CITY OF SWEET HOME CITY COUNCIL AGENDA

July 28, 2026, 6:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

WIFI Passcode: guestwifi

PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

Mission Statement

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

I. Meeting Information

This meeting is open to the public in person and virtually. The City of Sweet Home is streaming the meeting via the Microsoft Teams platform and asks the public to consider this option. There will be opportunity for public input via the live stream. To view the meeting live, visit http://live.sweethomeor.gov. If you do not have access to the internet, you can call in to 971-203-2871 and enter the meeting ID followed by the # sign to be logged in to the call. Meeting ID: 635 790 974

This video stream and call in options are allowed under Council Rules, meet the requirements for Oregon Public Meeting Law, and have been approved by the Mayor and Chairperson of the meeting.

II. Call to Order & Pledge of Allegiance

III. Roll Call

III. Consent Agenda

a) Approval of Minutes:

- i) 2026-07-14 City Council Executive Session Minutes
- ii) 2026-07-14 City Council Work Session Minutes
- iii) 2026-07-14 City Council Meeting Minutes

IV. Recognition of Visitors & Hearing of Petitions

V. Ordinance Bills

f) Second Reading of Ordinance Bills

- vii) Request for Council Action – Ordinance No. 3 for 2026 – Amending SHMC 2.04.030 Nominations & Declaring the Need for an Expediency Clause

VII. Reports of Committees

Administration, Finance & Property Committee – President Pro Tem Thorstad

Community Health Committee – Councilor Bronson

- • 2026-07-22 Community Health Committee Meeting Minutes

Library Advisory Board – Councilor Augsburger

- • 2026-07-09 Library Board Meeting Minutes

Park & Tree Committee – Councilor Hegge

- 2026-06-16 Park & Tree Committee Meeting Minutes

Planning Commission

- 2026-07-02 Planning Commission Meeting Minutes

Area Commission on Transportation – Councilor Sanchez, Councilor Bronson (alternate)

Chamber of Commerce – Councilor Hegge

Council of Governments – Councilor Bronson, Councilor Sanchez (alternate)

Solid Waste Advisory Council – Councilor Richards

VIII. Department Reports

Library

Planning & Building

- Planning & Building Report – June 2026

Public Works

Finance

- FY 2026 End of Year Financial Report & Quarterly Investment Report

Police

City Attorney

IX. Reports of City Officials

City Manager's Report

Mayor's Report

X. Council Business for Good of the Order

XI. Adjournment

CITY OF SWEET HOME
CITY COUNCIL
EXECUTIVE SESSION MINUTES

July 14, 2026, 5:00 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

Call to Order

The meeting was called to order at 5:00 PM.

Roll Call

PRESENT
Mayor Susan Coleman
Council President Josh Thorstad
Councilor Chelsea Augsburger
Councilor Aaron Hegge
Councilor Angelita Sanchez

ABSENT
Councilor Ken Bronson
Councilor Dylan Richards

STAFF
Jason Ogden, City Manager / Police Chief
Blair Larsen, City Attorney

Executive Session

Mayor Coleman read the Executive Session statement at 5:00 PM:

The Sweet Home City Council Executive Session is held pursuant to:

ORS 192.660(2)(e) to conduct deliberations with persons designated by the public body to negotiate real property transactions.

Official representation of the news media and designated staff shall be allowed to attend the Executive Session. All other members of the audience are asked to remain outside the room during the Executive Session. Representatives of the news media are specifically directed not to report on any of the discussions during Executive Session, except to state the general subject of the session as previously announced. No formal actions may be taken in Executive Session.

Formal actions to be taken, if any, as a result of the Executive Session will be conducted during the Council's regular session.

DRAFT

Adjournment

There being no further discussion, the meeting was adjourned at 5:37 PM.

____

Mayor

ATTEST:

____

City Manager – Ex Officio City Recorder

DRAFT

CITY OF SWEET HOME
CITY COUNCIL
WORK SESSION MINUTES

July 14, 2026, 5:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

Mission Statement

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

I. Call to Order & Pledge of Allegiance

The meeting was called to order at 5:41 PM.

II. Roll Call

PRESENT
Mayor Susan Coleman
Council President Josh Thorstad
Councilor Chelsea Augsburger
Councilor Ken Bronson (virtual)
Councilor Aaron Hegge
Councilor Angelita Sanchez

ABSENT
Councilor Dylan Richards

STAFF
Jason Ogden, City Manager / Police Chief
Blair Larsen, City Attorney
Angela Clegg, Planning & Building Manager
Adam Leisinger, Special Projects Manager

III. Work Session: City Attorney Services

City Manager Ogden stated that City Attorney Larsen accepted a role elsewhere and that he had some recommendations on how to move forward with City Attorney services in his absence.

City Attorney Larsen stated that he currently provided legal services outside of labor negotiations, which were provided by an outside attorney. He noted that there were three main legal service areas needed by the City: general legal services (ex. contracts, Ordinances, land use, and general legal guidance to Council and staff), prosecution, and labor negotiations. He stated that most cities of Sweet Home's size did not have an in-house attorney but rather utilized contracted services, typically divided depending on the legal area. He recommended issuing three separate Requests for Proposal (RFP) for the aforementioned service areas with respondents able to respond to both general legal services and prosecution but not labor negotiations to keep that component separate.

Councilor Hegge asked if there would be any conflict with the Charter if multiple attorneys were selected. City Attorney Larsen stated that there would not.

Councilor Sanchez asked of the timeline for City Attorney Larsen's availability and departure. City Attorney Larsen replied that he would be available in-person through the month of August. He recommended that prosecution services be the priority for procurement.

There was consensus to move forward with City Attorney Larsen's recommendation for the three RFPs and to make them available for three weeks. City Attorney Larsen reviewed the selection criteria for the City's previous RFP for City Attorney services and there was consensus to move forward with same.

IV. Adjournment

There being no further discussion, the meeting was adjourned at 6:06 PM.

____
Mayor

ATTEST:

____
City Manager – Ex Officio City Recorder

DRAFT

CITY OF SWEET HOME
CITY COUNCIL
MEETING MINUTES

July 14, 2026, 6:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

Mission Statement

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

I. Call to Order & Pledge of Allegiance

The meeting was called to order at 6:30 PM.

II. Roll Call

PRESENT
Mayor Susan Coleman
Council President Josh Thorstad
Councilor Chelsea Augsburger
Councilor Ken Bronson (virtual)
Councilor Aaron Hegge
Councilor Angelita Sanchez

ABSENT
Councilor Dylan Richards

STAFF
Jason Ogden, City Manager / Police Chief
Blair Larsen, City Attorney
Angela Clegg, Planning & Building Manger
Megan Dazey, Library Services Director
Adam Leisinger, Special Projects Manager
Dominic Valloni, Interim Public Works Director

III. Consent Agenda

a) Request for Council Action – Resolution No. 14 for 2026 – Adopting the City of Sweet Home Investment Policy

Approval of Minutes:

b) 2026-06-23 City Council Meeting Minutes

Council President Thorstad moved to approve the minutes of the June 23, 2026 City Council meeting. Councilor Hegge seconded the motion. The motion carried by the following vote:

AYE: Coleman, Thorstad, Augsburger, Bronson, Hegge, Sanchez
NAY: None
ABSENT: Richards

IV. Recognition of Visitors & Hearing of Petitions

There were no visitors to be heard.

DRAFT

V. New Business

a) Request for Council Action – Naming of 3101 Zelkova Street

City Manager Ogden stated that the item addressed the property that was informally called "Quarry Park" and noted that it had not received an official name since its acquisition. He added that the request for naming was to support future marketing efforts. He stated that a public noticing process would be required and the final decision would return to City Council following that period. He shared that that Public Works staff proposed the use of Quarry Park for a disc golf course and that staff was currently working with Avery Jenkins, an international disc golf champion, to design a professional course and guide Public Works in its construction.

There was Council consensus for staff to move forward with the public naming process.

b) Request for Council Action – Resolution No. 13 for 2026 – Concerning Street Closures – National Night Out

City Manager Ogden stated that National Night Out was planned for August 4, 2026 and that street closures centered around 13th and Long were requested along a larger footprint than the previous year with the City's recent acquisition of the former garden center. He thanked Manager Clegg for her assistance with the event coordination.

Council President Thorstad moved to approve Resolution No. 13 for 2026. Councilor Hegge seconded the motion. The motion carried by the following vote:

AYE: Coleman, Thorstad, Augsburger, Bronson, Hegge, Sanchez
NAY: None
ABSENT: Richards

c) Request for Council Action – Adopting an Intergovernmental Agreement with the Oregon Department of Revenue for Transient Lodging Tax Collection

City Manager Ogden stated that the agreement would allow the Department of Revenue (DOR) to collect the City's portion of Transient Lodging Tax on the City's behalf beginning October 1st. He noted that there were no changes to the tax rate, only to the collection method. He added that collection from short-term rentals was challenging for the City and moving collection to the DOR would likely result in better compliance and collection.

Councilor Bronson asked if vacation rental owners in Sweet Home were aware of the local requirement. City Manager Ogden replied that he could not speak to individual properties but that they were likely already registered with the state.

Councilor Hegge moved to approve the intergovernmental agreement as proposed. Council President Thorstad seconded the motion. The motion carried by the following vote:

AYE: Coleman, Thorstad, Augsburger, Bronson, Hegge
NAY: Sanchez
ABSENT: Richards

VI. Ordinance Bills

First Reading of Ordinance Bills (Roll Call Vote Required)

a) Request for Council Action – Ordinance No. 3 for 2026 – Amending SHMC 2.04.030 Nominations & Declaring the Need for an Expediency Clause

City Manager Ogden stated that the City's Municipal Code was currently in conflict with a recent statewide change to require incumbent candidates to file seven days sooner than non-incumbent candidates and the proposed Ordinance would align the Code to be in compliance with State law.

Council President Thorstad moved to conduct a first reading of Ordinance No. 3 for 2026. Councilor Hegge seconded the motion. The motion carried by the following vote:

DRAFT

AYE: Coleman, Thorstad, Augsburger, Bronson, Hegge
NAY: Sanchez
ABSENT: Richards

A first reading of Ordinance No. 3 for 2026 was conducted.

Council President Thorstad moved to conduct a second reading of Ordinance No. 3 for 2026 by title only at the following Council meeting. Councilor Hegge seconded the motion. The motion carried by the following vote:

AYE: Coleman, Thorstad, Augsburger, Bronson, Hegge
NAY: Sanchez
ABSENT: Richards

Second Reading of Ordinance Bills (Roll Call Vote Required)

No second readings were conducted.

Third Reading of Ordinance Bills (Roll Call Vote Required)

a) Request for Council Action – Ordinance No. 2 for 2026 – Ordinance No. 1340 – Repealing SHMC 5.08 Bicycle Dealers & Amending SHMC 5.24 Social Games, SHMC 5.28 Taxicabs & SHMC 5.32 Secondhand Dealers

A third reading of Ordinance No. 2 for 2026 was read by title only.

Council President Thorstad moved to approve Ordinance No. 2 for 2026. Councilor Bronson seconded the motion. The motion carried by the following vote:

AYE: Coleman, Thorstad, Augsburger, Bronson, Hegge, Sanchez
NAY: None
ABSENT: Richards

VII. Reports of Committees

Administration, Finance & Property Committee – President Pro Tem Thorstad

Community Health Committee – Councilor Bronson

- 2026-06-24 Community Health Committee Meeting Minutes

Library Advisory Board – Councilor Augsburger

Park & Tree Committee – Councilor Hegge

Planning Commission

Area Commission on Transportation – Councilor Sanchez, Councilor Bronson (alternate)

Chamber of Commerce – Councilor Hegge

Council of Governments – Councilor Bronson, Councilor Sanchez (alternate)

Solid Waste Advisory Council – Councilor Richards

Councilor Bronson highlighted the upcoming Community Health Fair in August.

VIII. Department Reports

Library

- Library Report – June 2026

Planning & Building

Public Works

- Public Works Report – June 2026

Finance

- Finance Department Report – June 2026

Police

City Attorney

Director Dazey thanked City Council for their approval of the purchase of 1211 Long Street and noted a high volume of positive community feedback.

IX. Reports of City Officials

a) City Manager's Report

City Manager Ogden highlighted the success of the recent community fireworks display and thanked those involved for their efforts. He thanked the organizers and participants of Cut the Gut and the Sportsman's Holiday events. He invited the Council and community to National Night Out. He noted that Public Works Advisor Springman was fully entering retirement and that Public Works Operations Manager Dominic Valloni would be stepping into the role of Interim Public Works Director.

b) Mayor's Report

Mayor Coleman reiterated her gratitude to those involved in the fireworks and Sportsman's Holiday.

X. Council Business for Good of the Order

There was no business to be heard.

XI. Adjournment

There being no further discussion, the meeting was adjourned at 7:03 PM.

____
Mayor

ATTEST:

____
City Manager – Ex Officio City Recorder

DRAFT

REQUEST FOR COUNCIL ACTION

Title:	Request for Council Action – Ordinance No. 3 for 2026 – Amending SHMC 2.04.030 Nominations & Declaring the Need for an Expediency Clause
Preferred Agenda:	July 28, 2026
Submitted By:	Cecily Hope Pretty, Deputy City Manager
Reviewed By:	Jason Ogden, City Manager / Police Chief
Type of Action:	Motion ☒ Resolution ☐ Reading ☒
Relevant Code/Policy:	House Bill 4024 (2024), SHMC 2.04.030
Towards Council Goal:	Effective & Efficient Government
Attachments:	Ord. No. 3 for 2026 SHMC 2.04.030 – Redline Version

Purpose of this RCA:
The purpose of this RCA is to amend section 2.04.030 of Sweet Home Municipal Code (SHMC) to bring it into compliance with changes to Oregon candidate filing regulations made effective in 2024 through House Bill 4024.

Background/Context:
The Oregon State Legislature made changes to several portions of election-related code in its 2024 session, including a requirement that incumbent candidates shall now have a filing deadline seven (7) days sooner than non-incumbent candidates. The City's current code related to the timing of candidate filing was last updated in 1986 through Ordinance 949.

A first reading of the proposed Ordinance was conducted during the July 14, 2026 City Council meeting.

