					71,115	-	71,115
Transfers					(377,126)	377,126	-
Total general revenues and transfers					111,821	377,126	488,947
Change in net position					(712,682)	352,542	(360,140)
Net position - beginning					1,343,170	519,509	1,862,679
Net position - ending					\$ 630,488	\$ 872,051	\$ 1,502,539

CITY OF FALLS CITY, OREGON

Balance Sheet - Governmental Funds (Cash Basis) June 30, 2025

	Special Revenue			Other	
	General	Streets	Polk Community Development	Governmental Funds	Total
ASSETS:					
Cash and investments	\$ 458,579	\$ 51,878	\$ -	\$ 120,031	\$ 630,488
Total assets	<u>\$ 458,579</u>	<u>\$ 51,878</u>	<u>\$ -</u>	<u>\$ 120,031</u>	<u>\$ 630,488</u>
FUND BALANCES:					
Restricted for:					
Community development	-	-	-	96,302	96,302
Fire services	-	-	-	23,729	23,729
Committed to:					
Community development	-	-	-	-	-
Unassigned	<u>458,579</u>	<u>51,878</u>	<u>-</u>	<u>-</u>	<u>510,457</u>
Total fund balances	<u>458,579</u>	<u>51,878</u>	<u>-</u>	<u>120,031</u>	<u>630,488</u>
Total fund balances	<u>\$ 458,579</u>	<u>\$ 51,878</u>	<u>\$ -</u>	<u>\$ 120,031</u>	<u>\$ 630,488</u>

The accompanying notes are an integral part of these financial statements.

CITY OF FALLS CITY, OREGON

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds (Cash Basis)

For the Year Ended June 30, 2025

	Special Revenue			Other	
	General	Streets	Polk Community Development	Governmental Funds	Total
REVENUES:					
Taxes and assessments	\$ 158,623	\$ -	\$ -	\$ 62,310	\$ 220,933
Franchise fees	77,397	-	-	-	77,397
Grants	421,714	10,011	-	-	431,725
Charges for services	42,070	414	-	8,825	51,309
Intergovernmental	30,132	89,370	-	-	119,502
Miscellaneous	66,515	-	4,600	-	71,115
Total revenues	796,451	99,795	4,600	71,135	971,981
EXPENDITURES:					
General government	690,894	-	-	-	690,894
Community development	-	-	289,544	5,070	294,614
Fire service	124,678	-	-	49,632	174,310
Parks	36,677	-	-	-	36,677
Streets	-	44,274	-	-	44,274
Debt payments					
Principal	-	-	-	24,922	24,922
Interest	-	-	-	7,122	7,122
Capital acquisitions	-	34,724	-	-	34,724
Total expenditures	852,249	78,998	289,544	86,746	1,307,537
Transfers	(377,126)	-	-	-	(377,126)
Net change in fund balances	(432,924)	20,797	(284,944)	(15,611)	(712,682)
Fund balances, beginning of year	891,503	31,081	284,944	135,642	1,343,170
Fund balances, end of year	\$ 458,579	\$ 51,878	\$ -	\$ 120,031	\$ 630,488

The accompanying notes are an integral part of these financial statements.

CITY OF FALLS CITY, OREGON

**Statement of Net Position
Enterprise Funds
(Cash Basis)**

June 30, 2025

	Business-type Activities / Enterprise Funds			
	Water	Sewer	Utility Reserve	Total
ASSETS:				
Cash and investments	\$ 376,476	\$ 71,762	\$ 423,813	\$ 872,051
NET POSITION:				
Unrestricted	376,476	71,762	423,813	872,051
Total net position	<u>\$ 376,476</u>	<u>\$ 71,762</u>	<u>\$ 423,813</u>	<u>\$ 872,051</u>

The accompanying notes are an integral part of these financial statements.

CITY OF FALLS CITY, OREGON

**Statement of Revenues, Expenses and Changes in Net Position
Enterprise Funds
(Cash Basis)**

For the Year Ended June 30, 2025

	Business-type Activities / Enterprise Funds			
	Water	Sewer	Utility Reserve	Total
Operating revenues				
Charges for services	\$ 317,938	\$ 163,527	\$ 56,950	\$ 538,415
Grants	238,304	3,120,795	-	3,359,099
Miscellaneous	-	-	-	-
Total operating revenues	556,242	3,284,322	56,950	3,897,514
Operating expenses				
Personal services	135,790	91,371	-	227,161
Materials and services	106,007	39,783	26,588	172,378
Total operating expenses	241,797	131,154	26,588	399,539
Operating income (loss)	314,445	3,153,168	30,362	3,497,975
Non-operating revenues (expenses)				
Capital acquisitions	(295,644)	(3,164,652)	-	(3,460,296)
Debt payments:				
Principal	(40,000)	-	-	(40,000)
Interest expense	(22,263)	-	-	(22,263)
Total non-operating revenues (expenses)	(357,907)	(3,164,652)	-	(3,522,559)
Revenues over (under) expenditures	(43,462)	(11,484)	30,362	(24,584)
OTHER FINANCING SOURCES				
Transfers in	-	377,126	-	377,126
Change in net position	(43,462)	365,642	30,362	352,542
Net position, beginning of year	419,938	(293,880)	393,451	519,509
Net position, end of year	\$ 376,476	\$ 71,762	\$ 423,813	\$ 872,051

The accompanying notes are an integral part of these financial statements.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Falls City, Oregon is governed by an elected mayor and six council members who comprise the City Council. The City Council exercises supervisory responsibilities over the City operations, but day-to-day management control is the responsibility of the city administrator, who report to the City Council.

The accompanying financial statements present all activities, funds, and component units for which the City is financially accountable. The criteria used in making this determination includes appointment of a voting majority, imposition of will, financial benefit or burden on the primary government, and fiscal dependency on the primary government. Based upon the evaluation of this criteria, the City is a primary government with no includable component units.

As discussed further under *Measurement Focus and Basis of Accounting*, these financial statements are prepared under the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America (GAAP) established by the Governmental Accounting Standards Board (GASB). These cash basis financial statements generally meet the presentation and disclosure requirements applicable to GAAP, in substance, but are limited to the elements presented in the financial statements and the constraints of the measurement and recognition criteria of the cash basis of accounting.

Basic Financial Statements

Basic financial statements are presented at both the government-wide and fund financial level. Both levels of statements categorize primary activities as either government or business-type. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

Government-wide financial statements report information on all activities of the primary government. As a general rule, the effect of interfund activity has been eliminated from these statements. These statements focus on the sustainability of the City as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. These aggregated statements consist of the Statement of Net Position (Cash Basis) and the Statement of Activities (Cash Basis).

The Statement of Net Position (Cash Basis) presents all the assets and liabilities of the City. Net position, representing assets less liabilities, is shown in two components. Restricted for special purposes (amounts which must be spent in accordance with legal restrictions) and unrestricted (the amount available for ongoing City activities).

The Statement of Activities (Cash Basis) demonstrates the degree to which the direct and allocated indirect expenses of a given function or business-type activity are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or program. Indirect expenses are those costs, usually administrative in nature, that support all City functions and enable direct services to be provided. Program revenues include (1) fees, fines, and charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or program, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or program. Taxes and other items not properly included among program revenues are reported instead as general revenues.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund financial statements display information at the individual fund level. Each fund is considered to be a separate accounting entity. Funds are classified and summarized as governmental, proprietary or fiduciary. Currently, the City has governmental funds (general and special revenue) and proprietary funds (enterprise). Major individual governmental funds and major individual proprietary funds are reported as separate columns in the fund financial statements. Nonmajor funds are consolidated into a single column within each fund type in the financial section of the basic financial statements and are detailed in the supplemental information.

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe what transactions or events are recorded within the various financial statements. Basis of accounting refers to when and how transactions or events are recorded, regardless of the measurement focus applied.

In the government-wide financial statements both governmental and business-type activities are accounted for using the economic resource measurement focus, within the limits of the cash basis of accounting as defined below.

The financial statements are presented on the cash basis of accounting, which is a basis of accounting other than GAAP established by GASB.

The cash basis of accounting differs from GAAP primarily because certain assets and their related revenues (such as accounts receivable and revenue for billed or provided services not yet collected and other accrued revenue and receivables) and certain liabilities and their related expenses or expenditures (such as accounts payable and expenses for goods and services received but not yet paid and other accrued expenses and liabilities) are not recorded in these financial statements. In addition, other economic assets, deferred outflows, liabilities, and deferred inflows that do not arise from a cash transaction or event are not reported, and the measurement of reported assets and liabilities does not involve adjustment to fair value. Additionally, capital assets such as property and equipment, and long-term liabilities such as debt are only reported in the notes to the financial statements.

