

Meeting Agenda | Finance Committee

Wednesday, July 15, 2026

7:00 p.m.

Zoom Meeting

See Below for Access Information

1. Convene meeting, roll call of participants	5 min
2. Public comment	5 min
3. Meeting Minutes – June 17, 2026	5 min
4. Election of Chair	5 min
5. Levy Update	15 min
6. State Revolving Loan - Stormwater	10 min
7. State Revolving Loan – Wastewater Treatment Plant	10 min
8. Project Updates	5 min
9. Committee Business	5 min
10. Good of the order	1 min

How to participate

This meeting will be conducted electronically using Zoom, an online meeting platform. The meeting structure complies with ORS 192.610 to 192.690.

Please note: Instructions for citizens wishing to testify during this Finance Committee meeting are as follows:

- Written testimony: Please send your written testimony to Budget and Finance Director, Elizabeth McCann at Budget&Finance@GreshamOregon.gov no later than 24 hours before the meeting to allow the testimony to be forwarded to the Finance Committee.
- Oral testimony: Please register your name, email address, phone number and subject matter to Budget and Finance Director, Elizabeth McCann at Budget&Finance@GreshamOregon.gov no later than 24 hours before the meeting.
- Persons who are unable to access the meeting via Zoom are encouraged to notify the City by calling 503-618-2445, 24 hours in advance of the meeting so that the City can provide alternate arrangements.

Meeting log-in or call-in information to access the meeting:

Click the link to join:

<https://greshamoregon.zoom.us/j/84516186368?pwd=ZA3vPbGc178UCcPGWbmbwXw3nPhDaH.1>
Passcode: tkY0b341Nr

One tap mobile :

+12532158782,,84516186368#,,,,*9258108572# US (Tacoma)
+16699006833,,84516186368#,,,,*9258108572# US (San Jose)

Telephone: +1 253 215 8782 US or +1 669 900 6833 US +1 213 338 8477 US +1 646 876 9923 US

Webinar ID: 845 1618 6368 Passcode: 9258108572

CITY OF GRESHAM

Meeting Date: July 15, 2026

Agenda Executive Summary

4. Election of Chair

The Chair position is elected in July of even-numbered calendar years. According to Gresham Revised Code 2.18.060, committee members cannot hold the same leadership position for more than two terms. The position is currently held by Nick McWilliams who has held the position since January 2026, so has served for one partial term. No other committee member has served in the role of chair.

Requested Action: Election of Chair

5. Levy Update

Presented by Bill Eggert, Budget Manager

Staff presented a quarterly financial update to the Public Safety Levy Advisory Subcommittee in June. Staff will share that information with the committee.

Requested Action: Information and Committee Discussion

6. State Revolving Fund Loan - Stormwater

Presented by Elizabeth McCann, Budget & Finance Director and Terryl Aguon, Treasury Analyst

In 2024 the City was awarded a \$486,000 forgivable loan for the Stormwater Powell Boulevard tree well project. The State of Oregon DEQ has informed the City of Gresham there is additional emerging contaminant funding of up to \$1 million. The City of Gresham's current Stormwater Powell Boulevard tree well project already qualifies and is approved for additional funding. This project aims to add approximately 20 trees and grates along Powell Blvd to capture and treat runoff from the existing roadway, including the purchase of the necessary right of way access to construct the additional tree wells.

To move forward with accepting the additional forgivable loan agreement of \$514,000 the City needs Council approval. The resolution authorizing and approving State Revolving Fund loan agreement to finance Stormwater Powell Blvd project is scheduled to be presented to Council on September 15, 2026.

Requested Action: Information and Committee Discussion



7. State Revolving Fund Loan – Wastewater Treatment Plant

Presented by Elizabeth McCann, Budget & Finance Director and Terryl Aguon, Treasury Analyst

Gresham's WWTP has operated two anaerobic digesters since 1987, and they are nearing capacity. A third digester is needed to accommodate anticipated increases in loading from population growth, expanded industrial activity, and additional feedstock receiving for increased biogas production. The Anaerobic Digester project is included in the CIP plan as CIPWW00066.

In 2023 a consultant prepared a preliminary design report for the 3rd digester which was submitted to the Oregon DEQ Clean Water State Revolving Fund. The City of Gresham has been awarded up to \$20 million of funding, with \$2 million being a forgivable loan upon project completion. The remaining \$18 million loan balance will have a competitive interest rate and favorable loan terms. The interest rate will be identified prior to final authorization. The long-term forecast for Wastewater identified this project as being funded through a financing mechanism.