The Challenge/Problem:
House Bill 4024 has created a conflict with SHMC 2.04.030 which needs to be resolved in order for the City's Code to be compliant with the new regulations. The proposed amendment separates the Code section into two parts to distinguish between the requirements for non-incumbent vs. incumbent candidates.

Issues and Financial Impacts:
There is no fiscal impact as a result of these changes. The City does not have the authority to override this regulation so in the event the conflict remains in SHMC 2.04.030, staff will still enforce the provisions of HB 4024.

Elements of a Stable Solution:
Approval of changes that will align the City's code with State requirements and to resolve the conflict prior to the closure of the candidate filing period for the November 2026 City Council election.
Options:

1. *Move to deny Ordinance No. 3 for 2026*: The Code section will stay as it currently is with no changes and will remain in conflict with State requirements.
2. *Move to conduct a third reading of Ordinance No. 3 for 2026 by title only as proposed at the next City Council meeting:* A final reading by title only will occur at the next regularly Council meeting.
3. *Move to conduct a third reading of Ordinance No. 3 for 2026 with amendments at the next City Council meeting:* City Council may propose revisions to the Ordinance to be reviewed at the next City Council meeting.

Recommendation:
Staff recommends option #2: Move to conduct a third reading of Ordinance No. 3 for 2026 by title only as proposed at the next City Council meeting.

ORDINANCE BILL NO. 3 FOR 2026

ORDINANCE NO. __

AN ORDINANCE AMENDING SWEET HOME MUNICIPAL CODE (SHMC) 2.04.030 NOMINATIONS & DECLARING THE NEED FOR AN EXPEDIENCY CLAUSE

WHEREAS, current procedures for filing for elective office are detailed in the SHMC; and

WHEREAS, existing filing deadlines were established by Ordinance 949; and

WHEREAS, recent changes to State law under House Bill (HB) 4024 establishing an earlier filing deadline for incumbent candidates contradict existing Municipal Code; and

WHEREAS, this is the first Sweet Home City Council election to be affected by HB 4024;

NOW, THEREFORE, THE CITY OF SWEET HOME DOES ORDAIN AS FOLLOWS:

Section 1. SHMC Chapter 2.040.030 Nominations is hereby amended as follows:

2.04.030 NOMINATIONS
Only a qualified elector under State law who has resided in the City at least one year immediately before the election may be nominated for the Council by one of the following methods.

A. For Non-Incumbent Candidates:
    1. A petition to make such a nomination shall be signed by not less than ten, nor more than 20, electors. No elector shall sign more than one such petition and, should an elector do so, their signature shall be void as to the petition or petitions last filed. The petitions shall be filed not earlier than 100 days, nor later than 64 days, before the election date. Each candidate shall have the signatures of the electors on their petition verified by the County Elections Officer, prior to filing the petition with the City Elections Officer.
    2. A declaration of candidacy shall be signed and a fee set by Council Resolution shall be paid to the City at the time of filing. The declaration of candidacy shall be filed not earlier than 100 days, nor later than 64 days, before the election date.
    3. A write-in vote at the time of the election as allowed by State law.

B. For Incumbent Candidates:
    1. A petition to make such a nomination shall be signed by not less than ten, nor more than 20, electors. No elector shall sign more than one such petition and, should an elector do so, their signature shall be void as to the petition or petitions last filed. The petitions shall be filed not earlier than 100 days, nor later than 71 days, before the election date. Each candidate shall have the signatures of the electors on their petition verified by the County Elections Officer, prior to filing the petition with the City Elections Officer.

2. A declaration of candidacy shall be signed and a fee set by Council Resolution shall be paid to the City at the time of filing. The declaration of candidacy shall be filed not earlier than 100 days, nor later than 71 days, before the election date.
3. A write-in vote at the time of the election as allowed by State law.

Section 2. Expediency Clause. Whereas the statutory changes resulting from passage of HB 4024 are already in effect, it is hereby adjudged and declare than an emergency exists and existing conditions are such that this Ordinance is needed to be immediately enforced upon its passage. Therefore, this Ordinance shall take effect and be in full force and effect from and after its passage and approval.

PASSED by the Council and approved by the Mayor this ___ day of ______, 2026.

Mayor

ATTEST:

City Manager – Ex Officio City Recorder

2.04.030 NOMINATIONS
Only a qualified elector under State law who has resided in the City at least one year immediately before the election may be nominated for the Council by one of the following methods.

A. For Non-Incumbent Candidates:
   1. A petition to make such a nomination shall be signed by not less than ten, nor more than 20, electors. No elector shall sign more than one such petition and, should an elector do so, their signature shall be void as to the petition or petitions last filed. The petitions shall be filed not earlier than 100 days, nor later than 64 days, before the election date. Each candidate shall have the signatures of the electors on their petition verified by the County Elections Officer, prior to filing the petition with the City Elections Officer.
   2. A declaration of candidacy shall be signed and a fee set by Council Resolution shall be paid to the City at the time of filing. The declaration of candidacy shall be filed not earlier than 100 days, nor later than 64 days, before the election date.
   3. A write-in vote at the time of the election as allowed by State law.

B. For Incumbent Candidates:
   1. A petition to make such a nomination shall be signed by not less than ten, nor more than 20, electors. No elector shall sign more than one such petition and, should an elector do so, their signature shall be void as to the petition or petitions last filed. The petitions shall be filed not earlier than 100 days, nor later than 71 days, before the election date. Each candidate shall have the signatures of the electors on their petition verified by the County Elections Officer, prior to filing the petition with the City Elections Officer.
   2. A declaration of candidacy shall be signed and a fee set by Council Resolution shall be paid to the City at the time of filing. The declaration of candidacy shall be filed not earlier than 100 days, nor later than 71 days, before the election date.
   3. A write-in vote at the time of the election as allowed by State law.

CITY OF SWEET HOME
COMMUNITY HEALTH COMMITTEE
MEETING MINUTES

July 22, 2026, 4:00 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

Mission Statement

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

Call to Order & Pledge of Allegiance

The meeting was called to order at 4:01 PM.

Roll Call

PRESENT
Chair Kelsey Ann Wray
Vice Chair Bob Dalton
Committee Member Dr. Larry Horton
Committee Member Wanda Jones
Committee Member Dick Knowles

ABSENT
Committee Member Michael Grenz
Committee Member Shirley Schumacher

COUNCIL
Councilor Ken Bronson, Council Liaison

STAFF
Jason Ogden, City Manager / Police Chief
Cecily Hope Pretty, Deputy City Manager
Adam Leisinger, Special Projects Manager

Approval of Minutes

a) 2026-06-24 Community Health Committee Meeting Minutes

Committee Member Knowles moved to approve the minutes of the June 24, 2026 Community Health Committee. Committee Member Horton seconded the motion. The motion carried by the following vote:

AYE: Wray, Dalton, Horton, Jones, Knowles
NAY: None
ABSENT: Grenz, Schumacher

Recognition of Visitors / Public Comment

There were no visitors to be heard.

Old Business

a) Health Fair Update

Vice Chair Dalton stated he had received 34 vendor applications with 38 tables reserved and anticipated a few more responses. He noted that banners would be placed out soon. He stated that free hot dogs and snow cones would be provided by the Rotary Club. He added that he had invited the Oregon State University's mobile eye clinic to attend for the first time.

No action was required for this item.

b) Review of Committee Goals

Vice Chair Dalton provided the Committee with the list of goals they had last established and asked for Committee input on how to progress on the goals and improve communication with the City Council and community.

No action was required for this item.

New Business

a) National Night Out Participation

Deputy City Manager Pretty asked if the Committee had decided whether to participate in National Night Out.

Vice Chair Dalton asked for clarification on the typical participants. City Manager Ogden stated that it was an opportunity for the community to develop relationships primarily with law enforcement and first responders but it was for building community and providing family-friendly activities. Chair Wray volunteered to host a table.

No action was required for this item.

Committee Business for the Good of the Order

Deputy City Manager Pretty reported that a little over $1,600 had been raised toward the $2,500 goal for the communication board in Sankey Park.

Committee Member Knowles raised the question as to whether the Committee should address the recent cyclospora outbreak. Chair Wray stated that she could provide an FAQ from the Oregon Health Authority at National Night Out.

Adjournment

There being no further discussion, the meeting was adjourned at 4:36 PM.

____
Chair

ATTEST:

____
City Manager – Ex Officio City Recorder

DRAFT

CITY OF SWEET HOME LIBRARY BOARD MEETING MINUTES

July 09, 2026, 4:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

DRAFT

Mission Statement

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Call to Order

The meeting was called to order at 4:30 PM.

Roll Call

PRESENT
Chair Eva Jurney
Vice Chair Kelsey Hicks
Board Member Jim Corley
Board Member Caryn Wise

ABSENT
Board Member Jen Castaneda

STAFF
Megan Dazey, Library Services Director
Ryan Daniels, Administrative Services Manager
Cecily Hope Pretty, Deputy City Manager

Review & Approval of Minutes

a) 2026-05-21 Library Board Meeting Minutes

Board Member Wise moved to approve the minutes of the May 21, 2026 Library Board meeting. Board Member Corley seconded the motion. The motion carried by the following vote:

AYE: Jurney, Hicks, Corley, Wise
NAY: None
ABSENT: Castaneda

Report of the Library Services Director

a) Director's Report – June 2026

Director Dazey stated that the State Park passes were now available to be checked out. She added that some video games were now available to borrow. She stated that there were issues with the carpeting and staff were repairing it with tape. Discussion ensued regarding funding for maintenance and staff's willingness to assist with repairs. Chair Jurney expressed concern that maintenance was not being planned for adequately.

Director Dazey highlighted the success of the Library's summer programs to date. She stated that she would be attending the Community Health Fair in August to represent the Library. She shared that the Community Read would take place on August 6th.

No action was required for this item.

Statistics

a) Statistics – June 2026

Director Dazey stated that she would not be reviewing the statistics portion of the packet.

No action was required for this item.

New Business

a) 1211 Long Street

Director Dazey stated that City Council approved the purchase of the former Garden Center at 1211 Long Street. She noted that it likely would not be fully ready for use until the following year and reviewed some potential programming that could be held at the site. She requested input from the Board regarding what they would like to see at the space. Discussion ensued regarding potential revenue opportunities and renovations.

No action was required for this item.

Chair Jurney asked if the Laptop Lending Policy was approved by City Council. Director Dazey replied that it was.

Adjournment

There being no further discussion, the meeting was adjourned at 4:51 PM.

____

Chair

ATTEST:

____

Library Services Director, Secretary to the Board

DRAFT

CITY OF SWEET HOME PARKS & TREE COMMITTEE MINUTES

June 16, 2026, 4:00 PM
3225 Main Street, Sweet Home, OR 97386

WIFI Passcode: guestwifi
PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

Mission Statement

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

Call to Order and Pledge of Allegiance
The meeting was called to order at 4:01

Roll Call of Park and Tree Committee Members:

PRESENT
Chair Matthew Bechtel
Vice Chair Lena Tucker
Member Deena Bechtel
Member Melanie Jones
Member Debra Northern (4:06 PM)
Councilor Aaron Hegge

ABSENT
Member Scott Swanson

STAFF
Angela Clegg, Planning & Building Manager
Dominic Valloni, Public Works Operations Manager
Sean Hegge, Crew Lead: Facilities and Parks
Adam Leisinger, Special Projects Manager

GUESTS
Candice Snyder, Beautification Committee

Time Reports: Chair Bechtel turned in time reports to staff.

Meeting Minutes

a) 2026-05-19 Park & Tree Committee Meeting Minutes
A motion to approve May 19, 2026, Park & Tree Committee Meeting Minutes was made by Member Jones and seconded by Member Tucker. The motion carried by the following vote:

YEA: Member Jones, Chair Matthew Bechtel, Member Deena Bechtel, Vice Chair Tucker
Nay: None
Absent: Member Swanson, Member Northern

Public Comment.
None

Beautification Committee Update
Candy provided a copy and summarized the Beautification Meeting Minutes. She gave an update on the flowers and possible predation at Shea Point. She discussed adding more perennials at Shea Point. The Beautification Committee will be changing their weeding schedules to Wednesdays for the next 3 months.

Old Business

Sankey Park Phase III Update
Crew Lead Hegge gave an update on the project. He informed them that the ground has been hydroseeded, concrete is done, railings are being installed, and light poles are installed. We are waiting on engineering plans for the bandstand.

Monthly Park Clean Up Report/Schedule
Chair Bechtel gave a report. The Committee worked in Cover Park and stated there were an abundance of crabapples. These were added to the tree inventory. Vice Chair tucker stated the Committee could do more work in partnership with Public Works. There is a need for power tools for some areas.

Next parks - Ashbrook Park at 9:00 AM on July 16th. Strawberry Park at 9:00 AM on August 14th.

Misc. Park Updates
Vice Chair Tucker asked about garden plots at Strawberry Park. Manager Leisinger gave an update.

New Business
Donated Funds Allocation
Manager Clegg reported the following allocations: 10.09.23 Pie Bake-Off Proceeds $329 to Phase III match; 07.17.25 Cut the Gut donations $3.62 to Phase III match; 10.08.24 Pie Bake-Off Proceeds $365 to Phase III match; 04.08.25 Arbor Day Donations $19 to Phase III match; 04.27.26 Blooms & Brews Fundraiser $92 to Phase III match; 2026 $350 various donors for Pie Bake Off; Total for Phase III Match $808.62; and Total for 2026 Pie Bake Off $350.00.

Chair Bechtel asked if there is an option to include donations on the online payment portal. Staff stated that they would check with the financial manager.

Round Table Discussions (Committee comments about topics not listed on the agenda)
Vice Chair Tucker reported that the tree inventory software now includes EAB information.

Crew Lead Hegge reported on the 6 EAB trap locations.

Adjournment
The meeting was adjourned at 4:27 PM.