If the City utilized the basis of accounting recognized as generally accepted in the United States of America, the fund financial statements for the governmental funds would use the modified accrual basis of accounting, and the fund financial statements for the enterprise funds would use the accrual basis of accounting. All government-wide financial statements would be presented on the accrual basis of accounting.

The City's policy, although not in accordance with GAAP, is acceptable under Oregon Law (ORS 294.333), which leaves the selection of the method of accounting to the discretion of the municipal corporation.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues are charges to customers for charges for services. Operating expenses for proprietary funds include payroll expense and materials and supplies. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The financial transactions of the City are recorded in individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, receipts and disbursements.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The City reports the following major governmental funds:

General Fund – This is the City’s primary operating fund. It accounts for all the financial operations of the City, except for those required to be accounted for in another fund. Principal sources of revenue are property taxes, franchise fees and state and county shared revenues. Primary expenditures are for general government, parks, City Council, and municipal court.

Street Fund – This fund accounts for the cost of construction, reconstruction, improvement, repair and maintenance of public highways, roads and streets within the City. Principal sources of revenues are gas tax apportionments received from the State and grants. Expenditures are for street construction and maintenance.

Polk Community Development Fund – This fund accounts for rehabilitation housing loan repayments received from Polk Community Development Corporation (Polk CDC).

The City reports the following non-major governmental funds:

Wagner Library 80% Fund – This fund accounts for funds to restore the Wagner Public Library. Sources of revenues are contributions.

Fire Levy Fund – This fund accounts for the fire levy funds to augment the fire portion of the General Fund by providing equipment and funding to the City Fire Department. The principal source of revenue is the fire levy approved by voters.

Luckiamute Community Building Fund – This fund accounts for funds to maintain the Luckiamute Community Building.

The City reports the following major proprietary funds:

Water Fund – This fund accounts for the operations, maintenance, debt service and capital construction projects for the City’s water system. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations, maintenance, and billing and collection. The water fund receives utility fees, construction fees, grants and debt proceeds to fund activities.

Sewer Fund – This fund accounts for the operations, maintenance, debt service and capital construction projects for the City’s sewer system. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations, maintenance, and billing and collection. The sewer fund receives utility fees, construction fees, grants and debt proceeds to fund activities.

Utility Reserve Fund – This fund accounts for funds reserved for capital improvements and repairs for the water and sewer system and is funded by a utility capital improvement fee.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation or through external restrictions imposed by creditors, grantors, or regulations of other governments. Net position is classified in the following three categories:

Restricted net position – consists of net position with constraints placed on them by entities outside of the City.

Unrestricted net position – all other net positions that do not meet either of the criteria above.

Fund Balance

The City follows the guidance in GASB 54. Under this standard, the fund balances are classified within one of the fund balance categories listed below.

- Nonspendable fund balance represents amounts that are not in a spendable form.
- Restricted fund balance represents amounts constrained to specific purpose by their providers (such as grant requirements, donor requirements, or other governments) or are restricted by law (constitutionally or by enabling legislation).
- Committed fund balance represents amounts that can be used only for specific purposes determined by a formal action of the City Council. The City Council is the highest level of decision making authority for the City. Commitments may be established, modified or rescinded only through ordinances or resolutions approved by the City Council.
- Assigned fund balance represents amounts a government intends to use for a specific purpose; intent can be expressed by the City Council or by an official or body to which the City Council delegates the authority.
- Unassigned fund balance represents amounts that are available for any purpose; these amounts are reported only in the General Fund. This classification is also used to report any negative fund balance amounts in other governmental funds in certain circumstances.

When both restricted and unrestricted resources are available for use, it is the City's practice to use restricted resources first, then unrestricted resources as they are needed.

Definitions of Governmental Fund Types

The General Fund is used to account for all financial resources not accounted for in another fund.

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects. The term "proceeds of specific revenues sources" means that the revenue sources for the fund must be from restricted or committed sources, specifically that a substantial portion of the revenue must be from these sources and be expended in accordance with those requirements.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

In the fund financial statements, the current financial resources measurement focus or the economic resources measurement focus is applied to the cash basis of accounting as appropriate:

- a. All governmental funds utilize a current financial resources measurement focus within the limitations of the cash basis of accounting. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.
- b. The proprietary funds utilize an economic resource measurement focus within the limitations of the cash basis of accounting. The accounting objectives of this measurement focus are the determination of operating income, change in net position (or cost recovery), net financial position, and cash flows. All assets, deferred outflows, liabilities, and deferred inflows (whether current or noncurrent or financial or nonfinancial) associated with their activities are generally reported within the limitations of the cash basis of accounting.

Cash and Investments

The City maintains cash and cash equivalents in a common pool that is available for use by all funds. Each fund type's portion of this pool is displayed in the financial statements as cash and cash equivalents. The City considers cash on hand, demand deposits and savings accounts, and short-term investments with an original maturity of three months or less from the date of acquisition to be cash and cash equivalents. Oregon Revised Statutes authorize the City to invest in certificates of deposit, savings accounts, bank repurchase agreements, bankers' acceptances, general obligations of U.S. Government and its agencies, certain bonded obligations of Oregon municipalities and the State Treasurer's Local Government Investment Pool, among others.

Property Taxes

Real and personal property taxes are levied by the County Assessor and collected by the County Tax Collector. Property taxes are an enforceable lien on both real and personal property as of July 1 and are due and payable in three installments on November 15, February 15, and May 15. All property taxes are billed and collected by the County Tax Collector and remitted to the City. Property tax revenues are recognized when collected under the cash basis of accounting, whereby revenues are recognized when they are received.

Budget and Budgetary Accounting

A budget is prepared for each fund in accordance with the cash basis of accounting for all funds. The budget is adopted on a department basis for the General Fund and on an object basis (personal services, materials and services, capital outlay and debt service) for all other funds. Expenditures may not legally exceed appropriations. Appropriations lapse at the end of each fiscal year. Budget amounts include original approved amounts and all subsequent appropriation transfers approved by the City Council. After budget approval, the City Council may approve supplemental appropriations if an occurrence, condition, or need exists which had not been ascertained at the time the budget was adopted. Management may not amend the budget. A supplemental budget requires hearings before the public, publications in newspapers and approval by the City Council.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

2. CASH AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. Each fund's portion of this pool is displayed on the financial statements as cash and investments.

Cash and investments are comprised of the following at June 30, 2025:

<i>Deposits</i>	
Cash on hand	\$ 306
Deposits with financial institutions	33,265
 <i>Investments</i>	
Local Government Investment Pool	<u>1,468,968</u>
Total	<u>\$ 1,502,539</u>

Deposits

Deposits are secured to legal limits by federal deposit insurance. The remaining amount is secured in accordance with ORS 295 under a collateral program administered by the Oregon State Treasurer.

Custodial Credit Risk - Deposits

This is the risk that in the event of a bank failure, the City's deposits may not be returned. The Federal Depositary Insurance Corporation (FDIC) provides insurance for the City's deposits with financial institutions up to \$250,000 for the aggregate of all demand deposits and the aggregate of all time deposit and interest bearing accounts at each institution. Deposits in excess of FDIC coverage are with institutions participating in the Oregon Public Funds Collateralization Program (PFCP). The PFCP is a shared liability structure for participating bank depositories, better protecting public funds though still not guaranteeing that all funds are 100% protected. Barring any exceptions, a bank depository is required to pledge collateral valued at least 10% of their quarter-end public fund deposits if they are well capitalized, 25% of their quarter-end public fund deposits if they are adequately capitalized, or 110% of their quarter-end public fund deposits if they are undercapitalized or assigned to pledge 110% by the Office of the State Treasurer. In the event of a bank failure, the entire pool of collateral pledged by all qualified Oregon public funds bank depositories is available to repay deposits of public funds of government entities. As of June 30, 2025, bank balances were fully insured.

Investments

The State Treasurer of Oregon maintains the Oregon Short Term Fund, of which the Local Government Investment Pool (LGIP) is part. The state of Oregon's investment policies used in administering the LGIP are governed by statute and the Oregon Investment Council (the Council). The State Treasurer is the investment officer for the Council and is responsible for the funds on deposit in the State Treasury. The State Treasury's investments in short-term securities are limited by the portfolio rules established by the Oregon Short-term Fund Board and the Council. In accordance with Oregon statutes, the investment funds are invested and the investments are those funds managed, as a prudent investor would do, exercising reasonable care, skill, and caution.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

2. CASH AND INVESTMENTS (Continued)

Investments in the LGIP are carried at fair value, which approximates the value of the pool shares. Separate financial statements for the Oregon Short Term Fund are available from the Oregon State Treasurer.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the risk that its fair value will decline if interest rates rise. In order to manage the interest rate risk of its investments, the City only invests in the LGIP. The LGIP has rules that require at least 50 percent of its investments to mature within 93 days, not more than 25 percent may mature in over a year, and all other investments must mature in no more than three years.