To move forward with accepting the State Revolving Fund loan the City needs Council approval. The Resolution authorizing and approving State Revolving Fund loan agreement to finance the Wastewater Anaerobic Digester project is scheduled to be presented to Council on September 15, 2026.

Requested Action: Information and Committee Discussion

8. Project Updates

Presented by Elizabeth McCann, Budget & Finance Director

Committee members and staff will provide updates on the status of various projects and other key initiatives that are underway. This may include reporting on the activity of other committees or workgroups where relevant as well as special Finance Committee projects.

Requested Action: Information and Committee Discussion

Meeting Date: July 15, 2026
Agenda Item: 3. Meeting Minutes – June 17, 2026

Attached are the draft minutes for the June 17, 2026 Finance Committee meetings. Please review them prior to the meeting. Approval of the minutes will be included on the agenda.

**City of Gresham Finance Committee
Wednesday, June 17, 2026, 7:00 p.m.
Zoom Meeting Minutes**

Finance Committee Members Present:

Rusty Allen
Nick McWilliams, Chair
Mike Schultze, Vice-Chair
Anisa Ali *joined at 7:11pm*

Finance Committee Members Absent:

Preston Pace
Faith Luch

Council Liaison in Attendance:

Janine Gladfelter

Staff Members in Attendance:

Elizabeth McCann, Director of Budget & Finance
Susan Brown, Finance & Accounting Manager
Ellen Van Riper, City Attorney
Terry Aguon, Treasury Analyst
Jessica Abrego, Management Analyst II
Christina Ott, Administrative Analyst

Marijana Mota (Recording Secretary)

1. Convene Meeting and Roll Call

The meeting was convened at 7:01pm by Chair McWilliams.

2. Public Comment

None.

Ms. Van Riper, City Attorney, clarified quorum is not needed for public comment.

The agenda items were rearrange to present items not requiring a quorum first.

5. ARPA Update

Ms. McCann began with her presentation.

“Presentation can be seen as a part of Attachment A”.

Chair McWilliams asked whether the remaining contracted funds were on track to be fully expended by the end of the year.

Ms. McCann confirmed that the remaining contracts are expected to be completed by end of the year.

Referring to the Recap of Funds slide, she explained that the majority of the approximately \$1.5 million in remaining funds is associated with the fire station remodeling project. As work on that project is completed, the remaining balance is expected to decrease to under \$1 million. Ms. McCann noted that some of the remaining balance will not be able to be spent due to changes in federal eligibility, including certain drones and software based on their country of manufacture. Ms. McCann reported that the parks and trails projects are expected to be completed this summer and expressed confidence that the ARPA funding for these projects will be fully spent. She added that the remaining category of funding is related to planning studies previously authorized by the Council, which are currently underway and expected to be completed this fall.

Chair McWilliams asked for clarification on whether projects funded with interest earnings could continue beyond the end of the year. Ms. McCann confirmed that they can.

Chair McWilliams asked if the spent category meant funds paid to vendors? Ms. McCann answered yes.

Anisa Ali joined the meeting at 7:11. The committee returned to the original agenda order.

3. Meeting Minutes – May 20, 2026

There was a motion made by Mr. Allen and seconded by Ms. Ali to:

“Approve the meeting minutes as distributed.”

Motion passes unanimously.

4. Investment Policy Recommendation

Ms. McCann provided a brief overview of the presentation given at the May 20th meeting regarding the Investment Policy. She noted that no formal presentation was scheduled for this meeting; rather, the purpose was to provide an opportunity for committee members to ask questions prior to making a recommendation.

Ms. Brown explained that the substance of the policy had changed very little and most revisions were organizational in nature, intended to better align the policy with current best practices and to ensure that key language was more clearly articulated. She emphasized that the existing investment restrictions,

limits, and thresholds remained largely unchanged.

Ms. Brown further stated that, prior to the policy being presented to the City Council, it would be submitted to the Oregon Short-Term Fund Board for review at its August meeting. The Board would provide a memorandum on the proposed revisions and the policy overall. Both the Committee's recommendation and the Board's memorandum would be included in the September Council packet for consideration.