CITY OF SWEET HOME PLANNING COMMISSION MINUTES

July 02, 2026, 6:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

WIFI Passcode: guestwifi
PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:30 PM

Roll Call of Commissioners

PRESENT
Vice Chair Brandy Wysong-Frick
Commissioner Joe Graybill
Commissioner Daniel Tiel
Commissioner Nancy White

ABSENT

Chairperson Laura Wood
Commissioner Henry Wolthuis

STAFF:
Angela Clegg, Planning and Building Manager
Adam Leisinger, Special Projects Manager

Public Comment. None

Meeting Minutes:

a) 2026-05-21 Planning Commission Meeting Minutes

A motion to approve May 21, 2026, meeting minutes was made by Commissioner White and seconded by Commissioner Graybill. The motion carried by the following vote:

Voting Yea: Vice Chair Wysong-Frick, Commissioner Graybill, Commissioner Tiel, Commissioner White
Voting Nay: None.
Absent: Chairperson Wood, Commissioner Wolthuis

Public Hearings

a) VR26-04 Staff Report Presented to the Planning Commission

The Public Hearing was opened at 6:33 PM

DRAFT

Vice Chair Wysong-Frick asked the Commissioners if they had any personal biases, conflicts of interest, or ex-parte information. All commissioners answered no to any personal biases or conflicts of interest.

Vice Chair Wysong-Frick asked Manager Clegg to present the staff report. Manager Clegg reported that the applicant is requesting approval of a Variance to allow the use of a Development Agreement in place of constructing the required half- street improvements on 46th Avenue and Kalmia Street. The intent is to maintain the existing development pattern of the surrounding neighborhood.

The property is located in the Residential Low Density (R- 1) zone. The applicant plans to pursue a future land division consistent with SHMC 17.58, 17.98, or 17.72.040. The site is not located within a special flood hazard area and contains no mapped wetlands, though the Statewide Inventory indicates the presence of hydric soils, which are commonly associated with areas where wetlands may occur.

The property has access from both Kalmia Street and 46th Avenue. City utilities are available to the existing dwelling. Both streets have dedicated rights- of- way but only about twenty feet of pavement and lack sidewalks, curbs, and stormwater drainage. Staff notes that under SHMC 17.42.050(A)(4), corner lots located on streets without existing urban improvements are typically required to construct half- street improvements that would establish the line and grade for the block.

In reviewing the criteria for a variance under SHMC 17.106.060, staff finds the following:

Staff finds that the applicant is requesting the minimum variance necessary and that no development is proposed at this time. Staff recommend a condition of approval requiring that all applicable building code and engineering standards be met at the time of future development.

Conclusion: The application shall be subject to compliance with the conditions listed below, as required by the findings of fact presented in the Review Criteria (Section III), above. Any modifications to the conditions listed below would require approval in accordance with provisions of law (e.g., variance, subsequent land use application, etc.).

Conditions of Approval:

Planning Commission Action: The Planning Commission will hold a public hearing at which it may either approve or deny the application. If the application is denied, the action must be based on the applicable review and decision criteria. Staff recommend that the Planning Commission's decision on this matter be subject to a 12-day appeal period from the date that the decision is mailed. After the Planning Commission makes a decision, staff recommend that the Planning Commission direct staff to prepare an Order that is signed by the Chairperson of the Planning Commission. The Order shall memorialize the decision and provide the official list of conditions (if any) that apply to the approval; if the application is approved.

Motion: After opening of the public hearing and receiving testimony, the Planning Commission's options include the following:

Move to approve application VR26-04 and thereby permit the variance for the subject lot located at 1178 46th Avenue, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E33AD Tax Lot 04500; adopting the Findings of Fact listed in Section III of the staff report, the setting of a 12-day appeal period from the date of the mailing of the decision, and hereby direct Staff to prepare an order to be signed by the Chair to memorialize this decision.

Move to deny application VR26-04 for the subject lot located at 1178 46th Avenue, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E33AD Tax Lot 04500; adopting the following Finding of Fact (specify), the setting of a 12-day appeal period from the date of the mailing of the decision, and hereby direct Staff to prepare an Order to be signed by the Chair to memorialize this decision.

Move to continue the public hearing to a date and time certain (specify); or

Other

Manager Clegg closed the staff report presentation and asked if the planning commissioners had any questions.

Commissioner Graybill asked Manager Clegg if staff have evaluated how many surrounding properties in the district along Kalmia have existing development agreements. Manager Clegg responded that staff have been looking into and trying to find development agreements but is unable to say what has been found and does not have that data available.

Vice Chair Wysong-Frick asked about what a development agreement is. Manager Clegg explained that it is an agreement that if down the line development triggers on that street they will pay and do their portion rather than making them do it now they would do it when the whole street gets ready to be developed.

Applicant Testimony: Tristan Nichols gave testimony that he has been interested in the property for some time, after moving forward with purchasing it and doing his due diligence. He went door to door within 300 ft of the property and spoke to the neighbors if they would be opposed to the variance being approved. He stated that the neighbors were appreciative of him wanting to clean up the property. Tristan explained that the neighborhood currently has a country feel inside city limits and the reason behind requesting the variance is to keep the look and feel of the neighborhood.

Commissioner Questions of the Applicant:

Commissioner White asked the applicant if he has plans to divide and develop it immediately. The applicant responded yes in the near future but not immediately. He does not have specific plans, but the process would be to get an engineering company to divide the land, then pay any SDC fees, and then move forward with building. Tristan shared that whether those properties were listed for sale in the future is undetermined, but the existing building would be taken down and the lot cleaned up.

Testimony in favor: None
Testimony in opposition: None
Neutral Testimony: None

The Public Hearing was closed at: 6:50 PM

Discussion of the Commissioners:

Vice Chair Wysong-Frick commented that she lives in the area and there are no sidewalks currently. Having partial sidewalks would look out of place. Commissioner Graybill added the nearest sidewalk is 500 feet away on the new subdivision off 45th Ave. He reiterated that they are best used as a community wide development.

Commissioner Tiel commented that his primary concern was when development of sidewalks, curbs, and gutters does happen that we need to prepare for water runoff and storm water drainage. He then stated that it seems like the variance is needed for the property to exist in its current form without development.

Discussion continued on the current state of the neighborhood and future surface development.

A motion to approve Application VR26-04 was made by Commissioner Graybill and was seconded by Commissioner Teil. The motion was carried by the following vote:

Voting Yea: Vice Chair Wysong-Frick, Commissioner Graybill, Commissioner Tiel, Commissioner White
Voting Nay: None.
Absent: Chairperson Wood, Commissioner Wolthuis

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Staff Updates:

Manager Clegg provided an update on the foothill subdivision that was approved a couple of years ago. The project was stalled due to the finding of wetlands. They had to have a wetland delineation that just came back. It is being redesigned to comply with the conditions of approval of the old subdivision and just do a revision.

On 43rd Avenue staff are still waiting for some last-minute bullet tasks to be completed before building starts. Final plats should be seen for that subdivision soon.

Planning Commission Business None

Adjournment

The meeting was adjourned at 7:02 Pm

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Brandy Wysong-Frick, Vice Chairperson
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Planning & Building Manager

DRAFT

City of Sweet Home
Community and Economic Development Department
3225 Main Street, Sweet Home, OR 97386 541-367-8113

TO: City Council
Jason Ogden, City Manager
Interested Parties
FROM: Angela Clegg, Planning and Building Manager
DATE: July 28, 2026
SUBJECT: Planning, Building & Engineering Department Report – June 2026

The Community and Economic Development Department consist of the City's Building, Planning, Engineering, and Parks and Recreation programs. The following is a summary of activities and notes on current projects from June 1 to June 30, 2026.

1. BUILDING

SUMMARY OF BUILDING PROGRAM PERMITS ISSUED					
Permit Category	**June 2026**	**May 2026**	**FY 2026 To Date**	**FY 2025 Total**	**FY 2022-2026 5 Year Average**
Residential 1 and 2 Family Dwellings	3	1	35	27	27
Residential Demolition	0	0	13	5	8.2
Residential Manufactured Dwellings	0	0	5	5	5
Residential Mechanical	10	10	91	77	100.4
Residential Plumbing	1	1	23	18	22.8
Residential Sign	0	0	0	0	0.2
Residential Site Development	0	0	0	1	0.6
Residential Structural	2	2	72	60	52.6
Commercial Alarm or Suppression Systems	0	0	1	1	2.2
Commercial Demolition	0	0	0	0	1.6
Commercial Mechanical	0	1	8	20	15
Commercial Plumbing	1	1	8	2	7.5
Commercial Phased	0	0	3	2	1
Commercial Site Development	0	0	0	0	1.83
Commercial RV or MFH Park	1	0	2	0	0.4
Commercial Structural	2	0	14	24	28.67
Total Permits	**20**	**16**	**275**	**242**	**274.4**
Value Estimate of All Permits	**$992,120.00**	**$703,791.50**	**$20,400,449.03**	**$22,693,250.24**	**$20,423,225.65**
Fees Collected	**$12,918.41**	**$8,412.64**	**$552,125.55**	**$233,354.34**	**$294,059.59**

For specialty code plan reviews of **simple low-rise residential dwellings**, the municipality that administers a building inspection program under ORS 455.148 or 455.150 shall approve or disapprove the specialty code building plan within 10 business days of receiving a complete application, or shall implement the process described in ORS 455.465, for a jurisdiction with a population that is less than 300,000.

The 10-day requirement in subsection (1) does not apply if the plan requires approval by federal, state or local agencies outside the jurisdiction of the issuing agency, The plan is for a complex structure that requires additional review as determined by the department or municipality, or based on conditions that exist in the affected municipality, the Director of the Department of Consumer and Business Services authorizes a different plan review schedule as described in a building inspection program submitted under ORS 455.148 or 455.150 [ORS455.467].

BUILDING PERMIT COMPLETION TIMELINE

Permit Type	# of Permits	Submit to Accept (average # days)	Review to Issue (average # days)
Residential Mechanical	10	0	0
Residential 1&2 Family	2	0	9.5
Commercial Structural	2	3	0
Residential Structural	2	0	1
Commercial RV/MFD Park	1	0	9
Residential Plumbing	1	0	0
Commercial Plumbing	1	0	0

Applications Pending Staff Review	
*Residential Structural	1
*Residential 1&2 Family Dwelling	4

Application Pending Additional Information from the Applicant:	
*Commercial Structural	2

* As of June 30, 2026

- Submitted: The application is brought to the counter or submitted through Accela online.
- Accepted for Review: The building permit tech has determined that all paperwork has been completed and it's ready for review within the department, including the Building Official review.
  *Dwellings need to go through all departments therefore they have longer review times.
- Ready to Issue: the permit has been approved by each department and is ready to be issued once the fees are paid.

2. PLANNING

- <u>Summary of **Final Decisions** on Planning Division Applications</u>:

Application Type	June 2026	May 2026	FY 2026 To Date	FY 2025 Total	FY 2022-2026 5 Year Average
Adjustments	0	0	2	2	0.8
Annexations	0	0	0	0	0.2
Comp Plan Amendments	0	0	0	0	0
Conditional Use	0	0	1	4	4
Fence Permit	1	0	31	36	39.4
Home Occupation	0	0	1	0	0.4
MFU	0	0	2	0	0.4
Partition	0	1	5	8	9.2
Planned Development/ Subdivision	0	0	0	3	1.4
Property Line Adjustments	1	0	4	7	6
Temp RV Permit	0	0	4	0	5.4
Vacation	0	0	0	0	0.2
Variance	0	1	4	2	1.4
Zoning Map Amendment	1	0	2	0	1.8

- <u>Total Planning Division Applications **Submitted**</u>:

Total Applications	**1**	**2**	**64**	**23**	**70.8**
Total Fees Collected	**$240.00**	**$1,000.00**	**$12,610.00**	**$8,600.00**	**$15,679.74**

- 0 Land Use Application were submitted in June.
- 1 Land Use Application deemed complete in June.
- 0 Land Use Applications are pending Planning Commission final approval.
- 1 Land Use Application is pending administrative approval – waiting on a Certificate of Occupancy.
- The Planning Commission last met for a regular meeting on July 2nd.

Land Use/Planning Permit Timeline: Jurisdictions have **30 days** to review an application to determine if it is complete. Cities and counties must take final action on a permit application, including all local appeals, within **120 days** after the application is deemed complete. The applicant may extend this period in writing for up to a total of 245 additional days. [ORS 197.311, SHMC 17.120].

LAND USE/PLANNING PERMIT COMPLETION TIMELINE					
Permit Type	**Submitted**	**Deemed Complete**	**Time to Deem Complete** (days)	**Final Decision**	**Total Processing Time** (days)
Zone Map Amendment (Type IV)	3/23/26	3/26/26	3	6/9/26	77
Property Line Adjustment (heard w/ ZMA Type IV)	3/23/26	3/26/26	3	6/9/26	77
Average Processing Time (days)			**3**		**77**

- Submitted: The application is brought to the counter or submitted via email or US Postal Service.
- Deemed Complete: Staff have reviewed the application submission and deemed that all required information has been submitted by the applicant.
- Final Decision: Type I and II applications are decided on by the Planning & Building Manager, Type III applications are decided on by the Planning Commission, and Type IV applications are recommended by the Planning Commission and approved by the City Council.
  - Type I applications require a 7-day minimum notice period prior to the decision.
  - Type II and III applications require a 20-day minimum notice period prior to the Planning Commission Meeting.
  - Type IV applications require a 35-day minimum notice period prior to the Planning Commission Meeting.

3. PARKS

- The Park and Tree Committee last met on June 16th.
  - Sankey Park Phase III Construction is under way. **T**he concrete for the sidewalk and trails is complete. The lighting has been installed on the hillside. The railing for the ADA trail is being engineered and constructed. Engineering and Design is being completed for the bandstand. Staff recommend a visit to the park to see the progress.
  - Brush clearing has begun at Quarry Park to prepare for the Disc Golf Designer to be on site in September.
  - Staff are working on a grant to assist the Junior High Interact Club with the Skate Park.
  - Staff are working on quotes to refurbish the courts at Northside Park.