Custodial Risk - Investments

For an investment, this is the risk that, in the event of a failure of the counterparty, the City will not be able to recover the value of its investments or collateralized securities that are in the possession of an outside party. The City's investment policy limits the types of investments that may be held and does not allow securities to be held by the counterparty.

The LGIP is administered by the Oregon State Treasury with the advice of other state agencies and is not registered with the U.S. Securities and Exchange Council. The LGIP is an open-ended no-load diversified portfolio offered to any agency, political subdivision, or public corporation of the state that by law is made the custodian of, or has control of any fund. The LGIP's portfolio rules provide that broker/dealers meet certain qualifications and that investments are delivered to and held by a third-party custodian which holds the securities in the state of Oregon's name.

3. LONG-TERM OBLIGATIONS

As a result of the use of the cash basis of accounting, obligations related to long-term debt and other obligations are not reported as liabilities in the financial statements.

Long-term debt transactions for the year ended June 30, 2025 were as follows:

	<u>July 1, 2024</u>	<u>Forgiven</u>	<u>Payments</u>	<u>June 30, 2025</u>	<u>Due Within One Year</u>
<i>Governmental activities</i>					
<i>Direct borrowings</i>					
Fire truck lease	\$ 81,492	\$ -	\$ (24,922)	\$ 56,570	\$ 27,100
Polk CDC park loan	<u>36,951</u>	<u>(36,951)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	\$ <u>143,490</u>	\$ <u>(36,951)</u>	\$ <u>(24,922)</u>	\$ <u>56,570</u>	\$ <u>27,100</u>
<i>Business-type activities</i>					
<i>Direct placement</i>					
Water bonds	\$ <u>655,000</u>	\$ <u>-</u>	\$ <u>(40,000)</u>	\$ <u>615,000</u>	\$ <u>45,000</u>

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

3. LONG-TERM OBLIGATIONS (Continued)

Loans from Direct Borrowings – Governmental Activities

Polk CDC park loan – In May 2010 the City entered into a loan agreement with Polk CDC to fund park improvements. The loan was for \$65,000 and required annual payments of \$2,519 including interest at 1.0% through May 2040. The \$36,951 balance on the loan was forgiven in October 2024 and there is no further obligation as of June 30, 2025.

Fire Truck lease – In April 2023 the City entered into a lease-purchase agreement to acquire a fire truck. The loan was for \$104,411 and requires annual payments of \$32,045 including interest at 8.74% with the final payment due in April, 2027. The loan is secured by the fire truck.

Bonds payable from Direct Placement Business-type activities

Full Faith and Credit Obligation – In October 2017 the City borrowed \$925,000 from US Bank through the Oregon Cities Financing Pool to refinance USDA water revenue bonds that had been issued in 2003. The loan requires semi-annual payments with coupon interest rates from 2.0% to 4.0% with maturity in April 2037.

Future debt service requirements on these long-term obligations for each year ended June 30 are as follows:

Governmental Activities

Fiscal Year	Principal	Interest	Total
2026	\$ 27,100	\$ 4,945	\$ 32,045
2027	29,470	2,575	32,045
	<u>\$ 56,570</u>	<u>\$ 7,520</u>	<u>\$ 64,090</u>

Business-type Activities

Fiscal Year	Principal	Interest	Total
2026	\$ 45,000	\$ 19,862	\$ 64,562
2027	45,000	18,063	63,063
2028	45,000	16,263	61,263
2029	50,000	14,913	64,913
2030	50,000	13,413	63,413
2031-2035	275,000	42,475	317,475
2036-2037	105,000	4,725	109,725
	<u>\$ 615,000</u>	<u>\$ 129,714</u>	<u>\$ 744,714</u>

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

3. LONG-TERM OBLIGATIONS (Continued)

During the year ended June 30, 2025 the City began drawing on a forgivable loan agreement with the Oregon Department of Environmental Quality (DEQ). The loan allows draws up to \$2,000,000 for construction on the new wastewater treatment plant. If the project is completed the DEQ will forgive 50% of the loan up to \$1,000,000. The remaining amount will be repaid with interest at 1.42% over 30 years. During the year ended June 30, 2025 the City drew \$613,803 under the terms of this loan. The amount to be forgiven and repaid will be determined when the project is complete.

4. PENSION PLAN

Plan Description

Employees of the City are provided with pensions through the Oregon Public Employees Retirement System (OPERS), a cost-sharing multiple-employer pension plan with both defined benefit and defined contribution components. The Oregon Legislature has delegated authority to the Public Employees Retirement Board to administer and manage the system. All benefits of OPERS are established by the legislature pursuant to ORS Chapters 238 and 238A. The Tier One/Tier Two Retirement Benefit plan, established by ORS Chapter 238, is closed to new members hired on or after August 29, 2003. The Oregon Public Service Retirement Plan (OPSRP Pension Program), established by ORS Chapter 238A, provides benefits to members hired on or after August 29, 2003.

The Individual Account Program (IAP) was created by the Oregon legislature in 2003 to provide an individual account-based retirement benefit for new workers hired on or after August 29, 2003, and for Tier One / Tier Two members active on or after January 1, 2004. The IAP benefit is a defined contribution plan, and it is in addition to the member's defined benefit plan (i.e., Tier One, Tier Two, or OPSRP Pension Programs). OPERS issues a publicly available Comprehensive Annual Financial Report and Actuarial Valuation that can be obtained at: http://www.oregon.gov/pers/Pages/section/financial_reports/financials.aspx.

Benefits Provided

Tier One/Tier Two Retirement Benefit:

Pension Benefits

The PERS retirement allowance is payable monthly for life. It may be selected from 13 retirement benefit options. These options include survivorship benefits and lump-sum refunds. The basic benefit is based on years of service and final average salary. A percentage (2.0 percent for police and fire employees, 1.67 percent for general service employees) is multiplied by the number of years of service and the final average salary. Benefits may also be calculated under either a formula plus annuity (for members who were contributing before August 21, 1981) or a money match computation if a greater benefit results.

A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if he or she has had a contribution in each of five calendar years or has reached at least 50 years of age before ceasing employment with a participating employer. General service employees may retire after reaching age 55. Tier One general service employee benefits are reduced if retirement occurs prior to age 58 with fewer than 30 years of service. Tier Two members are eligible for full benefits at age 60. The ORS Chapter 238 Defined Benefit Pension Plan is closed to new members hired on or after August 29, 2003.

Death Benefits

Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member's account balance (accumulated contributions and interest). In addition, the beneficiary will receive a lump-sum payment from employer funds equal to the account balance, provided one or more of the following conditions are met:

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

4. PENSION PLAN (Continued)

- the member was employed by a PERS employer at the time of death,
- the member died within 120 days after termination of PERS-covered employment,
- the member died as a result of injury sustained while employed in a PERS-covered job, or
- the member was on an official leave of absence from a PERS-covered job at the time of death.

Disability Benefits

A member with 10 or more years of creditable service who becomes disabled from other than duty-connected causes may receive a non-duty disability benefit. A disability resulting from a job-incurred injury or illness qualifies a member for disability benefits regardless of the length of PERS-covered service. Upon qualifying for either a non-duty or duty disability, service time is computed to age 58 when determining the monthly benefit.

Benefit Changes After Retirement

Members may choose to continue participation in a variable equities investment account after retiring and may experience annual benefit fluctuations due to changes in the market value of equity investments. Under ORS 238.360 monthly benefits are adjusted annually through cost-of-living (COLA) changes. The COLA is capped at 2.0 percent.

OPSRP Defined Benefit Pension Program

Pension Benefits

The Pension Program (ORS Chapter 238A) provides benefits to members hired on or after August 29, 2003. This portion of OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age. For general service members, 1.5% is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit. For police and fire members, 1.8% is multiplied by the number of years of service and the final average salary. Normal retirement age for police and fire members is age 60 or age 53 with 25 years of retirement credit. To be classified as a police and fire member, the individual must have been employed continuously as a police and fire member for at least five years immediately preceding retirement. A member of the OPSRP Pension Program becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, and if the pension program is terminated, the date on which termination becomes effective.