There was a motion made by Mr. Schultze and seconded by Mr. Allen to:

"Provide a recommendation to council to approve the updated policy."

Motion passes unanimously.

6. Audit Planning Letter

Ms. Brown provided a brief overview of the audit planning process and the engagement letter issued by Baker Tilly as communication to those charged with governance. The engagement letter outlines the scope of the audit, the auditors' responsibilities, the City's responsibilities, and the procedures that will be performed during the audit.

Ms. Brown reported that the auditors had completed their on-site fieldwork at City Hall and that an initial debrief had taken place. At this stage, no negative or unexpected findings have been identified, and the audit is progressing as expected for Fiscal Year 2025/26.

Chair McWilliams asked whether this was the second year of the audit contract. Ms. Brown confirmed that the City is in the second year of a five-year contract, which includes a 3% annual fee increase.

Ms. Ali asked whether any findings from the previous year's audit remained outstanding. Ms. McCann responded that those items would be addressed during the Project Updates portion of the meeting.

7. Project Updates

Ms. McCann noted that the only finding from the previous year's process was in the Single Audit, which reviews federal grant compliance, and involved a missed reporting deadline due to staff turnover. Staff developed and implemented a corrective action plan to improve grant reporting and tracking, which will go live on July 1. Ms. McCann stated that the City is on track to complete the action plan. Ms. Brown added that the City is required to provide a status update on the corrective action plan as part of this year's audit. The auditors will include the prior finding, the corrective actions taken, and the final resolution status in the Single Audit report.

Ms. McCann reported that the Finance Department had a busy week, completing both the auditors' on-site fieldwork and the City Council's budget adoption. Staff are now finalizing the required budget documentation and certifications and preparing for the transition to the new fiscal year.

On June 16, 2026, Mayor Stovall provided an update on the State of the City address, available on the City of Gresham YouTube page.

The City welcomes new City Manager Theresa Carr who will begin on June 22.

Councilor Gladfelter, Chair McWilliams, and Ms. McCann have been conducting the recruitment process to submit nominations to Council for appointment of the Finance Committee vacancy.

Ms. McCann provided an update on state forgivable loan opportunities. She noted the City has been invited to pursue additional funding for an existing stormwater project and a new wastewater project. Both items are expected to come to Finance Committee during the summer.

The Committee discussed and agreed to cancel the August meeting.

8. Committee Business

None.

9. Good of the order

None.

10. Meeting Adjournment

The meeting was adjourned by Chair McWilliams at 7:38 pm. The next Finance Committee meeting will be held on July 15, 2026 at 7pm.

Nick McWilliams, Chair

Marijana Mota, Recording Secretary

Meeting Date: July 15, 2026
Agenda Item: 6. Levy Update

Staff presented an update to the Public Safety Levy Advisory Subcommittee. Attached are the handouts shared with the subcommittee. Additionally, at the meeting staff will share the presentation given to the subcommittee.

Year-to-date Budget Report

Through Fiscal Year: 2025/26 Period: 11 (May) Percentage
of the Year Complete: 92%

Fund	Department	Current Year				Prior Year	
		Budget	Actuals	Remaining Budget	% Used	Actuals	% Used
Local Option Levy Fund							
	Police						
	Wages/Salaries	3,574,280	2,814,418	759,862	79%	2,749,941	82%
	Overtime	400,000	368,563	31,437	92%	416,918	104%
	Payroll Taxes	294,611	269,518	25,093	91%	267,715	94%
	Benefits	3,297,297	2,495,541	801,756	76%	1,758,833	71%
	Contracted Clinicians	364,000	116,317	247,683	32%	-	0%
	Police Levy Total	7,930,188	6,064,357	1,865,831	76%	5,193,407	75%
	Fire						
	Wages/Salaries	2,580,296	2,378,317	201,979	92%	1,928,780	73%
	Overtime	473,000	453,852	19,148	96%	847,815	170%
	Payroll Taxes	238,105	236,585	1,520	99%	234,322	100%
	Benefits	2,541,504	2,415,400	126,104	95%	1,689,217	90%
	Supplies	20,000	-	20,000	0%	20,126	101%
	Fire Levy Total	5,852,905	5,484,153	368,752	94%	4,720,261	89%
	Local Option Levy Total	13,783,093	11,548,510	2,234,583	84%	9,913,668	81%