4. ENGINEERING

Application Type	June 2026	May 2026	FY 2026 To Date	FY 2025 Total	FY 2022-2026 Average
ROW	$120.00	$120.00	$1,560.00	$900.00	$1,758.00
SC Inspections	$60.00	$60.00	$1,160.00	$530.00	$1,116.00
INF Inspections	0	0	$60.00	$1,775.00	$861.00
Erosion Control	0	0	$75.00	$150.00	$363.55
Parks SDC	$1,264.94	0	$52,364.34	$25,221.00	$32,208.47
Sewer SDC	$4,576.57	0	$185,943.02	$97,979.09	$126,831.85
Storm SDC	$1,035.14	0	$77,755.12	$17,943.00	$90,039.82
Streets SDC	$3,103.37	0	$183,669.10	$62,048.93	$131,408.71
Water SDC	$22,366.76	0	$293,783.19	$102,858.81	$182,352.05
Total	**$10,160.02**	**$180.00**	**$796,369.77**	**$309,405.83**	**$566,939.45**

5. SPECIAL EVENTS, RENTALS, AND MEMBERSHIPS

Application Type	June 2026	May 2026	FY 2026 To Date	FY 2025 Total	FY 2022-2026 Average
Chair & Table Rental	0	0	$240.00	$235.00	$240.10
Gazebo Rental	$90.00	$195.00	$750.00	$897.55	$538.05
Hut Rental	$45.00	$195.00	$307.50	$175.00	$160.52
Racquetball Membership	$42.00	0	$309.00	$167.00	$252.95
Weddle Bridge Rental	0	0	0	$75.00	$73.02
Bandstand	0	*$195.00	0	0	$39.00
Total Fees Collected	**$177.00**	**$585.00**	**$1,801.50**	**$1,549.55**	**$1,303.64**

*The Bandstand rental is tentative for August, but the fees were paid in May (will refund if not available)

Sweet Home Oregon

FY2026 – End of Year – Financial Report

Overall, the city remains in a good financial position. Beginning balances can still change as audits are completed. “Actuals” shown in this report are not finalized until after the audit for FY26 is completed.

I anticipate the FY25 audit to be completed by October. Afterwards, the FY26 audit can begin which I’m assuming will be completed by April of 2027. After that, the City will be back on track with audits.

General Fund

Beginning Balance **Budget: $4,175,000** **ACTUAL: $4,030,401**

The beginning balance came in less than budgeted but did not have any impact on services. This is nothing to worry about at this time.

Revenues **Budget: $3,536,000** **ACTUAL: $6,003,335**

Revenues appear much higher than budgeted due to interest revenue. This, again, is a preliminary number. Bank reconciliations and a final year clean up in preparation for the FY26 audit are still to be completed. General Fund property taxes came in 2.6% over budget. Franchise Fee revenue was 10% higher than budgeted. Community & Economic Development revenue (permits & fees) came in 51% over budget.

Expenditures **Budget: $4,204,000** **ACTUAL: $4,057,722**

Overall General Fund expenses came in at 97%. A couple departments went over budget this year, but overall expenditures were still under budget authority with the help of other departments that came in under budget. The City is remaining steady services and programs, which is assisting the General Fund in controlling expenses.

Police Fund

Beginning Balance **Budget: $3,420,000** **ACTUAL: $3,508,492**

The beginning balance remains strong and steady.

Revenues **Budget: $4,500,000** **ACTUAL: $4,595,876**

Property taxes are the main source of revenue for the Police Fund and came in 2.7% higher than budgeted.

Expenditures **Budget: $4,795,000** **ACTUAL: $4,579,142**

Overall expenses came in at 95% of what was budgeted. The Police Department should be able to maintain long term sustainability as long as expenditures do not overreach anticipated revenues that are solely based on property taxes.

Library Fund

Beginning Balance **Budget: $1,539,000** **ACTUAL: $1,483,109**

The beginning balance is still strong and steady even though there was a small drop compared to what was originally budgeted.

Revenues **Budget: $693,000** **ACTUAL: $736,584**

Property taxes are the main source of revenue for the Library Fund and came in 4.9% higher than budgeted. Grant revenues came in higher than budgeted as well.

Expenditures **Budget: $1,512,000** **ACTUAL: $669,345**

Even though overall expenditures did come in under budget authority, the Library did go over budget by 1% in materials and services. Utilities came in higher than budgeted, which was the main contributor to going over budget. Of the $1.5 Million in expenses, $850k was earmarked for potential capital outlay that did not occur this year.

SDC Funds (Water, Sewer, Storm, Transportation & Parks)

Beginning Balances (Combined) **Budget: $3,928,000** **ACTUAL: $4,110,951**

The beginning balance came in higher than budgeted which is great.

Revenues (Combined) **Budget: $187,000** **ACTUAL: $498,930**

Revenues for SDCs this year came in much higher than budgeted. SDC revenue is solely based on potential development and all SDC funds saw an increase in revenue this past year.

Expenditures (Combined) **Budget: $4,115,000** **ACTUAL: $4,743**

Expenses came in well under budget, but this is to be expected. The City may struggle in the future to spend SDC funds depending on future projects and specifically around SDC-eligible projects. This is something the City is reviewing on an ongoing basis with updated capital project plans.

Transportation Fund

Beginning Balance **Budget: $787,000** **ACTUAL: $853,214**

The beginning balance came in higher than budgeted which is great.

Revenues **Budget: $919,000** **ACTUAL: $1,004,663**

Revenues came in higher than budgeted. The main source of revenue for the Transportation Fund is the State Gas Tax, which came in at 1% higher than budgeted.

Expenditures **Budget: 863,000** **ACTUAL: $723,552**

Expenses came in lower than budgeted, which is great for this fund. There is not a lot of available resources in the Transportation Fund, and if the City chooses to use fund balance for capital projects, it will deplete the entire fund in less than a year. Grants will be an important resource for Transportation projects moving forward for the city.

Water Fund

Beginning Balance **Budget: $3,100,000** **ACTUAL: $3,737,312**

The beginning balance came in higher than budgeted which is great news.

Revenues **Budget: $2,810,000** **ACTUAL: $2,870,626**

Revenues mainly come from Water utility sales, which came in 2% higher than budgeted.

Expenditures **Budget: $2,916,000** **ACTUAL: $2,085,183**

Expenses came in lower than budgeted, due mainly to capital projects that did not occur during the year. If you remove capital outlay from the expenditure, then expenses were spent at 98%.

Sewer Fund

Beginning Balance **Budget: $5,999,000** **ACTUAL: $4,977,900**

The beginning fund balance did drop; however it is important to remember that these balances will continue to change as we finalize audits for FY25 and FY26.

Revenues **Budget: $3,241,000** **ACTUAL: $3,324,220**

The main source of revenue for this fund are Sewer utility sales, which came in 3% higher than budget.

Expenditures **Budget: $2,400,000** **ACTUAL: $2,280,947**

Expenses came in spent at 95% of budget.

Storm Fund

Beginning Balance **Budget: $630,000** **ACTUAL: $580,201**

The beginning balance for Storm Fund fell slightly.

Revenues **Budget: 270,000** **ACTUAL: $269,681**

The main source of revenue for this fund is the Storm fee on the utility bill. This flat fee makes forecasting revenue fairly simple and thus the revenue came in at basically 100% of what was budgeted.

Expenditures **Budget: $567,000** **ACTUAL: $217,304**

Expenses came in at 38%, however this number includes budgeted capital projects. If you remove capital projects from the equation, spending was at 69%. This fund does have vital capital projects upcoming that will require additional revenue. This means that rate hikes for this fee will be required if the city wants to keep up with its capital planning.

Other Information

The city still maintains a reserve fund in its finances. As of right now, the balance in this reserve fund is $673,986. Through finalizing old audits and simplifying the fund structure over the past few years, I have been able to relocate specific funding for the Library and other resources to ensure that dedicated funding remains in its dedicated place, which has been done in the past through journal entries. This balance that still remains has been placed on hold until audits are made current. At this time, I believe that these funds may be able to be placed back into the General Fund, but I will wait for this to be done when the final audit is complete.

Quarterly Investment Report
City of Sweet Home

June 30, 2026

Total Aggregate Portfolio

Market Commentary

Market Yields: The yield curve bear-flattened in Q2 as yields on shorter maturities led the shift higher. Two-year note yields climbed by 39 basis points to 4.18% while five-year tenors rose 29 basis points to 4.23%. Surging energy prices initially sent yields higher during the quarter but were later sustained by accelerating inflation prints and what was perceived as a hawkish pivot out of the Fed.

FOMC: The Federal Reserve held two meetings in Q2, both times voting to keep the federal funds policy rate unchanged in its current range of 3.50%-3.75%. Following the June 17th press conference, newly appointed Kevin Warsh provided an early look at his vision for the Fed, including limiting communication and forward guidance. Warsh also made clear his focus is currently on the Fed's inflation mandate, which along with official forecasts calling for higher inflation and Fed funds, led market participants to increase their expectations for a rate hike.

Employment: The labor market garnered some momentum early in the quarter with nonfarm payrolls averaging 111 thousand in Q2 up from 73 thousand in Q1. June nonfarm payrolls added a less than expected 57 thousand workers to payrolls. However, a large, unexpected drag from leisure and hospitality masked underlying stability as six of the 11 categories improved from the prior month. While the unemployment rate fell to 4.2% it did so because of falling participation and not because of an increase in demand for labor. Furthermore, average hourly earnings growth has declined steadily since the beginning of the year, indicating the labor market may not be as tight as recent non-farm payroll reports suggest.

Inflation: Price growth accelerated over Q2 with the Fed-favored PCE gauge rising from 3.5% in March to 4.1% in June with surging oil prices contributed significantly to the rise. Core prices that strip out volatile food and energy prices quickened from 3.3% to 3.4% as sticky service categories propped up the core deflator. With unresolved geopolitical conflicts in the Middle East threatening to sustain higher energy prices, and an ongoing investment boom into artificial intelligence alongside an economy firmly in expansionary territory, inflation will remain a headwind for capital markets and the Fed alike.

Market Outlook

GDP: Headline economic growth rebounded to a seasonally adjusted and annualized rate of 2.1% in Q1 after only a 0.5% advance in Q4. Driving growth in Q1 was an outsized contribution from private fixed investment stemming from the ongoing AI boom with hyperscalers racing to bring data centers and more computing power online. While economic growth looks strong, personal consumption fell to its lowest level in four years warranting careful monitoring. Economic forecasts submitted to Bloomberg predict Q2 GDP growth of 2.5% while the Atlanta Fed's GDPNow model is only expecting growth of 1.4%.

Fed Funds: Expectations for monetary policy shifted over Q2, beginning with the market pricing in no change in the policy rate to finishing with more than one and a half rate hikes priced in by year end. Similarly, the latest FOMC projections from mid-June now forecast one rate hike after prior projections forecasted a rate cut. Soaring petroleum prices and a resilient labor market increased inflation concerns, forcing the Fed to place greater emphasis on price stability.

2-year Yield Expectations: Analysts forecast 2-year yields to decline to around 3.5% in late 2027 or early 2028. Market participants remain constructive that the Fed will be able to bring down inflation to their 2% target without tipping the economy into recession from the tightening policy. Should a recession occur, 2-year yields will likely trade lower at a quicker pace as investors derisk their portfolios and reallocate funds into haven assets. Alternatively, if accelerating inflation becomes more entrenched in the broader economy, we anticipate yields to rise, however, we do not see this as the base case.

Portfolio Positioning: Given elevated uncertainty regarding the path of monetary policy, we recommend managing portfolio durations neutral of respective benchmarks to lock in earnings while limiting exposure to rate volatility. Credit spreads tightened over the quarter after reaching 10-month highs in March but continue offering incremental yield pick-up over Treasuries for those whose policies allow. Agency bullets continue to be offered with little to no spread leading us to overweight Treasuries while considering some agency callable notes structured with longer lockout periods to boost earnings while maintaining allocations.

Quarterly Yield Change

	09/30/25	12/31/25	03/31/26	06/30/26
3 month bill	3.93	3.63	3.68	3.82
2 year note	3.61	3.48	3.8	4.18
5 year note	3.74	3.73	3.94	4.23
10 year note	4.15	4.17	4.32	4.47

Economists' Survey Projections

	Q3-26	Q4-26	Q1-27	Q2-27
Real GDP	1.9	2.0	2.0	2.2
Core PCE (YOY%)	3.3	3.2	2.8	2.5
Unemployment	4.3	4.3	4.3	4.3

Economists' Survey Projections for Rates

	Q3-26	Q4-26	Q1-27	Q2-27
Fed Funds	3.76	3.74	3.68	3.57
2 Year	3.95	3.85	3.77	3.72
10 year	4.41	4.37	4.33	4.33

Compliance Report

City of Sweet Home | Total Aggregate Portfolio

June 30, 2026

Category

Policy Diversification Constraint	Policy Limit	Actual Value*	Status
US Treasury Obligations Maximum % of Holdings	100.000	38.070	Compliant
US Agency Callable Securities Maximum % of Total Portfolio	25.000	0.000	Compliant
US Agency FFCB Issuer Concentration	35.000	2.916	Compliant
US Agency FHLB Issuer Concentration	35.000	3.110	Compliant
US Agency FHLMC Issuer Concentration	35.000	0.000	Compliant
US Agency FNMA Issuer Concentration	35.000	1.350	Compliant
US Agency Obligations - All Other Issuers Combined	35.000	0.000	Compliant
US Agency Obligations Issuer Concentration	35.000	3.110	Compliant
US Agency Obligations Maximum % of Holdings	100.000	7.376	Compliant
Municipal Bonds Issuer Concentration	5.000	0.356	Compliant
Municipal Bonds Maximum % of Holdings	25.000	0.708	Compliant
Municipal Bonds Outside OR, CA, ID, WA	0.000	0.000	Compliant
Corporate Notes & Commercial Paper Maximum % of Holdings	35.000	4.558	Compliant
Corporate Notes & Commercial Paper Single Issuer %	5.000	0.726	Compliant
Certificates of Deposit Issuer Concentration	5.000	0.000	Compliant
Certificates of Deposit Maximum % of Holdings	10.000	0.000	Compliant
Banker's Acceptance Issuer Concentration	5.000	0.000	Compliant
Banker's Acceptance Maximum % of Holdings	25.000	0.000	Compliant
LGIP-Oregon Short Term Fund Maximum	63,387,000.000	13,497,700.010	Compliant
Bank Time Deposits/Savings Accounts Issuer Concentration	15.000	0.000	Compliant
Bank Time Deposits/Savings Accounts Maximum % of Holdings	25.000	0.000	Compliant
No 144A or 4(2)	0.000	0.000	Compliant

1) Actual values are based on market value.
2) The compliance report allows for resolutions to be documented if an actual value exceeds a limit. The specific resolution can be found on the client portal site.