Death Benefits

Upon the death of a non-retired member, the spouse or other person who is constitutionally required to be treated in the same manner as the spouse, receives for life 50 percent of the pension that would otherwise have been paid to the deceased member.

Disability Benefits

A member who has accrued 10 or more years of retirement credits before the member becomes disabled or a member who becomes disabled due to job-related injury shall receive a disability benefit of 45 percent of the member's salary determined as of the last full month of employment before the disability occurred.

Benefit Changes After Retirement

Under ORS 238A.210 monthly benefits are adjusted annually through cost-of-living changes. Under current law, the cap on the COLA for creditable service earned before October 2013 is 2.00%. The COLA for creditable service earned after October 2013 is calculated as 1.25% on the first \$60,000 of annual benefit and \$750 plus 0.15 percent on annual benefits above \$60,000.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

4. PENSION PLAN (Continued)

OPSRP Pension Program

Pension Benefits

The OPSRP Pension Program (ORS Chapter 238A) provides benefits to members hired on or after August 29, 2003. This portion of OPSRP provides a life pension funded by employer contributions. Benefits are calculated by formula for members who attain normal retirement age. For general service members, 1.5% is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit. For police and fire members, 1.8% is multiplied by the number of years of service and the final average salary. Normal retirement age for police and fire members is age 60 or age 53 with 25 years of retirement credit. To be classified as a police and fire member, the individual must have been employed continuously as a police and fire member for at least five years immediately preceding retirement. A member of the OPSRP Pension Program becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, and if the pension program is terminated, the date on which termination becomes effective.

Death Benefits

Upon the death of a non-retired member, the beneficiary receives in a lump sum the member's account balance, rollover account balance, and vested employer optional contribution account balance. If a retired member dies before the installment payments are completed, the beneficiary may receive the remaining installment payments or choose a lump-sum payment.

Disability Benefits

A member who has accrued 10 or more years of retirement credits before the member becomes disabled or a member who becomes disabled due to job-related injury shall receive a disability benefit of 45 percent of the member's salary determined as of the last full month of employment before the disability occurred.

Benefit Changes After Retirement

Under ORS 238A.210 monthly benefits are adjusted annually through cost-of-living changes. Under current law, the cap on the COLA for creditable service earned before October 2013 is 2.00%. The COLA for creditable service earned after October 2013 is calculated as 1.25% on the first \$60,000 of annual benefit and 0.15% on amounts above \$60,000 of annual benefit.

OPSRP Individual Account Program (IAP)

Pension Benefits

An IAP member becomes vested on the date the employee account is established or on the date the rollover account was established. If the employer makes optional employer contributions for a member, the member becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, the date the IAP is terminated, the date the active member becomes disabled, or the date the active member dies.

Upon retirement, a member of the OPSRP Individual Account Program (IAP) may receive the amounts in his or her employee account, rollover account, and vested employer account as a lump-sum payment or in equal installments over a 5-, 10-, 15-, 20-year period or an anticipated life span option. Each distribution option has a \$200 minimum distribution limit.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

4. PENSION PLAN (Continued)

Recordkeeping

OPERS contracts with VOYA Financial to maintain IAP participant records.

Contributions

PERS funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. This funding policy applies to the PERS Defined Benefit Plan and the Other Postemployment Benefit Plans. Employer contribution rates during the period were based on the December 31, 2022 actuarial valuation. The rates based on a percentage of payroll first became effective July 1, 2023. Employer contributions for the year ended June 30, 2025 were \$57,845, excluding amounts to fund employer specific liabilities. The rates in effect for the fiscal year ended June 30, 2025 were 24.12 percent for Tier One/Tier Two General Service Member, 19.41 percent for OPSRP Pension Program General Service Members, 24.20 percent for OPSRP Police and Fire Members and 6.0 percent for OPSRP IAP.

Pension Assets, Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

Since the City's financial statements are reported on the cash basis, no amounts are reported on the statement of net position for pension related assets, deferred outflows, liabilities or deferred inflows. Had the City's financial statements been reported in accordance with GAAP, at June 30, 2025, the City would have reported a liability of \$357,316 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022 rolled forward to June 30, 2024. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating entities, actuarially determined. At June 30, 2025, the City's proportion was 0.00160756 percent, which was a decrease from its proportion of 0.00026673 percent measured as of June 30, 2024.

At June 30, 2025, the City had deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 21,168	\$ 853
Changes of assumptions	35,925	46
Net difference between projected and actual earnings on investments	22,700	-
Changes in proportionate share	48,615	103,732
Differences between employer contributions and employer's proportionate share of system contributions	10,743	41,034
Total (prior to post-Measurement Date contributions)	139,151	145,665
Contributions subsequent to the Measurement Date	57,845	-
Total	\$ 196,996	\$ (6,514)

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

4. PENSION PLAN (Continued)

The \$57,845 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Deferred Outflows		
Amortization Period		
FY 2026	\$	(17,630)
FY 2027		19,266
FY 2028		(4,515)
FY 2029		(4,184)
FY 2030		548
		<hr/>
Total	\$	<u>(6,514)</u>

Actuarial Methods and Assumptions

The employer contribution rates effective July 1, 2024 through June 30, 2025 were set using the projected unit credit actuarial cost method. For the ORS 238 Tier One/Tier Two component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), and (2) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 20 years.

For the ORS 238A OPSRP Pension Program component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (2) an actuarially determined amount for funding a disability benefit component, and (3) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 16 years.

The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	December 31, 2022
Measurement Date	June 30, 2024
Experience Study	2022, published July 2023
Actuarial Cost Method	Entry Age Normal
Actuarial Assumptions:	
Inflation Rate	2.40%
Investment Rate of Return	6.90%
Discount Rate	6.90%
Projected Salary Increases	3.40%

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

4. PENSION PLAN (Continued)

Cost of Living Adjustments (COLA)	Blend of 2.00% COLA and graded COLA (1.25%/0.15%) in accordance with Moro decision; blend based on service
Mortality	<p>Healthy retirees and beneficiaries: Pub-2010 Healthy Retiree, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p> <p>Active members: Pub-2010 Employee, sex-distinct, generational with Unisex, Social Security Data Scale, with collar adjustments and set-backs as described in the valuation.</p> <p>Disabled retirees: Pub-2010 Disabled retiree, sex-distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.</p>

Actuarial valuations of an ongoing plan involve estimates of the value of projected benefits and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Experience studies are performed as of December 31 of even numbered years. The methods and assumptions shown above are based on the 2022 Experience Study which reviewed experience for the four-year period ending on December 31, 2022.

Discount Rate

The discount rate used to measure the total pension liability was 6.90 percent for the Defined Benefit Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Defined Benefit Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 6.90 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.90 percent) or 1-percentage-point higher (7.90 percent) than the current rate:

	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
City's proportionate share of the net pension liability (asset)	\$ 563,652	\$ 357,316	\$ 184,500

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

4. PENSION PLAN (Continued)

Long-term Expected Rate of Return

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in January 2023 the PERS Board reviewed long-term assumptions developed by both Milliman's capital market assumptions team and the Oregon Investment Council's (OIC) investment advisors. Each asset class assumption is based on a consistent set of underlying assumptions and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

Depletion Date Projection

GASB 68 generally requires that a blended discount rate be used to measure the Total Pension Liability (the Actuarial Accrued Liability calculated using the Individual Entry Age Normal Cost Method). The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's Fiduciary Net Position is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the Fiduciary Net Position is not projected to cover benefit payments and administrative expenses. Determining the discount rate under GASB 68 will often require that the actuary perform complex projections of future benefit payments and pension plan investments. GASB 68 (paragraph 67) does allow for alternative evaluations of projected solvency, if such evaluation can reliably be made. GASB does not contemplate a specific method for making an alternative evaluation of sufficiency; it is left to professional judgment.

The following circumstances justify an alternative evaluation of sufficiency for PERS:

- PERS has a formal written policy to calculate an Actuarially Determined Contribution (ADC), which is articulated in the actuarial valuation report.
- The ADC is based on a closed, layered amortization period, which means that payment of the full ADC each year will bring the plan to a 100% funded position by the end of the amortization period if future experience follows assumption.
- GASB 67 specifies that the projections regarding future solvency assume that plan assets earn the assumed rate of return and there are no future changes in the plan provisions or actuarial methods and assumptions, which means that the projections would not reflect any adverse future experience which might impact the plan's funded position.

Based on these circumstances, it is our independent actuary's opinion that the detailed depletion date projections outlined in GASB 68 would clearly indicate that the Fiduciary Net Position is always projected to be sufficient to cover benefit payments and administrative expenses.