Compliance Report

City of Sweet Home | Total Aggregate Portfolio

June 30, 2026

Category

Policy Maturity Structure Constraint	Policy Limit	Actual %	Status
Maturity Constraints Under 30 days Minimum % of Total Portfolio	10.000	49.288	Compliant
Maturity Constraints Under 1 year Minimum % of Total Portfolio	25.000	60.780	Compliant
Maturity Constraints Under 5.25 years Minimum % of Total Portfolio	100.000	100.000	Compliant
Policy Maturity Constraint	**Policy Limit**	**Actual Term**	**Status**
US Treasury Maximum Maturity At Time of Purchase (years)	5.250	5.082	Compliant
US Agency Maximum Maturity At Time of Purchase (years)	5.250	5.175	Compliant
Municipals Maximum Maturity At Time of Purchase (years)	5.250	4.877	Compliant
Corporate Maximum Maturity At Time of Purchase (years)	5.250	4.997	Compliant
Commercial Paper Maximum Maturity At Time of Purchase (days)	270.000	0.000	Compliant
Certificates of Deposit Maximum Maturity At Time of Purchase (years)	5.250	0.000	Compliant
Banker's Acceptance Maximum Maturity At Time of Purchase (days)	180.000	0.000	Compliant
Weighted Average Maturity (years)	2.500	1.174	Compliant
Policy Credit Constraint			**Status**
Municipal Bonds Ratings Minimum AA-/Aa3/AA- (Rated by 1 NRSRO)			Compliant
Corporate Notes Ratings Minimum AA-/Aa3/AA- (Rated by 1 NRSRO)			Compliant
Commercial Paper Ratings Minimum A1/P1/F1 (Rated by 1 NRSRO)			Compliant
Banker's Acceptance Ratings Minimum A1/ P1/F1 (Rated by 1 NRSRO)			Compliant

1) Actual values are based on market value.
2) The compliance report allows for resolutions to be documented if an actual value exceeds a limit. The specific resolution can be found on the client portal site.

Strategic Quarterly Update

City of Sweet Home | Total Aggregate Portfolio

June 30, 2026

Strategic Outlook

- **Fed Policy & Market Yields:** Surging energy prices and sticky services accelerated inflation (PCE rising to 4.1% in June), forcing a bear-flattening of the yield curve with shorter maturities leading the move higher.

- **Economic Conditions:** Despite holding rates steady in Q2, a hawkish pivot under new Chairman Kevin Warsh—alongside forecasts for higher inflation—pushed market expectations from expecting zero changes to pricing in more than 1.5 rate hikes by year-end.

- **Investment Strategy:** Amid heightened rate volatility, the recommended strategy is to manage portfolio durations neutral to benchmarks and overweight Treasuries, while selectively adding corporate credit and agency callables to harvest incremental yield pick-up where permitted.

Portfolio Positioning

- Amid continued interest rate volatility further out the yield curve, we are targeting a neutral duration relative to the benchmark across maturities.
- Corporate spreads have begun providing opportunities to add value, a trend we will look to capitalize on in Q3.
- The total portfolio book yield increased from 3.939 to 3.947.
- The total portfolio unrealized loss ended the quarter at -$78,032.
- The core portfolio duration decreased over the quarter from 2.153 last quarter to 2.134 this quarter. The benchmark duration ended the quarter at 2.081.
- Net total return for the core portfolio, which includes change in market value and interest income, was 0.36%. The benchmark total return for the period was 0.37%.

Strategic Quarterly Update

City of Sweet Home | Total Aggregate Portfolio

June 30, 2026

Metric	Previous	Current
Strategy	**03/31/2026**	**06/30/2026**
Effective Duration		
Investment Core	2.15	2.13
Benchmark Duration	2.08	2.08
Total Effective Duration	**1.05**	**1.09**
Total Return (Net of Fees %)*		
Investment Core	0.33	0.36
Benchmark Return	0.33	0.37
Total Portfolio Performance	**0.60**	**0.68**
**Changes in Market Value include net unrealized and realized gains/ losses.*		
Maturity Total Portfolio		
Average Maturity Total Holdings	**1.14**	**1.18**

Metric	Previous	Current
Book Yield	**03/31/2026**	**06/30/2026**
Ending Book Yield		
Investment Core	3.87%	3.90%
Liquidity	4.00%	4.00%
Total Book Yield	**3.94%**	**3.95%**
Values	**03/31/2026**	**06/30/2026**
Market Value + Accrued		
Investment Core	14,110,244	13,997,968
Liquidity	14,856,402	13,497,700
Total MV + Accrued	**28,966,646**	**27,495,668**
Net Unrealized Gain/Loss		
Total Net Unrealized Gain/Loss	**4,512**	**(78,032)**

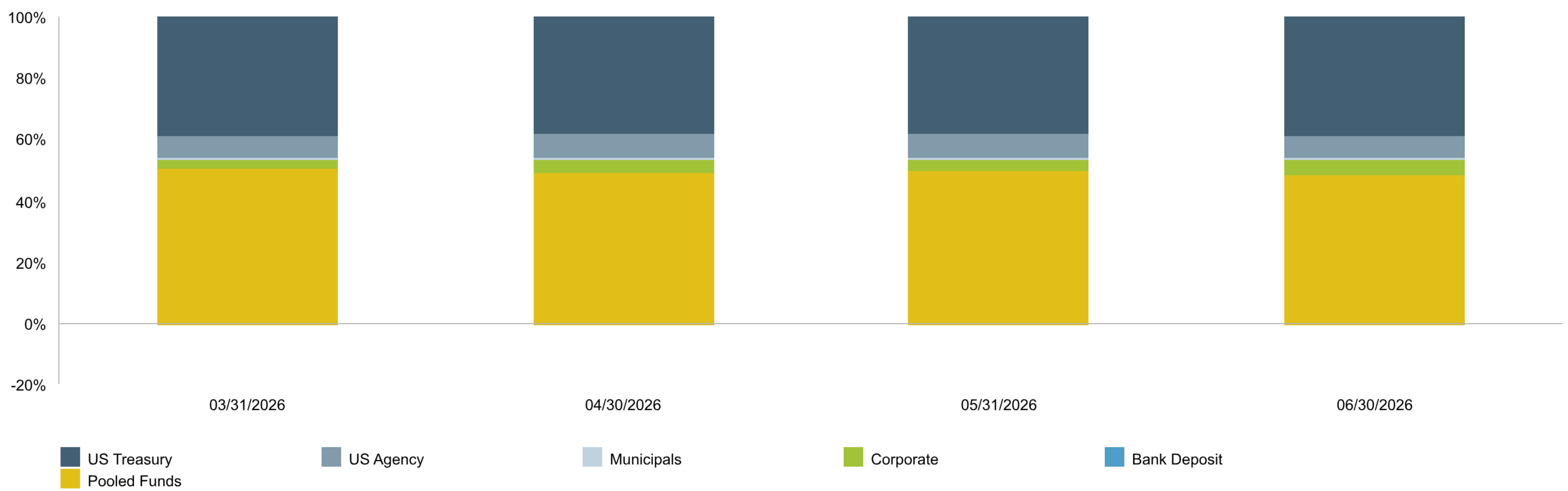
Asset Allocation Change over Quarter

City of Sweet Home | Total Aggregate Portfolio

June 30, 2026

Asset Allocation Changes

	03/31/2026		06/30/2026		Change	
Security Type	**Market Value + Accrued**	**% of Portfolio**	**Market Value + Accrued**	**% of Portfolio**	**Market Value + Accrued**	**% of Portfolio**
US Treasury	11,125,942.38	38.41%	10,513,680.23	38.24%	(612,262.15)	(0.17%)
US Agency	2,016,719.95	6.96%	2,030,549.75	7.38%	13,829.80	0.42%
Municipals	193,924.23	0.67%	194,705.61	0.71%	781.38	0.04%
Corporate	760,083.64	2.62%	1,259,032.89	4.58%	498,949.24	1.96%
Bank Deposit	13,573.64	0.05%	0.00	0.00%	(13,573.64)	(0.05%)
Pooled Funds	14,856,401.81	51.29%	13,497,700.01	49.09%	(1,358,701.80)	(2.20%)
Total	28,966,645.65	100.00%	27,495,668.49	100.00%	(1,470,977.16)	



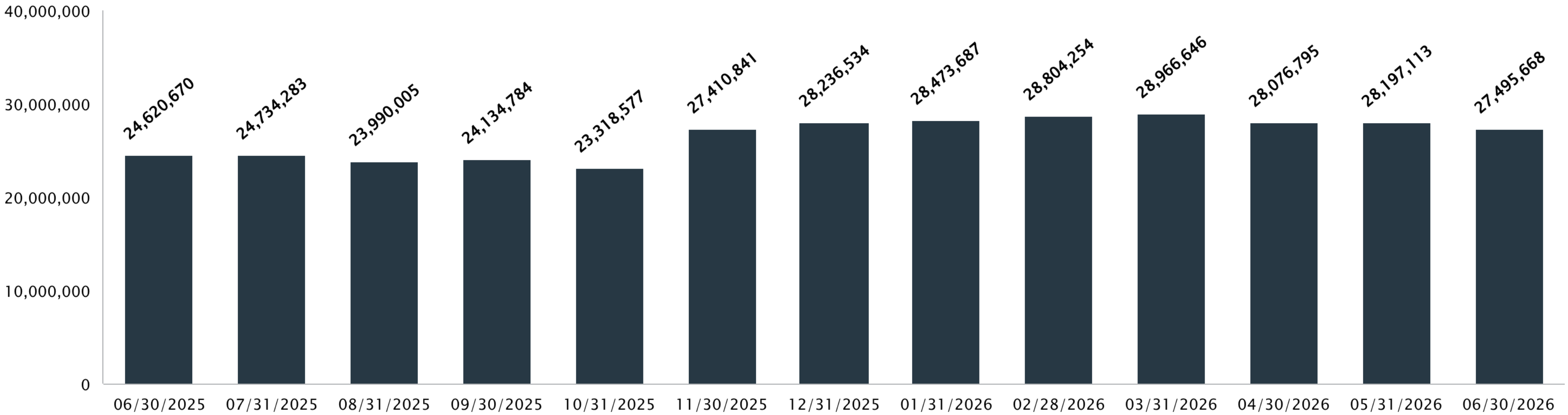
If negative cash balance is showing, it is due to a pending trade payable at the end of period.

Historical Balances

City of Sweet Home | Total Aggregate Portfolio

June 30, 2026

Market Value



Market Value and Return

Period Begin	Period End	Market Value + Accrued	Earned Income	Book Yield	Effective Duration	Maturity in Years
06/01/2025	06/30/2025	24,620,670	87,784	4.22%	1.11	1.19
07/01/2025	07/31/2025	24,734,283	87,929	4.24%	1.07	1.15
08/01/2025	08/31/2025	23,990,005	85,124	4.24%	1.10	1.18
09/01/2025	09/30/2025	24,134,784	83,178	4.24%	1.05	1.13
10/01/2025	10/31/2025	23,318,577	85,899	4.17%	1.09	1.16
11/01/2025	11/30/2025	27,410,841	84,546	4.05%	1.09	1.17
12/01/2025	12/31/2025	28,236,534	95,355	4.06%	1.05	1.12
01/01/2026	01/31/2026	28,473,687	95,798	3.98%	1.04	1.12
02/01/2026	02/28/2026	28,804,254	87,077	3.93%	1.06	1.14
03/01/2026	03/31/2026	28,966,646	76,600	3.94%	1.05	1.14
04/01/2026	04/30/2026	28,076,795	90,342	3.93%	1.11	1.21
05/01/2026	05/31/2026	28,197,113	93,409	3.94%	1.07	1.16
06/01/2026	06/30/2026	27,495,668	91,005	3.95%	1.09	1.18

Summary Overview

City of Sweet Home | Total Aggregate Portfolio

June 30, 2026

Portfolio Characteristics

Metric	Value
Cash and Cash Equivalents	13,497,700.01
Investments (Market Value + Accrued)	13,997,968.48
Book Yield	3.95%
Market Yield	4.07%
Effective Duration	1.09
Years to Maturity	1.18
Avg Credit Rating	AA+

Allocation by Asset Class

Strategic Structure

Account	Par Amount	Original Cost	Book Value	Market Value	Net Unrealized Gain (Loss)	Yield at Cost	Effective Duration	Benchmark Duration	Benchmark
SWHOME-Investment Core	14,025,000.00	13,917,102.63	13,965,460.21	13,887,427.75	(78,032.46)	3.90%	2.13	2.08	ICE BofA 0-5 Year US Treasury Index
SWHOME-Liquidity	13,497,700.01	13,497,700.01	13,497,700.01	13,497,700.01	0.00	4.00%	0.01	0.09	ICE BofA US 1-Month Treasury Bill Index
Total	**27,522,700.01**	**27,414,802.64**	**27,463,160.22**	**27,385,127.76**	**(78,032.46)**	**3.95%**	**1.09**		

Portfolio Activity

City of Sweet Home | Total Aggregate Portfolio

June 30, 2026

Accrual Activity Summary

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	28,831,223.64	24,491,467.76
Maturities/Calls	(1,050,000.00)	(2,600,000.00)
Purchases	1,047,439.88	4,154,402.75
Sales	0.00	0.00
Change in Cash, Payables, Receivables	(1,372,275.44)	1,379,090.51
Amortization/Accretion	6,772.14	38,199.20
Realized Gain (Loss)	0.00	0.00
Ending Book Value	27,463,160.22	27,463,160.22

Fair Market Activity Summary

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	28,835,735.35	24,535,430.41
Maturities/Calls	(1,050,000.00)	(2,600,000.00)
Purchases	1,047,439.88	4,154,402.75
Sales	0.00	0.00
Change in Cash, Payables, Receivables	(1,372,275.44)	1,379,090.51
Amortization/Accretion	6,772.14	38,199.20
Change in Net Unrealized Gain (Loss)	(82,544.17)	(121,995.11)
Net Realized Gain (Loss)	0.00	0.00
Ending Market Value	27,385,127.76	27,385,127.76

Maturities/Calls	Market Value
Quarter to Date	(1,050,000.00)
Fiscal Year to Date	(2,600,000.00)

Purchases	Market Value
Quarter to Date	1,047,439.88
Fiscal Year to Date	4,154,402.75

Sales	Market Value
Quarter to Date	0.00
Fiscal Year to Date	0.00

Return Management-Income Detail

City of Sweet Home | Total Aggregate Portfolio

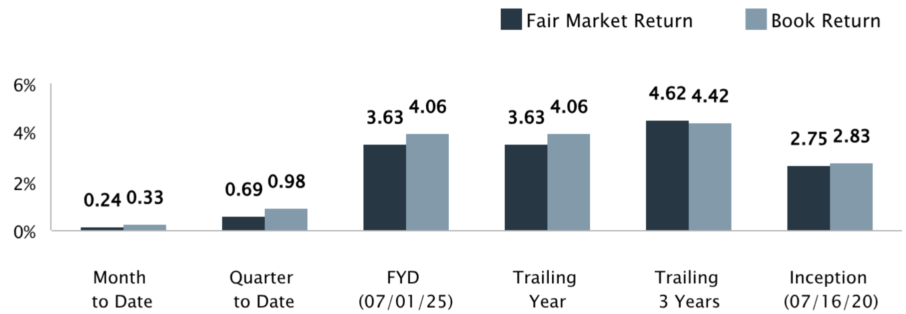
June 30, 2026

Accrued Book Return

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Amortization/Accretion	6,772.14	38,199.20
Interest Earned	267,984.35	1,018,062.91
Realized Gain (Loss)	0.00	0.00
Book Income	274,756.49	1,056,262.11
Average Portfolio Balance	28,241,310.62	26,476,669.89
Book Return for Period	0.98%	4.06%

Return Comparisons

Periodic for performance less than one year. Annualized for performance greater than one year.



Fair Market Return

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Fair Value Change	(89,316.31)	(160,194.31)
Amortization/Accretion	6,772.14	38,199.20
Interest Earned	267,984.35	1,018,062.91
Fair Market Earned Income	185,440.17	896,067.80
Average Portfolio Balance	28,241,310.62	26,476,669.89
Fair Market Return for Period	0.69%	3.63%

Interest Income

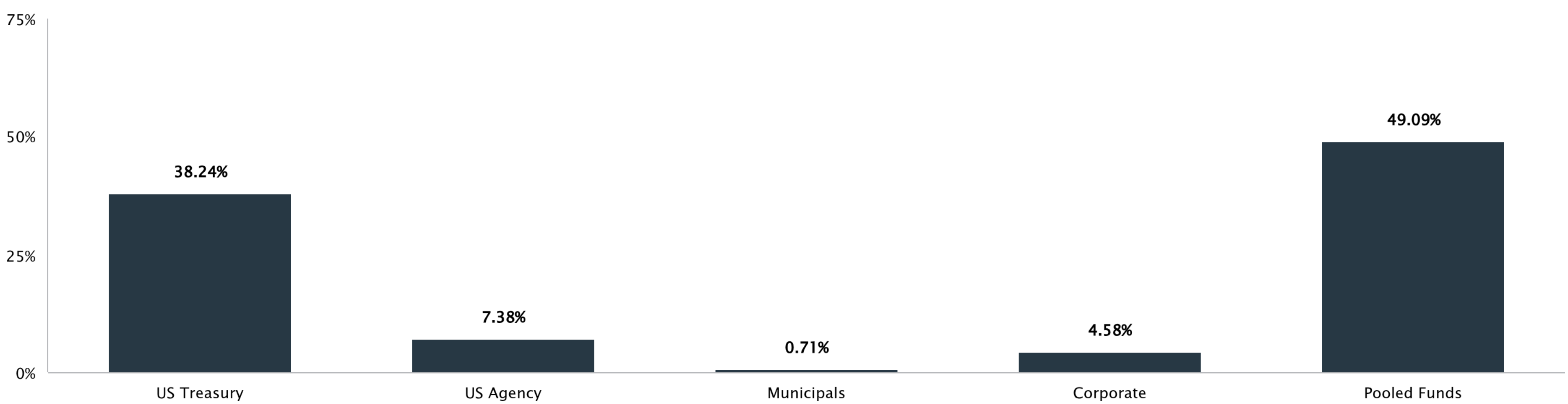
	Quarter to Date	Fiscal Year to Date (07/01/2025)
Beginning Accrued Interest	130,910.29	85,239.41
Coupon Income	295,561.97	1,035,947.42
Purchased Accrued Interest	7,208.05	43,185.82
Sold Accrued Interest	0.00	0.00
Ending Accrued Interest	110,540.72	110,540.72
Interest Earned	267,984.35	1,018,062.91

Notation: Book and Fair Market Returns are not annualized

Security Type Distribution

Security Type	Par Amount	Book Yield	Market Value + Accrued	% of Market Value + Accrued
US Treasury	10,550,000.00	3.90%	10,513,680.23	38.24%
US Agency	2,000,000.00	3.89%	2,030,549.75	7.38%
Municipals	200,000.00	4.47%	194,705.61	0.71%
Corporate	1,275,000.00	3.81%	1,259,032.89	4.58%
Pooled Funds	13,497,700.01	4.00%	13,497,700.01	49.09%
Total	**27,522,700.01**	**3.95%**	**27,495,668.49**	**100.00%**

Security Type Distribution



Risk Management-Credit/Issuer

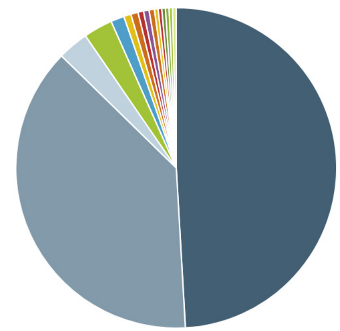
City of Sweet Home | Total Aggregate Portfolio

June 30, 2026

Credit Rating S&P/Moody's/Fitch

	Market Value + Accrued	%
S&P		
A	248,867.72	0.91
A+	102,299.20	0.37
AA	548,305.23	1.99
AA+	12,900,506.65	46.92
AA-	197,989.68	0.72
NA	13,497,700.01	49.09
Moody's		
A1	300,320.60	1.09
Aa1	12,792,249.87	46.52
Aa2	396,029.29	1.44
Aa3	352,751.10	1.28
Aaa	156,617.61	0.57
NA	13,497,700.01	49.09
Fitch		
AA	99,697.97	0.36
AA+	12,544,229.98	45.62
AA-	449,455.09	1.63
NA	14,402,285.45	52.38
Total	**27,495,668.49**	**100.00**

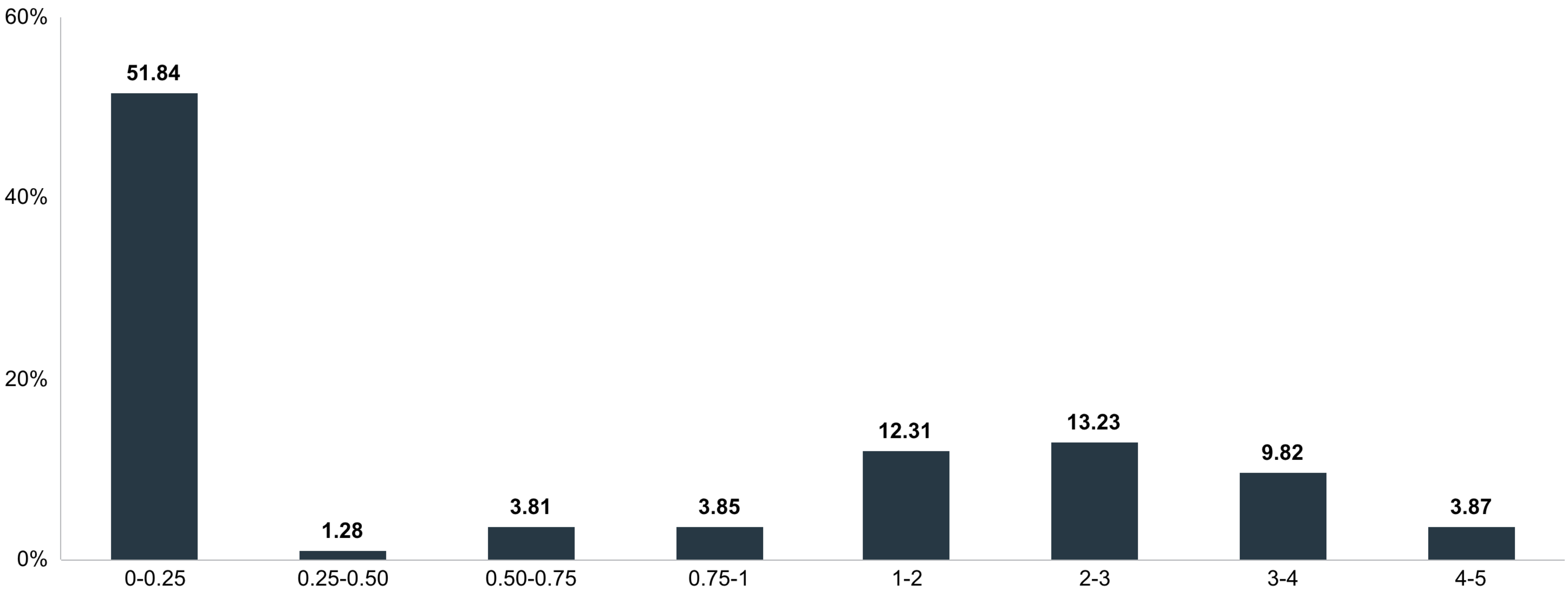
Issuer Concentration



- Oregon Short Term Fund **49.1%**
- United States **38.2%**
- Federal Home Loan Banks **3.1%**
- Farm Credit System **2.9%**
- Federal National Mortgage Association **1.4%**
- Amazon.com, Inc. **0.7%**
- Alphabet Inc. **0.7%**
- Apple Inc. **0.6%**
- NVIDIA Corporation **0.5%**
- State Street Corporation **0.5%**
- Mastercard Incorporated **0.4%**
- The Procter & Gamble Company **0.4%**
- Royal Bank of Canada **0.4%**
- Walmart Inc. **0.4%**
- San Bernardino Community College District **0.4%**
- State of California **0.4%**

1.09 Yrs	Effective Duration
1.18 Yrs	Years to Maturity
431	Days to Maturity

Distribution by Effective Duration



Summary Overview

City of Sweet Home | Investment Core

June 30, 2026

Portfolio Characteristics

Metric	Value
Investments (Market Value + Accrued)	13,997,968.48
Book Yield	3.90%
Market Yield	4.14%
Effective Duration	2.13
Years to Maturity	2.32
Avg Credit Rating	AA+

Allocation by Asset Class

Strategic Structure

Account	Par Amount	Original Cost	Book Value	Market Value	Net Unrealized Gain (Loss)	Yield at Cost	Effective Duration	Benchmark Duration	Benchmark
SWHOME-Investment Core	14,025,000.00	13,917,102.63	13,965,460.21	13,887,427.75	(78,032.46)	3.90%	2.13	2.08	ICE BofA 0-5 Year US Treasury Index
Total	**14,025,000.00**	**13,917,102.63**	**13,965,460.21**	**13,887,427.75**	**(78,032.46)**	**3.90%**	**2.13**	**2.08**	

Portfolio Activity

City of Sweet Home | Investment Core

June 30, 2026

Accrual Activity Summary

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	13,974,821.83	12,372,858.26
Maturities/Calls	(1,050,000.00)	(2,600,000.00)
Purchases	1,047,439.88	4,154,402.75
Sales	0.00	0.00
Change in Cash, Payables, Receivables	(13,573.64)	0.00
Amortization/Accretion	6,772.14	38,199.20
Realized Gain (Loss)	0.00	0.00
Ending Book Value	13,965,460.21	13,965,460.21

Fair Market Activity Summary

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	13,979,333.54	12,416,820.91
Maturities/Calls	(1,050,000.00)	(2,600,000.00)
Purchases	1,047,439.88	4,154,402.75
Sales	0.00	0.00
Change in Cash, Payables, Receivables	(13,573.64)	0.00
Amortization/Accretion	6,772.14	38,199.20
Change in Net Unrealized Gain (Loss)	(82,544.17)	(121,995.11)
Net Realized Gain (Loss)	0.00	0.00
Ending Market Value	13,887,427.75	13,887,427.75

Maturities/Calls	Market Value
Quarter to Date	(1,050,000.00)
Fiscal Year to Date	(2,600,000.00)

Purchases	Market Value
Quarter to Date	1,047,439.88
Fiscal Year to Date	4,154,402.75

Sales	Market Value
Quarter to Date	0.00
Fiscal Year to Date	0.00

Return Management-Income Detail

City of Sweet Home | Investment Core

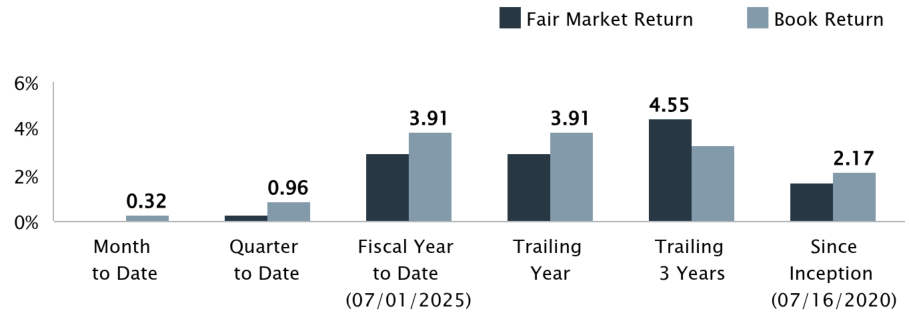
June 30, 2026

Accrued Book Return

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Amortization/Accretion	6,772.14	38,199.20
Interest Earned	128,039.88	477,792.24
Realized Gain (Loss)	0.00	0.00
Book Income	134,812.02	515,991.44
Average Portfolio Balance	13,925,777.05	13,350,604.45
Book Return for Period	0.96%	3.91%

Return Comparisons

Periodic for performance less than one year. Annualized for performance greater than one year.