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued OPERS financial report.

Changes in Plan Provisions During the Measurement Period

There were no changes during the June 30, 2024 measurement period that require disclosure.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

5. OTHER POST-EMPLOYMENT HEALTH BENEFITS

Retirement Health Insurance Account

As a member of Oregon Public Employees Retirement System (OPERS) the City contributes to the Retirement Health Insurance Account (RHIA) for each of its eligible employees. RHIA is a cost-sharing multiple-employer defined benefit other postemployment benefit plan administered by OPERS. RHIA pays a monthly contribution toward the cost of Medicare companion health insurance premiums of eligible retirees. Oregon Revised Statute (ORS) 238.420 established this trust fund. Authority to establish and amend the benefit provisions of RHIA reside with the Oregon Legislature. The plan is closed to new entrants after January 1, 2004. OPERS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to Oregon Public Employees Retirement System, PO Box 23700, Tigard, OR 97281-3700.

Because RHIA was created by enabling legislation, contribution requirements of the plan members and the participating employers were established and may be amended only by the Oregon Legislature. ORS require that an amount equal to \$60 or the total monthly cost of Medicare companion health insurance premiums, whichever is less, shall be paid from the Retirement Health Insurance Account established by the employer, and any monthly cost in excess of \$60 shall be paid by the eligible retired member in the manner provided in ORS 238.410. To be eligible to receive this monthly payment toward the premium cost the member must: (1) have eight or more years of qualifying service in PERS at the time of retirement or receive a disability allowance as if the member had eight years or more of creditable service in PERS, (2) receive both Medicare Parts A and B coverage, and (3) enroll in a PERS-sponsored health plan. A surviving spouse or dependent of a deceased PERS retiree who was eligible to receive the subsidy is eligible to receive the subsidy if he or she (1) is receiving a retirement benefit or allowance from PERS or (2) was insured at the time the member died and the member retired before May 1, 1991.

Participating governments are contractually required to contribute to RHIA at a rate assessed each year by OPERS. The OPERS Board of Trustees sets the employer contribution rate based on the annual required contribution of the employers (ARC). The ARC represents a level of funding that is projected to cover normal costs each year and amortize any unfunded actuarial liabilities (or funding excess) of the plan over a period not to exceed thirty years. The City's contributions for the year ended June 30, 2025 equaled the required contributions for the year.

6. REVOLVING LOAN FUND

The City had an agreement with Polk CDC to administer a revolving loan fund on behalf of the City. The loan fund provided Falls City home and business owners with low interest loans for renovation projects. During the year ended June 30, 2025 the City transferred the loan fund and all assets Polk CDC.

7. CONTINGENCIES

The City purchases insurance to cover all commonly insurable risks, which includes property damage, liability and employee bonds. Most policies carry a small deductible amount. The City has not had any losses in the past three years that have exceeded policy coverage.

8. TRANSFERS

During the year ended June 30, 2025 the City transferred \$377,126 from the General Fund to the Sewer Fund. These were grant funds for the Sewer Fund that had been recorded into the General Fund in the prior year.

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

9. EXPENDITURES IN EXCESS OF APPROPRIATIONS

Oregon law prohibits expenditures of a fund in excess of Council approved appropriations. Expenditures in excess of appropriations in individual funds were as follows for the year ended June 30, 2025:

<u>Fund / Appropriation Category</u>	<u>Appropriation</u>	<u>Disbursement</u>	<u>Variance</u>
General Fund			
Administration	\$ 538,722	\$ 644,548	\$ (105,826)
Fire	121,290	124,678	(3,388)
Parks and cemeteries	35,228	36,677	(1,449)
Code enforcement and court	41,302	43,129	(1,827)
Transfers out	-	377,126	(377,126)
Street Fund			
Personal services	13,539	14,962	(1,423)
Capital outlay	1,011	34,724	(33,713)
Polk Community Development Fund			
Materials and services	-	289,544	(289,544)
Fire Levy Fund			
Materials and services	-	49,632	(49,632)
Debt service - interest	5,000	7,122	(2,122)
Luckiamute Community Building Fund			
Materials and services	5,000	5,070	(70)
Water Fund			
Materials and services	97,717	106,007	(8,290)
Capital outlay	294,881	295,644	(763)
Debt service - interest	12,500	22,263	(9,763)
Sewer Fund			
Personal services	61,000	91,371	(30,371)
Materials and services	30,677	39,783	(9,106)
Capital outlay	2,500,000	3,164,652	(664,652)
Utility Reserve Fund			
Materials and services	-	26,588	(26,588)

CITY OF FALLS CITY, OREGON
Notes to Financial Statements
June 30, 2025

10. *SUBSEQUENT EVENTS*

Management has evaluated subsequent events through DATE, 2026, the date on which the financial statements were available to be issued noting no events that require disclosure in the accompanying financial statements.

SUPPLEMENTARY INFORMATION

CITY OF FALLS CITY, OREGON
Schedule of Proportionate Share of Net Pension Liability and Related Ratios

<u>Year Ended</u>	<u>Proportion of the Net Pension Liability (Asset)</u>	<u>Proportionate Share of the Net Pension Liability (Asset)</u>	<u>Actual Covered Member Payroll</u>	<u>Net Pension Liability (Asset) as a Percentage of Covered Payroll</u>	<u>Fiduciary Net Position as a Percentage of Total Pension Liability</u>
6/30/2025	0.001608%	\$ 357,316	\$ 257,558	138.7%	79.3%
6/30/2024	0.001874%	\$ 351,067	\$ 215,173	163.2%	81.7%
6/30/2023	0.002607%	\$ 399,224	\$ 197,935	201.7%	84.5%
6/30/2022	0.002044%	\$ 244,591	\$ 201,319	121.5%	87.6%
6/30/2021	0.001969%	\$ 429,719	\$ 187,356	229.4%	75.2%
6/30/2020	0.001674%	\$ 289,621	\$ 216,939	133.5%	80.2%
6/30/2019	0.001540%	\$ 233,299	\$ 233,641	99.9%	82.1%
6/30/2018	0.001469%	\$ 197,958	\$ 184,918	107.1%	83.1%
6/30/2017	0.002377%	\$ 356,784	\$ 157,064	227.2%	80.5%
6/30/2016	0.002089%	\$ 119,996	\$ 142,579	84.1%	91.9%

CITY OF FALLS CITY, OREGON
Schedule of the City's Contributions
Oregon Public Employees Retirement System

<u>Year Ended</u>	<u>Statutorily Required Contribution</u>	<u>Actual Employer Contributions</u>	<u>Contribution Excess / (Deficiency)</u>	<u>Actual Covered Member Payroll</u>	<u>Contributions as a Percentage of Covered Payroll</u>
6/30/2025	\$ 57,845	\$ 57,845	\$ -	\$ 257,558	22.5%
6/30/2024	\$ 54,820	\$ 54,820	\$ -	\$ 215,173	25.5%
6/30/2023	\$ 31,226	\$ 31,226	\$ -	\$ 197,935	15.8%
6/30/2022	\$ 42,315	\$ 42,315	\$ -	\$ 201,319	21.0%
6/30/2021	\$ 31,312	\$ 31,312	\$ -	\$ 187,356	16.7%
6/30/2020	\$ 31,683	\$ 31,683	\$ -	\$ 216,939	14.6%
6/30/2019	\$ 23,944	\$ 23,944	\$ -	\$ 233,641	10.3%
6/30/2018	\$ 20,350	\$ 20,350	\$ -	\$ 184,918	11.0%
6/30/2017	\$ 17,732	\$ 17,732	\$ -	\$ 157,064	11.3%
6/30/2016	\$ 15,138	\$ 15,138	\$ -	\$ 142,579	10.6%

CITY OF FALLS CITY

Combining Balance Sheet - Nonmajor Governmental Funds (Cash Basis)

June 30, 2025

	Special Revenue			
	Wagner Library 80%	Fire Levy	Luckiamute Community Building	Total
ASSETS:				
Current assets				
Cash and investments	\$ 92,215	\$ 23,729	\$ 4,087	\$ 120,031
FUND BALANCES:				
Restricted for fire service	\$ -	\$ 23,729	\$ -	\$ 23,729
Restricted for community development	92,215	-	4,087	96,302
Total fund balance	\$ 92,215	\$ 23,729	\$ 4,087	\$ 120,031

CITY OF FALLS CITY

Combining Statement Revenues, Expenses and Changes in Fund Balance - Nonmajor Governmental Funds

(Cash Basis)