Fair Market Return

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Fair Value Change	(89,316.31)	(160,194.31)
Amortization/Accretion	6,772.14	38,199.20
Interest Earned	128,039.88	477,792.24
Fair Market Earned Income	45,495.70	355,797.13
Average Portfolio Balance	13,925,777.05	13,350,604.45
Fair Market Return for Period	0.37%	3.03%

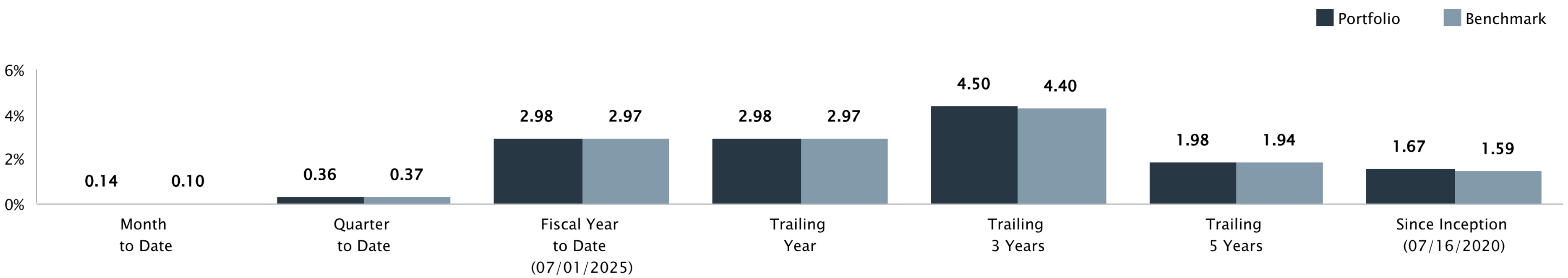
Interest Income

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Beginning Accrued Interest	130,910.29	85,239.41
Coupons Income	155,617.50	495,676.75
Purchased Accrued Interest	7,208.05	43,185.82
Sold Accrued Interest	0.00	0.00
Ending Accrued Interest	110,540.72	110,540.72
Interest Earned	128,039.88	477,792.24

Notation: Book and Fair Market Returns are not annualized

Performance Returns Net of Fees

Periodic for performance less than one year. Annualized for performance greater than one year.



Historical Returns

Period	Month to Date	Quarter to Date	Fiscal Year to Date (07/01/2025)	Trailing Year	Trailing 3 Years	Trailing 5 Years	Since Inception (07/16/2020)
Return (Net of Fees)	0.138%	0.362%	2.980%	2.980%	4.496%	1.979%	1.666%
Return (Gross of Fees)	0.141%	0.373%	3.026%	3.026%	4.546%	2.029%	1.712%
ICE BofA 0-5 Year US Treasury Index	0.096%	0.368%	2.973%	2.973%	4.397%	1.935%	1.588%

Risk Management-Relative to Benchmark

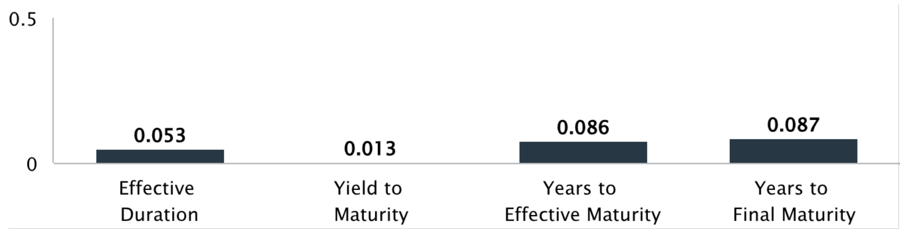
City of Sweet Home | Investment Core

June 30, 2026

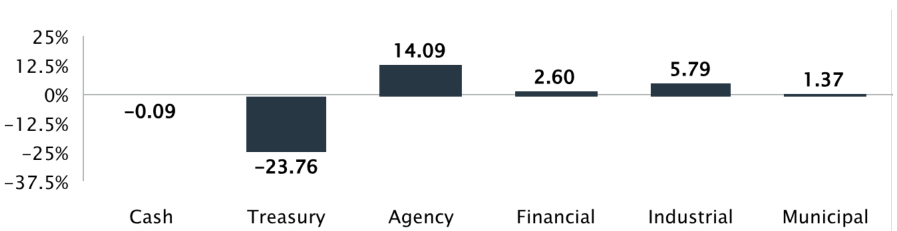
Benchmark Comparison Summary

Risk Metric	Portfolio	Benchmark	Difference
Effective Duration	2.13	2.08	0.05
Yield to Maturity	4.14	4.12	0.01
Years to Effective Maturity	2.31	2.23	0.09
Years to Final Maturity	2.32	2.23	0.09
Avg Credit Rating	AA+	AA+	---

Benchmark Comparison Summary



Benchmark vs. Portfolio Variance-Market Sector



Benchmark Comparison-Market Sector

Market Sector	Portfolio	Benchmark	Difference
Cash	0.00	0.09	(0.09)
Treasury	76.15	99.91	(23.76)
Agency	14.09	0.00	14.09
Financial	2.60	0.00	2.60
Industrial	5.79	0.00	5.79
Municipal	1.37	0.00	1.37

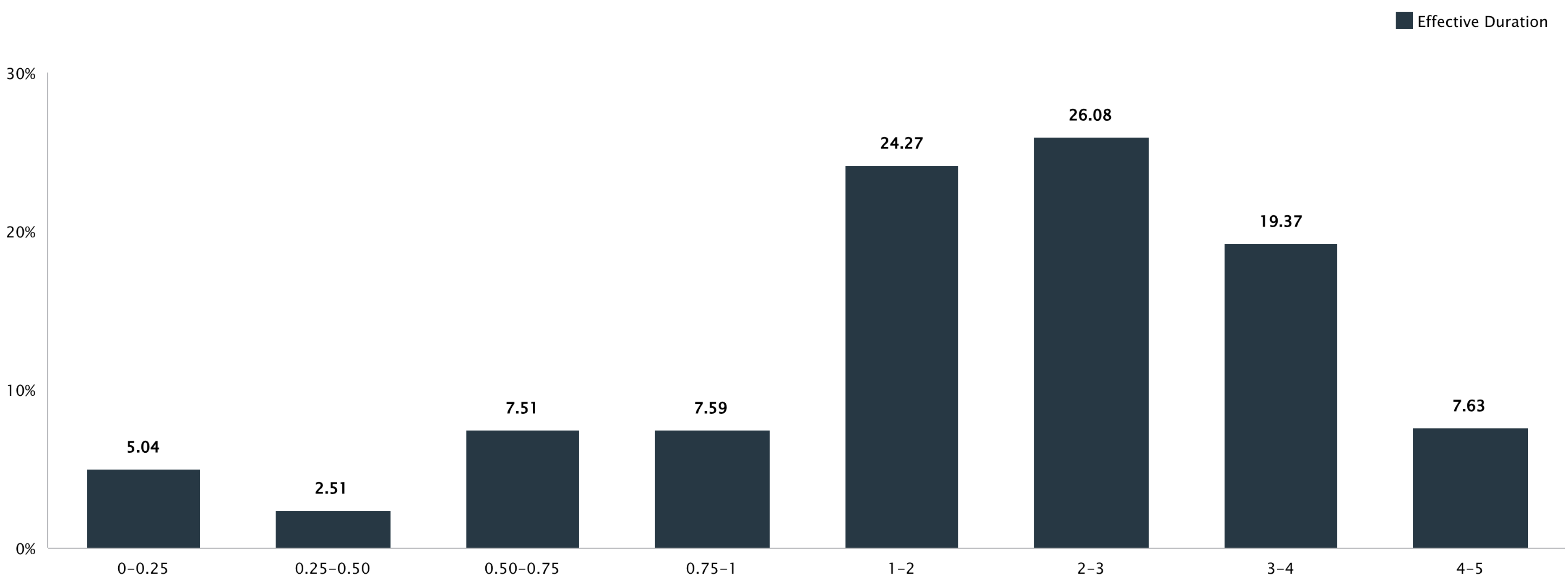
Risk Management-Maturity/Duration

City of Sweet Home | Investment Core

June 30, 2026

2.13 Yrs	Effective Duration
2.32 Yrs	Years to Maturity
846	Days to Maturity

Distribution by Effective Duration



Risk Management-Credit/Issuer

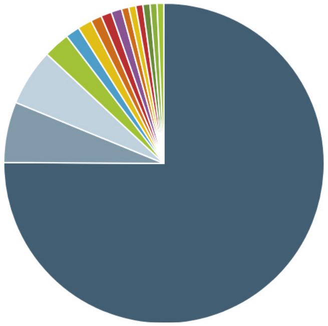
City of Sweet Home | Investment Core

June 30, 2026

Credit Rating S&P/Moody's/Fitch

	Market Value + Accrued	%
S&P		
A	248,867.72	1.78
A+	102,299.20	0.73
AA	548,305.23	3.92
AA+	12,900,506.65	92.16
AA-	197,989.68	1.41
Moody's		
A1	300,320.60	2.15
Aa1	12,792,249.87	91.39
Aa2	396,029.29	2.83
Aa3	352,751.10	2.52
Aaa	156,617.61	1.12
Fitch		
AA	99,697.97	0.71
AA+	12,544,229.98	89.61
AA-	449,455.09	3.21
NA	904,585.44	6.46
Total	**13,997,968.48**	**100.00**

Issuer Concentration



- United States **75.1%**
- Federal Home Loan Banks **6.1%**
- Farm Credit System **5.7%**
- Federal National Mortgage Association **2.7%**
- Amazon.com, Inc. **1.4%**
- Alphabet Inc. **1.4%**
- Apple Inc. **1.1%**
- NVIDIA Corporation **1.1%**
- State Street Corporation **1.1%**
- Mastercard Incorporated **0.7%**
- The Procter & Gamble Company **0.7%**
- Royal Bank of Canada **0.7%**
- Walmart Inc. **0.7%**
- San Bernardino Community College District **0.7%**
- State of California **0.7%**

Settlement Date	Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Book Yield	Market Yield	Market Value + Accrued	Net Unrealized Gain (Loss)	% Asset	Eff Dur
US Treasury												
05/28/2025	91282CLB5	350,000.00	United States	4.375%	07/31/2026		4.11%	3.72%	356,564.27	105.31	2.55	0.09
05/28/2025	91282CHY0	250,000.00	United States	4.625%	09/15/2026		4.07%	3.76%	253,817.36	150.59	1.81	0.21
12/15/2021	91282CDK4	100,000.00	United States	1.250%	11/30/2026		1.26%	3.93%	99,003.53	(1,099.39)	0.71	0.41
05/28/2025	91282CLY5	250,000.00	United States	4.250%	11/30/2026		4.04%	3.92%	251,226.10	121.43	1.79	0.41
05/28/2025	91282CJT9	250,000.00	United States	4.000%	01/15/2027		4.02%	3.98%	254,630.10	49.23	1.82	0.52
	91282CEC1	350,000.00	United States	1.875%	02/28/2027		3.49%	4.00%	347,331.73	(1,300.51)	2.48	0.65
05/28/2025	91282CKE0	250,000.00	United States	4.250%	03/15/2027		3.99%	4.01%	253,528.36	(18.34)	1.81	0.69
05/28/2025	91282CKJ9	350,000.00	United States	4.500%	04/15/2027		3.98%	4.03%	354,569.29	(102.59)	2.53	0.77
05/28/2025	91282CKR1	350,000.00	United States	4.500%	05/15/2027		3.98%	4.10%	353,177.08	(338.27)	2.52	0.85
05/28/2025	91282CKV2	350,000.00	United States	4.625%	06/15/2027		3.95%	4.10%	352,416.63	(427.98)	2.52	0.93
05/28/2025	91282CFB2	250,000.00	United States	2.750%	07/31/2027		3.95%	4.13%	249,234.94	(533.27)	1.78	1.04
05/28/2025	91282CLL3	350,000.00	United States	3.375%	09/15/2027		3.94%	4.13%	350,349.52	(856.20)	2.50	1.16
05/28/2025	91282CFU0	250,000.00	United States	4.125%	10/31/2027		3.95%	4.15%	251,630.01	(644.20)	1.80	1.28
05/28/2025	91282CGH8	250,000.00	United States	3.500%	01/31/2028		3.94%	4.16%	251,140.10	(862.04)	1.79	1.50
	91282CGP0	350,000.00	United States	4.000%	02/29/2028		3.93%	4.15%	353,818.02	(1,220.39)	2.53	1.58
05/28/2025	91282CMW8	350,000.00	United States	3.750%	04/15/2028		3.95%	4.15%	350,341.35	(1,231.13)	2.50	1.70
05/28/2025	9128284N7	350,000.00	United States	2.875%	05/15/2028		3.96%	4.15%	343,300.78	(1,352.80)	2.45	1.80
05/28/2025	91282CCY5	350,000.00	United States	1.250%	09/30/2028		3.98%	4.15%	329,457.15	(1,706.37)	2.35	2.17
05/28/2025	9128285M8	350,000.00	United States	3.125%	11/15/2028		3.98%	4.15%	343,316.83	(1,495.52)	2.45	2.25
05/28/2025	91282CJR3	350,000.00	United States	3.750%	12/31/2028		3.99%	4.16%	346,658.71	(1,454.48)	2.48	2.36
05/28/2025	9128286B1	350,000.00	United States	2.625%	02/15/2029		3.99%	4.15%	340,258.30	(1,613.61)	2.43	2.48
	91282CKG5	350,000.00	United States	4.125%	03/31/2029		4.08%	4.15%	353,355.66	(660.82)	2.52	2.55
12/12/2025	91282CLC3	250,000.00	United States	4.000%	07/31/2029		3.69%	4.15%	253,087.29	(3,288.18)	1.81	2.83
11/24/2025	91282CLN9	350,000.00	United States	3.500%	09/30/2029		3.62%	4.16%	346,120.25	(5,712.41)	2.47	3.01
05/28/2025	91282CFY2	350,000.00	United States	3.875%	11/30/2029		4.05%	4.17%	347,935.84	(1,368.86)	2.49	3.16
05/28/2025	91282CGB1	350,000.00	United States	3.875%	12/31/2029		4.05%	4.16%	346,769.28	(1,277.18)	2.48	3.24
05/28/2025	912833XX3	325,000.00	United States	0.000%	02/15/2030		4.15%	4.23%	279,200.93	(1,727.45)	1.99	3.55
05/28/2025	91282CGZ8	325,000.00	United States	3.500%	04/30/2030		4.09%	4.17%	319,235.78	(1,072.25)	2.28	3.52
	91282CHR5	350,000.00	United States	4.000%	07/31/2030		3.69%	4.18%	353,501.89	(6,411.83)	2.53	3.67
	91282CHZ7	350,000.00	United States	4.625%	09/30/2030		3.66%	4.18%	360,029.93	(7,099.49)	2.57	3.79
11/24/2025	91282CJM4	350,000.00	United States	4.375%	11/30/2030		3.69%	4.19%	353,908.29	(6,982.57)	2.53	3.97