For the Year Ended June 30, 2025

	Special Revenue			
	Wagner Library 80%	Fire Levy	Luckiamute Community Building	Total
REVENUES:				
Taxes and assessments	\$ -	\$ 62,310	\$ -	\$ 62,310
Charges for services	-	-	8,825	8,825
Grants	-	-	-	-
Miscellaneous	-	-	-	-
Total revenues	-	62,310	8,825	71,135
EXPENDITURES:				
Fire service	-	49,632	-	49,632
Community Development	-	-	5,070	5,070
Debt service				
Principal	-	24,922	-	24,922
Interest	-	7,122	-	7,122
Total expenditures	-	81,676	5,070	86,746
Net change in fund balances	-	(19,366)	3,755	(15,611)
Fund balances, beginning of year	92,215	43,095	332	135,642
Fund balances, end of year	\$ 92,215	\$ 23,729	\$ 4,087	\$ 120,031

CITY OF FALLS CITY, OREGON

**Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
General Fund
(Budgetary Basis)
For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual	Variance
REVENUES:				
Taxes and assessments	\$ 156,000	\$ 155,000	\$ 158,623	\$ 3,623
Franchise fees	57,050	66,907	77,397	10,490
Grants	469,000	359,464	421,714	62,250
Charges for services	5,600	31,608	42,070	10,462
Intergovernmental	46,500	67,540	30,132	(37,408)
Miscellaneous	34,150	28,930	66,515	37,585
Total revenues	768,300	709,449	796,451	87,002
EXPENDITURES:				
Administration	717,500	538,722	644,548	(105,826)
Community development	-	-	-	-
Fire	80,000	121,290	124,678	(3,388)
Parks and cemeteries	15,000	35,228	36,677	(1,449)
Council	4,300	3,217	3,217	-
Code enforcement and court	56,400	41,302	43,129	(1,827)
Debt service				
Principal	2,100	2,100	-	2,100
Interest	400	400	-	400
Contingency	842,600	842,600	-	842,600
Total expenditures	1,718,300	1,584,859	852,249	732,610
Revenues over (under) expenditures	(950,000)	(875,410)	(55,798)	(645,608)
OTHER FINANCING SOURCES				
Transfers	-	-	(377,126)	(377,126)
Net change in fund balances	(950,000)	(875,410)	(432,924)	442,486
Fund balances, beginning of year	950,000	950,000	891,503	(58,497)
Fund balances, end of year	\$ -	\$ 74,590	\$ 458,579	\$ 383,989

CITY OF FALLS CITY, OREGON

**Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Street Fund
(Budgetary Basis)
For the Year Ended June 30, 2025**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES:				
Intergovernmental	\$ 80,000	\$ 80,000	\$ 89,370	\$ 9,370
Grants	670,000	34,146	10,011	(24,135)
Charges for Services	-	-	414	414
	<u>750,000</u>	<u>114,146</u>	<u>99,795</u>	<u>(14,351)</u>
Total revenues				
EXPENDITURES:				
Personal services	17,000	13,539	14,962	(1,423)
Materials and services	36,500	30,303	29,312	991
Capital outlay	670,000	1,011	34,724	(33,713)
Contingency	27,500	27,500	-	27,500
	<u>751,000</u>	<u>72,353</u>	<u>78,998</u>	<u>(6,645)</u>
Total expenditures				
Transfers	-	-	-	-
Net change in fund balance	(1,000)	41,793	20,797	(20,996)
Beginning fund balance	<u>1,000</u>	<u>1,000</u>	<u>31,081</u>	<u>30,081</u>
Ending fund balance	<u>\$ -</u>	<u>\$ 42,793</u>	<u>\$ 51,878</u>	<u>\$ 9,085</u>

CITY OF FALLS CITY, OREGON

**Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Polk Community Development Fund
(Budgetary Basis)
For the Year Ended June 30, 2025**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES:				
Miscellaneous	<u>\$ 7,500</u>	<u>\$ -</u>	<u>\$ 4,600</u>	<u>\$ 4,600</u>
Total revenues	<u>7,500</u>	<u>-</u>	<u>4,600</u>	<u>(2,900)</u>
EXPENDITURES:				
Materials and services	<u>-</u>	<u>-</u>	<u>289,544</u>	<u>(289,544)</u>
Contingency	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>289,544</u>	<u>(289,544)</u>
Net change in fund balance	<u>7,500</u>	<u>-</u>	<u>(284,944)</u>	<u>(284,944)</u>
Beginning fund balance	<u>290,000</u>	<u>290,000</u>	<u>284,944</u>	<u>(5,056)</u>
Ending fund balance	<u><u>\$ 297,500</u></u>	<u><u>\$ 290,000</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (290,000)</u></u>

CITY OF FALLS CITY, OREGON

**Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Wagner Library 80% Fund
(Budgetary Basis)
For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual	Variance
REVENUES:				
Miscellaneous	\$ 2,000	\$ 2,000	\$ -	\$ (2,000)
Total revenues	2,000	2,000	-	(2,000)
EXPENDITURES:				
Materials and services	-	-	-	-
Contingency	94,215	94,215	-	94,215
Total expenditures	94,215	94,215	-	94,215
Net change in fund balance	(92,215)	(92,215)	-	(96,215)
Beginning fund balance	92,215	92,215	92,215	-
Ending fund balance	\$ -	\$ -	\$ 92,215	\$ 92,215

CITY OF FALLS CITY, OREGON

**Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Fire Levy Fund
(Budgetary Basis)
For the Year Ended June 30, 2025**

	Original Budget	Final Budget	Actual	Variance
REVENUES:				
Taxes and assessments	\$ 51,000	\$ 51,000	\$ 62,310	\$ 11,310
Miscellaneous	-	-	-	-
Total revenues	51,000	51,000	62,310	11,310
EXPENDITURES:				
Materials and services	-	-	49,632	(49,632)
Debt service				
Principal	28,000	28,000	24,922	3,078
Interest	5,000	5,000	7,122	(2,122)
Contingency	54,000	54,000	-	54,000
Total expenditures	87,000	87,000	81,676	5,324
Net change in fund balance	(36,000)	(36,000)	(19,366)	16,634
Beginning fund balance	65,000	65,000	43,095	(21,905)
Ending fund balance	\$ 29,000	\$ 29,000	\$ 23,729	\$ (5,271)

CITY OF FALLS CITY, OREGON

**Schedule of Revenues, Expenditures and
Changes in Fund Balance – Budget and Actual
Luckiamute Community Building Fund
(Budgetary Basis)
For the Year Ended June 30, 2025**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES:				
Charges for services	\$ 6,000	\$ 6,000	\$ 8,825	\$ 2,825
Miscellaneous	1,000	1,000	-	(1,000)
	<u>7,000</u>	<u>7,000</u>	<u>8,825</u>	<u>1,825</u>
Total revenues				
EXPENDITURES:				
Materials and services	5,000	5,000	5,070	(70)
Contingency	2,000	2,000	-	2,000
	<u>7,000</u>	<u>7,000</u>	<u>5,070</u>	<u>1,930</u>
Total expenditures				
Net change in fund balance	-	-	3,755	3,755
Beginning fund balance	-	-	332	332
	<u>-</u>	<u>-</u>	<u>332</u>	<u>332</u>
Ending fund balance	\$ -	\$ -	\$ 4,087	\$ 4,087
	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>4,087</u></u>	<u><u>4,087</u></u>

CITY OF FALLS CITY

**Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Sewer Fund**

(Budgetary Basis)

For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual	Variance
REVENUES:				
Charges for services	\$ 131,000	\$ 151,259	\$ 163,527	\$ 12,268
Grants	2,500,000	3,087,062	3,120,795	33,733
Miscellaneous	-	-	-	-
Total revenues	2,631,000	3,238,321	3,284,322	46,001
EXPENDITURES:				
Personal services	61,000	61,000	91,371	(30,371)
Materials and services	45,000	30,677	39,783	(9,106)
Capital outlay	2,500,000	2,500,000	3,164,652	(664,652)
Contingency	26,000	26,000	-	26,000
Total expenditures	2,632,000	2,617,677	3,295,806	(678,129)
Revenues over (under) expenditures	(1,000)	620,644	(11,484)	724,130
OTHER FINANCING SOURCES				
Transfers in	-	-	377,126	377,126
Net change in fund balances	(1,000)	620,644	365,642	(255,002)
Fund balance, beginning of year	1,000	1,000	(293,880)	(294,880)
Fund balance, end of year	\$ -	\$ 621,644	\$ 71,762	\$ (549,882)

CITY OF FALLS CITY

**Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Water Fund**

(Budgetary Basis)

For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual	Variance
REVENUES:				
Charges for services	\$ 319,000	\$ 319,000	\$ 317,938	\$ (1,062)
Grants	1,590,000	168,334	238,304	69,970
Misc	1,000	1,000	-	(1,000)
Total revenues	1,910,000	488,334	556,242	67,908
EXPENDITURES:				
Personal services	125,000	143,670	135,790	7,880
Materials and services	93,000	97,717	106,007	(8,290)
Capital outlay	1,590,000	294,881	295,644	(763)
Debt service				
Principal	51,500	51,500	40,000	11,500
Interest	12,500	12,500	22,263	(9,763)
Contingency	468,000	468,000	-	468,000
Total expenditures	2,340,000	1,068,268	599,704	468,564
Net change before transfers	(430,000)	(579,934)	(43,462)	536,472
OTHER USES:				
Transfers out	-	-	-	-
Net change in fund balances	(430,000)	(579,934)	(43,462)	536,472
Fund balance, beginning of year	430,000	430,000	419,938	(10,062)
Fund balance, end of year	\$ -	\$ (149,934)	\$ 376,476	\$ 526,410

CITY OF FALLS CITY

**Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Utility Reserve Fund**

(Budgetary Basis)

For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual	Variance
REVENUES:				
Charges for services	\$ 50,000	\$ 50,000	\$ 56,950	\$ 6,950
Total revenues	50,000	50,000	56,950	6,950
EXPENDITURES:				
Materials and services	-	-	26,588	(26,588)
Capital outlay	150,000	150,000	-	150,000
Contingency	250,000	250,000	-	250,000
Total expenditures	400,000	400,000	26,588	373,412
Net change in fund balances	(350,000)	(350,000)	30,362	(366,462)
Fund balance, beginning of year	350,000	350,000	393,451	43,451
Fund balance, end of year	\$ -	\$ -	\$ 423,813	\$ 423,813

**INDEPENDENT AUDITOR'S REPORT REQUIRED BY
OREGON STATE REGULATIONS**



**Independent Auditor's Report Required
by Oregon State Regulations**

To the City Council
Falls City, Oregon

We have audited the basic financial statements of the City of Falls City (the City) as of and for the year ended June 30, 2025 and have issued our report thereon dated **December XX, 2025**. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Revised Statutes as specified in Oregon Administrative Rules OAR 162-10-000 to 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and, accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to the following:

- Deposit of Public Funds with Financial Institutions (ORS Chapter 295)
- Indebtedness limitations, restrictions and repayment
- Budgets legally required (ORS Chapter 294)
- Insurance and Fidelity Bond Coverage
- Public Contracts and Purchasing (ORS Chapters 279A, 279B, 279C)
- Highway revenues used for public highways, roads and streets
- Programs Funded From Outside Sources
- Authorized investment of surplus funds (ORS Chapter 294)

In connection with our testing nothing came to my attention that caused us to believe the City was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations except as follows:

The City had the following expenditures that exceeded appropriations for the year ended June 30, 2025:

<u>Fund / Appropriation Category</u>	<u>Appropriation</u>	<u>Disbursement</u>	<u>Variance</u>
General Fund			
Administration	\$ 538,722	\$ 644,548	\$ (105,826)

<u>Fund / Appropriation Category</u>	<u>Appropriation</u>	<u>Disbursement</u>	<u>Variance</u>
Fire	121,290	124,678	(3,388)
Parks and cemeteries	35,228	36,677	(1,449)
Code enforcement and court	41,302	43,129	(1,827)
Transfers out	-	377,126	(377,126)
Street Fund			
Personal services	13,539	14,962	(1,423)
Capital outlay	1,011	34,724	(33,713)
Polk Community Development Fund			
Materials and services	-	289,544	(289,544)
Fire Levy Fund			
Materials and services	-	49,632	(49,632)
Debt service - interest	5,000	7,122	(2,122)
Luckiamute Community Building Fund			
Materials and services	5,000	5,070	(70)
Water Fund			
Materials and services	97,717	106,007	(8,290)
Capital outlay	294,881	295,644	(763_
Debt service - interest	12,500	22,263	(9,763)
Sewer Fund			
Personal services	61,000	91,371	(30,371)
Materials and services	30,677	39,783	(9,106)
Capital outlay	2,500,000	3,164,652	(664,652)
Utility Reserve Fund			
Materials and services	-	26,588	(26,588)

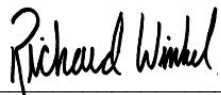
Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

Restriction on Use

This report is intended for the information and use of the city council and management of the City of Falls City and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.

DOUGALL CONRADIE LLC
Portland, Oregon
December XX, 2025

By: 
Richard Winkel, Partner



Dougall Conradie LLC
Certified Public Accountants

Geoffrey Dougall, CPA
Heather Jackson, CPA
Richard Winkel, CPA
Members of AICPA & OSCPA

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance
and Other Matters Based on an Audit of Financial Statements Performed
in Accordance with *Government Auditing Standards*

To the City Council
City of Falls City, Oregon

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of City of Falls City (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated **December XX,** 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DOUGALL CONRADIE LLC
Portland, Oregon

December XX, 2025

A handwritten signature in black ink that reads "Richard Winkel". The signature is written in a cursive, slightly slanted style.

Richard Winkel, Partner



Dougall Conradie LLC
Certified Public Accountants

Geoffrey Dougall, CPA
Heather Jackson, CPA
Richard Winkel, CPA
Members of AICPA & OSCPA

**Independent Auditors' Report on Compliance For Each Major Federal Program and
on Internal Control Over Compliance Required by the Uniform Guidance**

To the City Council
City of Falls City

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited City of Falls City's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of City of Falls City's major federal programs for the year ended City of Falls City. City of Falls City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, City of Falls City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of Falls City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City of Falls City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to City of Falls City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Falls City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Falls City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Falls City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of City of Falls City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of Falls City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

DOUGALL CONRADIE LLC
Portland, Oregon

December XX, 2025

A handwritten signature in black ink that reads "Richard Winkel". The signature is written in a cursive, slightly slanted style.

Richard Winkel, Partner

CITY OF FALLS CITY
Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2025

Federal Grantor/Pass-Through Grantor/ Program Title	Assistance Listing Number	Pass-Through Entity Identifying Number	Expenditures		Passed Through to Subrecipients	
			From Pass- Through Awards	From Direct Awards		Total
U.S. Department of the Treasury						
State of Oregon						
Coronavirus State and Local Fiscal Recovery Funds	21.027	SR2307	\$ 2,360,045	\$ -	\$ 2,360,045	\$ -
Total U.S. Department of the Treasury			2,360,045	-	2,360,045	-
U.S. Department of Housing and Urban Development						
State of Oregon						
Community Development Block Grant	14.228	H23009	70,569	-	70,569	-
Community Development Block Grant	14.228	P22008	312,470	-	312,470	-
Total U.S. Department of Housing and Urban Development			383,039	-	383,039	-
U.S. Department of Environmental Quality						
State of Oregon						
Clean Water State Revolving Fund Loan	66.468	R13841	613,803	-	613,803	-
Total U.S. Department of Environmental Quality			613,803	-	613,803	-
U.S. Department of Homeland Security						
FEMA	97.036	4599-DR-OR	-	37,401	37,401	-
Total U.S. Department of Homeland Security			-	37,401	37,401	-
Total Expenditures of Federal Awards			\$ 3,356,887	\$ 37,401	\$ 3,394,288	\$ -

See accompanying notes to the schedule of expenditures of federal awards

CITY OF FALLS CITY

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended June 30, 2025

NOTE A – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the “Schedule”) includes federal grant activity of City of Falls City under programs of the federal government for the year ended June 30, 2025. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of City of Falls City, it is not intended to and does not present the financial position, changes in net assets or cash flows of City of Falls City. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Expenditures are recorded when a liability is incurred. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Pass-through entity identifying numbers are presented where available.

The City did not elect to use the 10% de minimis indirect cost rate.

CITY OF FALLS CITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the Year Ended June 30, 2025

Summary of Audit Results

Financial Statements

- Type of auditor's report issued on the financial statements Unmodified
- Internal control over financial reporting:
 - Material weaknesses identified? No
 - Significant deficiencies identified? None reported
- Noncompliance material to the financial statements noted? No

Federal Awards

- Internal control over program awards:
 - Material weaknesses identified? No
 - Significant deficiencies identified? None reported
- Type of auditor's report issued on compliance for the major federal award programs Unmodified
- Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? No

The program tested as a major program was U.S. Department of Treasury (ALN #21.027) – Coronavirus State and Local Fiscal Recovery Funds Grant

- The threshold for distinguishing Types A and B programs was \$750,000.
- Qualified as a low-risk auditee No

AGENDA REPORT

TO: CITY COUNCIL
FROM: CITY MANAGER FOSCOLI
SUBJECT: DUMP TRUCK PURCHASE
DATE: JANUARY 2, 2026

BACKGROUND

The City of Falls City, with its small budget, has difficulty in purchasing new equipment. It does however need to replace vehicles as they become less effective and/or break down over time.

SUMMARY

The city's Public Works Department is looking to replace its failing dump truck which requires a Commercial Driver's License with a used dump truck that doesn't need one. This would enable any current and future staff and volunteers to assist the city for regular duties, such as dumping and transportation of materials, as well as for the annual city clean-up. A functioning dump truck is integral to the city's ongoing street maintenance, as 6.73 miles of roads in Falls City are graveled (just under half). A dump truck works in tandem with our grader to make sure the roads are in good working order.

FINANCIAL IMPLICATIONS

The used dump truck the city is looking to purchase is \$13,500.

STAFF RECOMMENDATION

Staff recommend purchasing the used dump truck.

PROPOSED MOTION

Recommend a motion to direct the City Manager to purchase the used dump truck for \$13,500.

ATTACHMENTS

Exhibit A



AGENDA REPORT

TO: CITY COUNCIL
FROM: CITY MANAGER FOSCOLI
SUBJECT: GRANT WRITING AND RESEARCH PROPOSAL
DATE: JANUARY 2, 2026

BACKGROUND

The City of Falls City has traditionally had a very small budget, given its small tax base and limited enterprise funds from water and wastewater revenue. Most of the large infrastructure projects that it undertakes are funded through Federal and State grants that it applies for whenever these opportunities arise. As there are many grants in numerous categories available in the public fund realm, the main limitation that the city has is in research and writing capacity. As a rural, low-income community, Falls City is eligible for a wide variety of grants and has a high likelihood of securing such grants, if only it had more capacity to find and apply for them. The city had been looking at a grant research and writing consultant before COVID, and the cost at that time was too high to consider.

SUMMARY

Falls City has been approached by a grant research and writing company to develop a funding strategy for grant opportunities to help the city fund its projects. Hometown Grants, a company based in Linwood, Kansas, but with representatives in Oregon, has offered to develop a tailored toolkit to filter through 100+ grants and select 6-8 grants that the city would have the highest probability of securing. Hometown Grants would focus its effort on the city's behalf to apply for the grants that would have the highest return on investment to support its Dayton Street Bridge and Law & Code Enforcement efforts in town. Additional grant opportunities could be explored in the future, if these efforts yield positive results.

FINANCIAL IMPLICATIONS

Hometown Grants would charge the city \$3,000 at the beginning of the project and the remainder (\$3,000) upon completion of the project.

STAFF RECOMMENDATION

Staff recommend entering into a Funding Strategy Contract Agreement with Hometown Grants.

PROPOSED MOTION

Recommend a motion to direct the City Manager to sign a Funding Strategy Contract Agreement with Hometown Grants for a total of \$6,000.

ATTACHMENTS

Exhibit A – Hometown Grants Funding Strategy Contract Proposal
Exhibit B – Hometown Grants Flyer



Funding Strategy Contract

NQSM Corp.
dba/ Hometown Grants
21777 Cantrell Rd.
Linwood, KS 66052

February 2, 2026

City of Falls City
299 Mill Street
Falls City, OR 97344

RE: Proposal for Grant Funding Research

This proposal specifies the scope, fee, and schedule for Hometown Grants to develop a funding strategy for grant opportunities to help Falls City, Oregon, fund its projects. We will provide grant research expertise, access to specialized grant research tools, and clear communication throughout this process.

Approach | Hometown Grants follows a unique approach to grant research and strategy that eliminates the mystery of how to successfully fund a project or program.

To get started, we will organize a one-hour kickoff meeting with you to develop a Project Planning Toolkit. We'll ask the types of questions you are accustomed to seeing in grant applications. We will complete the Toolkit and bring it back to you to confirm we understand your funding objectives.

Once that step is complete, we will filter 100+ grants to select the top 6-8 grants per project worth further consideration. We will confirm the competitiveness of each grant, prioritizing the grants with at least a 20% chance of award. We will bring this draft Funding Strategy to you for discussion.



To get down to the top grant pursuits you should focus on, Hometown Grants will contact funders and confirm fit.

With that information in hand, Hometown Grants will develop a Funding Strategy. This is a straightforward memorandum specifying what planning is still needed to position for success, which grants to pursue, and when. A Funding Strategy provides a clear roadmap so your efforts are focused on grants yielding the greatest likelihood of success and return on investment.

The Funding Strategy can be used by you or your staff as a roadmap for which grants to pursue. If you prefer help pursuing those grants, we can provide an amendment to this contract with an updated scope, fee, and schedule for grant writing efforts.

Fee | Hometown Grants' fee is \$6,000, which will be billed half at the start of the project, and the remainder upon completion of the project.

Deliverables | The following deliverables will be provided to you:

- A Project Planning Toolkit
- A Funding Strategy that includes grants for the Bridge Project and a Law & Code Enforcement Officer

Schedule | We can schedule a kick-off meeting as soon as the contract is signed. The funding research and strategy development process usually takes six to eight weeks.

USE OF SUBCONTRACTORS | The parties recognize and acknowledge that this Agreement is for HTG's services, however, HTG may engage subcontractors, assistants, or other third parties to support the delivery of its services. HTG shall be solely responsible for supervising, compensating, and directing such subcontractors and for the quality and timeliness of their work. Falls City, Oregon will not be liable for any additional fees or expenses arising from the use of HTG subcontractors unless expressly agreed to in writing. HTG will ensure that all subcontractors are bound by confidentiality and professional standards at least as stringent as set forth in this contract. HTG will remain fully responsible for fulfilling its obligations under this contract.

FORCE MAJEURE | HTG shall be excused from any delay or failure in performance under this Agreement if caused by an occurrence or contingency



beyond HTG's reasonable control, including but not limited to acts of war, terrorism, pandemics, government orders or regulations, labor strikes, natural disasters, or other acts of nature. HTG shall promptly notify the City of any force majeure event and make commercially reasonable efforts to resume performance as soon as practicable.

SEVERABILITY | If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect to the maximum extent permissible.

ACCEPTANCE | If you accept the proposal, fee, and schedule as is, please return this document with appropriate signatures.

Respectfully,



Christine Crews

The referenced proposed scope of services and fees are agreed upon:

City of Falls City
299 Mill Street
Falls City, OR 97344

Client Signature: _____

Date: _____

Client Name (Printed): _____



Hometown Grants

Exhibit B

Improving your hometown, one grant at a time.

Who We Are

Rural communities often lack the expertise to identify grant funding for infrastructure needs, develop fundable projects, and navigate complex grant processes. Hometown Grants provides strategic project development combined with proven grant writing—helping you uncover funding for needed improvements, build strong applications, and manage grant funds for critical infrastructure improvements. We work with counties – including their cities, individual cities, and water districts. Whether you're just starting to explore grant opportunities or seeking an experienced partner to boost your current efforts, we are committed to supporting your community every step of the way.

Why Choose Us

- Increase Your Chances of Winning Funds
 - Strategic Project Discovery & Development
 - Proven Grant Writing and Research
 - Grant Readiness Assessment
- Team of Certified Grant Writers with Scalable Capacity
- Post-Award Compliance and Management

Our Results

- 82% success rate
- Millions secured for rural water, wastewater, and infrastructure projects
- 100% LOI Conversion: All Letters of Intent advanced to full applications

Our Services

Project Development & Funding Strategy

- Grant readiness assessment
- Project definition and scoping
- Funding strategy development
- Regional coordination analysis

Grant Writing & Application Submission

- Complete application development
- Budget and scope preparation
- Benefit-cost analysis
- Funder communication
- Application submission

Post-Award Grant Management

- Post-award fund reporting
- Post-award grant management

Our Approach

- Strategic Project Discovery & Development
 - We help you identify and develop projects to meet your infrastructure needs. Through on-site meetings and strategic analysis, we uncover project opportunities for options for regional coordination, maximizing your funding potential.
- Proven Grant Writing
 - Our certified grant writers develop competitive applications with compelling narratives, backed by solid project development and strategic positioning.
- Full Lifecycle Support
 - From grant readiness assessment through post-award compliance and management, we support your project every step of the way.

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Contact Us Our Team

sales@htgrants.com

www.htgrants.com