Settlement Date	Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Book Yield	Market Yield	Market Value + Accrued	Net Unrealized Gain (Loss)	% Asset	Eff Dur
02/02/2026	91282CJX0	250,000.00	United States	4.000%	01/31/2031		3.82%	4.19%	252,169.32	(3,912.11)	1.80	4.08
02/26/2026	91282CKC4	200,000.00	United States	4.250%	02/28/2031		3.63%	4.19%	203,333.22	(4,740.89)	1.45	4.14
03/31/2026	91282CKN0	350,000.00	United States	4.625%	04/30/2031		4.00%	4.19%	359,262.40	(2,872.63)	2.57	4.27
Total		**10,550,000.00**					**3.90%**	**4.11%**	**10,513,680.23**	**(62,957.20)**	**75.11**	**2.13**
US Agency												
03/21/2022	3130A3DU5	100,000.00	Federal Home Loan Banks	3.000%	03/12/2027		2.24%	4.09%	100,156.92	(1,245.99)	0.72	0.68
11/24/2025	3133EN4S6	350,000.00	Farm Credit System	3.750%	12/22/2027		3.57%	4.11%	348,549.33	(2,655.35)	2.49	1.42
05/31/2023	3130AVVX7	200,000.00	Federal Home Loan Banks	3.750%	06/09/2028		4.05%	4.13%	199,039.76	(382.87)	1.42	1.85
07/10/2023	3130AWC24	200,000.00	Federal Home Loan Banks	4.000%	06/09/2028		4.43%	4.15%	199,923.69	920.71	1.43	1.85
04/30/2026	3133EWKC3	250,000.00	Farm Credit System	3.875%	03/27/2029		3.85%	4.19%	250,506.28	(2,183.31)	1.79	2.55
01/31/2024	3133EPXV2	200,000.00	Farm Credit System	4.625%	04/05/2029		4.08%	4.16%	204,579.55	(314.08)	1.46	2.55
05/28/2025	31359MEU3	350,000.00	Federal National Mortgage Association	6.250%	05/15/2029		4.04%	4.16%	372,419.54	(736.19)	2.66	2.61
05/28/2025	3130B1BC0	350,000.00	Federal Home Loan Banks	4.625%	06/08/2029		4.03%	4.17%	355,374.67	(1,256.30)	2.54	2.72
Total		**2,000,000.00**					**3.89%**	**4.15%**	**2,030,549.75**	**(7,853.39)**	**14.51**	**2.17**
Municipals												
12/16/2022	796720NT3	100,000.00	San Bernardino Community College District	1.610%	08/01/2027		4.50%	4.12%	98,033.33	159.82	0.70	1.05
12/16/2022	13077DQF2	100,000.00	State of California	1.361%	11/01/2027		4.45%	4.12%	96,672.27	113.80	0.69	1.30
Total		**200,000.00**					**4.47%**	**4.12%**	**194,705.61**	**273.62**	**1.39**	**1.17**
Corporate												
09/22/2021	931142ER0	100,000.00	Walmart Inc.	1.050%	09/17/2026	08/17/2026	1.00%	3.89%	99,697.97	(611.25)	0.71	0.21
03/01/2022	78016EYV3	100,000.00	Royal Bank of Canada	2.050%	01/21/2027		2.60%	4.20%	99,733.23	(891.81)	0.71	0.54
12/16/2022	023135CP9	100,000.00	Amazon.com, Inc.	4.550%	12/01/2027	11/01/2027	4.23%	4.22%	100,806.42	39.53	0.72	1.31
01/31/2023	742718FZ7	100,000.00	The Procter & Gamble Company	3.950%	01/26/2028		3.97%	4.20%	101,317.40	(357.76)	0.72	1.48
05/31/2023	57636QAW4	100,000.00	Mastercard Incorporated	4.875%	03/09/2028	02/09/2028	4.42%	4.36%	102,299.20	130.42	0.73	1.54
04/10/2026	02079KBJ5	200,000.00	Alphabet Inc.	3.700%	02/15/2029	01/15/2029	3.96%	4.35%	199,659.05	(1,882.26)	1.43	2.43
06/30/2026	67066GAQ7	150,000.00	NVIDIA Corporation	4.350%	06/15/2029	05/15/2029	4.41%	4.41%	149,986.56	(13.78)	1.07	2.71
04/15/2026	857477BD4	150,000.00	State Street Corporation	4.141%	12/03/2029	12/03/2028	4.14%	4.54%	149,134.49	(1,350.00)	1.07	2.27
02/09/2026	037833ED8	175,000.00	Apple Inc.	1.650%	02/08/2031	11/08/2030	4.07%	4.35%	156,617.61	(2,043.46)	1.12	4.33
05/04/2026	023135DD5	100,000.00	Amazon.com, Inc.	4.250%	03/13/2031	02/13/2031	4.48%	4.61%	99,780.96	(515.13)	0.71	4.13
Total		**1,275,000.00**					**3.81%**	**4.33%**	**1,259,032.89**	**(7,495.49)**	**8.99**	**2.25**

Holdings by Security Type

City of Sweet Home | Investment Core

June 30, 2026

Settlement Date	Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Book Yield	Market Yield	Market Value + Accrued	Net Unrealized Gain (Loss)	% Asset	Eff Dur
Portfolio Total		**14,025,000.00**					**3.90%**	**4.14%**	**13,997,968.48**	**(78,032.46)**	**100.00**	**2.13**

Cusip	Security	Trade Date	Settlement Date	Coupon Payment	Price	Par Amount	Principal Amount	Accrued Amount	Total Amount	Broker
Buy										
857477BD4	STATE STREET 4.141 12/03/29 '28 FRN	04/08/2026	04/15/2026	0.00	100.00	150,000.00	150,001.50	2,277.55	152,279.05	GOLDMAN
02079KBJ5	ALPHABET 3.700 02/15/29 '29	04/08/2026	04/10/2026	0.00	99.30	200,000.00	198,594.00	1,171.67	199,765.67	Market Axess
3133EWKC3	FED FARM CR BNKS 3.875 03/27/29	04/27/2026	04/30/2026	0.00	100.07	250,000.00	250,170.00	888.02	251,058.02	STONEX FINANCIAL INC.
023135DD5	AMAZON.COM 4.250 03/13/31 '31	04/30/2026	05/04/2026	0.00	98.99	100,000.00	98,988.00	602.08	99,590.08	Market Axess
91282CKG5	US TREASURY 4.125 03/31/29	06/25/2026	06/30/2026	0.00	99.96	200,000.00	199,921.88	2,051.23	201,973.11	WELLS FARGO
67066GAQ7	NVIDIA 4.350 06/15/29 '29	06/25/2026	06/30/2026	0.00	99.84	150,000.00	149,764.50	217.50	149,982.00	Market Axess
Total				**0.00**		**1,050,000.00**	**1,047,439.88**	**7,208.05**	**1,054,647.93**	
Maturity										
3133EPPR0	FED FARM CR BNKS 4.625 04/10/26 MATD	04/10/2026	04/10/2026	0.00	100.00	200,000.00	200,000.00	0.00	200,000.00	
91282CGV7	US TREASURY 3.750 04/15/26 MATD	04/15/2026	04/15/2026	0.00	100.00	150,000.00	150,000.00	0.00	150,000.00	
9128286S4	US TREASURY 2.375 04/30/26 MATD	04/30/2026	04/30/2026	0.00	100.00	250,000.00	250,000.00	0.00	250,000.00	
06406FAC7	BONY MELLON 2.800 05/04/26 MTN MAT	05/04/2026	05/04/2026	0.00	100.00	100,000.00	100,000.00	0.00	100,000.00	
91282CCJ8	US TREASURY 0.875 06/30/26 MATD	06/30/2026	06/30/2026	0.00	100.00	100,000.00	100,000.00	0.00	100,000.00	
91282CKY6	US TREASURY 4.625 06/30/26 MATD	06/30/2026	06/30/2026	0.00	100.00	250,000.00	250,000.00	0.00	250,000.00	
Total				**0.00**		**1,050,000.00**	**1,050,000.00**	**0.00**	**1,050,000.00**	
Coupon										
3133EPXV2	FED FARM CR BNKS 4.625 04/05/29	04/05/2026	04/05/2026	4,625.00		0.00	0.00	0.00	4,625.00	
3133EPPR0	FED FARM CR BNKS 4.625 04/10/26 MATD	04/10/2026	04/10/2026	4,625.00		0.00	0.00	0.00	4,625.00	
91282CGV7	US TREASURY 3.750 04/15/26 MATD	04/15/2026	04/15/2026	2,812.50		0.00	0.00	0.00	2,812.50	
91282CKJ9	US TREASURY 4.500 04/15/27	04/15/2026	04/15/2026	7,875.00		0.00	0.00	0.00	7,875.00	
91282CMW8	US TREASURY 3.750 04/15/28	04/15/2026	04/15/2026	6,562.50		0.00	0.00	0.00	6,562.50	
9128286S4	US TREASURY 2.375 04/30/26 MATD	04/30/2026	04/30/2026	2,968.75		0.00	0.00	0.00	2,968.75	
91282CFU0	US TREASURY 4.125 10/31/27	04/30/2026	04/30/2026	5,156.25		0.00	0.00	0.00	5,156.25	
91282CGZ8	US TREASURY 3.500 04/30/30	04/30/2026	04/30/2026	5,687.50		0.00	0.00	0.00	5,687.50	

Transactions

City of Sweet Home | Investment Core

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Cusip	Security	Trade Date	Settlement Date	Coupon Payment	Price	Par Amount	Principal Amount	Accrued Amount	Total Amount	Broker
91282CKN0	US TREASURY 4.625 04/30/31	04/30/2026	04/30/2026	8,093.75		0.00	0.00	0.00	8,093.75	
13077DQF2	CALIFORNIA ST UNIV REV 1.361 11/01/27	05/01/2026	05/01/2026	680.50		0.00	0.00	0.00	680.50	
06406FAC7	BONY MELLON 2.800 05/04/26 MTN MAT	05/04/2026	05/04/2026	1,400.00		0.00	0.00	0.00	1,400.00	
31359MEU3	FANNIE MAE 6.250 05/15/29	05/15/2026	05/15/2026	10,937.50		0.00	0.00	0.00	10,937.50	
9128284N7	US TREASURY 2.875 05/15/28	05/15/2026	05/15/2026	5,031.25		0.00	0.00	0.00	5,031.25	
9128285M8	US TREASURY 3.125 11/15/28	05/15/2026	05/15/2026	5,468.75		0.00	0.00	0.00	5,468.75	
91282CKR1	US TREASURY 4.500 05/15/27	05/15/2026	05/15/2026	7,875.00		0.00	0.00	0.00	7,875.00	
91282CDK4	US TREASURY 1.250 11/30/26	05/31/2026	05/31/2026	625.00		0.00	0.00	0.00	625.00	
91282CFY2	US TREASURY 3.875 11/30/29	05/31/2026	05/31/2026	6,781.25		0.00	0.00	0.00	6,781.25	
91282CJM4	US TREASURY 4.375 11/30/30	05/31/2026	05/31/2026	7,656.25		0.00	0.00	0.00	7,656.25	
91282CLY5	US TREASURY 4.250 11/30/26	05/31/2026	05/31/2026	5,312.50		0.00	0.00	0.00	5,312.50	
023135CP9	AMAZON.COM 4.550 12/01/27 '27	06/01/2026	06/01/2026	2,275.00		0.00	0.00	0.00	2,275.00	
857477BD4	STATE STREET 4.141 12/03/29 '28 FRN	06/03/2026	06/03/2026	3,105.75		0.00	0.00	0.00	3,105.75	
3130B1BC0	FHLBANKS 4.625 06/08/29	06/08/2026	06/08/2026	8,093.75		0.00	0.00	0.00	8,093.75	
3130AVVX7	FHLBANKS 3.750 06/09/28	06/09/2026	06/09/2026	3,750.00		0.00	0.00	0.00	3,750.00	
3130AWC24	FHLBANKS 4.000 06/09/28	06/09/2026	06/09/2026	4,000.00		0.00	0.00	0.00	4,000.00	
91282CKV2	US TREASURY 4.625 06/15/27	06/15/2026	06/15/2026	8,093.75		0.00	0.00	0.00	8,093.75	
3133EN4S6	FEDERAL FARM 3.750 12/22/27	06/22/2026	06/22/2026	6,562.50		0.00	0.00	0.00	6,562.50	
91282CCJ8	US TREASURY 0.875 06/30/26 MATD	06/30/2026	06/30/2026	437.50		0.00	0.00	0.00	437.50	
91282CGB1	US TREASURY 3.875 12/31/29	06/30/2026	06/30/2026	6,781.25		0.00	0.00	0.00	6,781.25	
91282CJR3	US TREASURY 3.750 12/31/28	06/30/2026	06/30/2026	6,562.50		0.00	0.00	0.00	6,562.50	
91282CKY6	US TREASURY 4.625 06/30/26 MATD	06/30/2026	06/30/2026	5,781.25		0.00	0.00	0.00	5,781.25	
Total				**155,617.50**		**0.00**	**0.00**	**0.00**	**155,617.50**	
Cash Transfer										
CCYUSD	US DOLLAR	04/01/2026	04/01/2026	0.00		13,573.64	(13,573.64)	0.00	(13,573.64)	
CCYUSD	US DOLLAR	04/06/2026	04/06/2026	0.00		4,625.00	(4,625.00)	0.00	(4,625.00)	
CCYUSD	US DOLLAR	04/10/2026	04/10/2026	0.00		9,718.66	(9,718.66)	0.00	(9,718.66)	
CCYUSD	US DOLLAR	04/10/2026	04/10/2026	0.00		4,859.33	4,859.33	0.00	4,859.33	

Transactions

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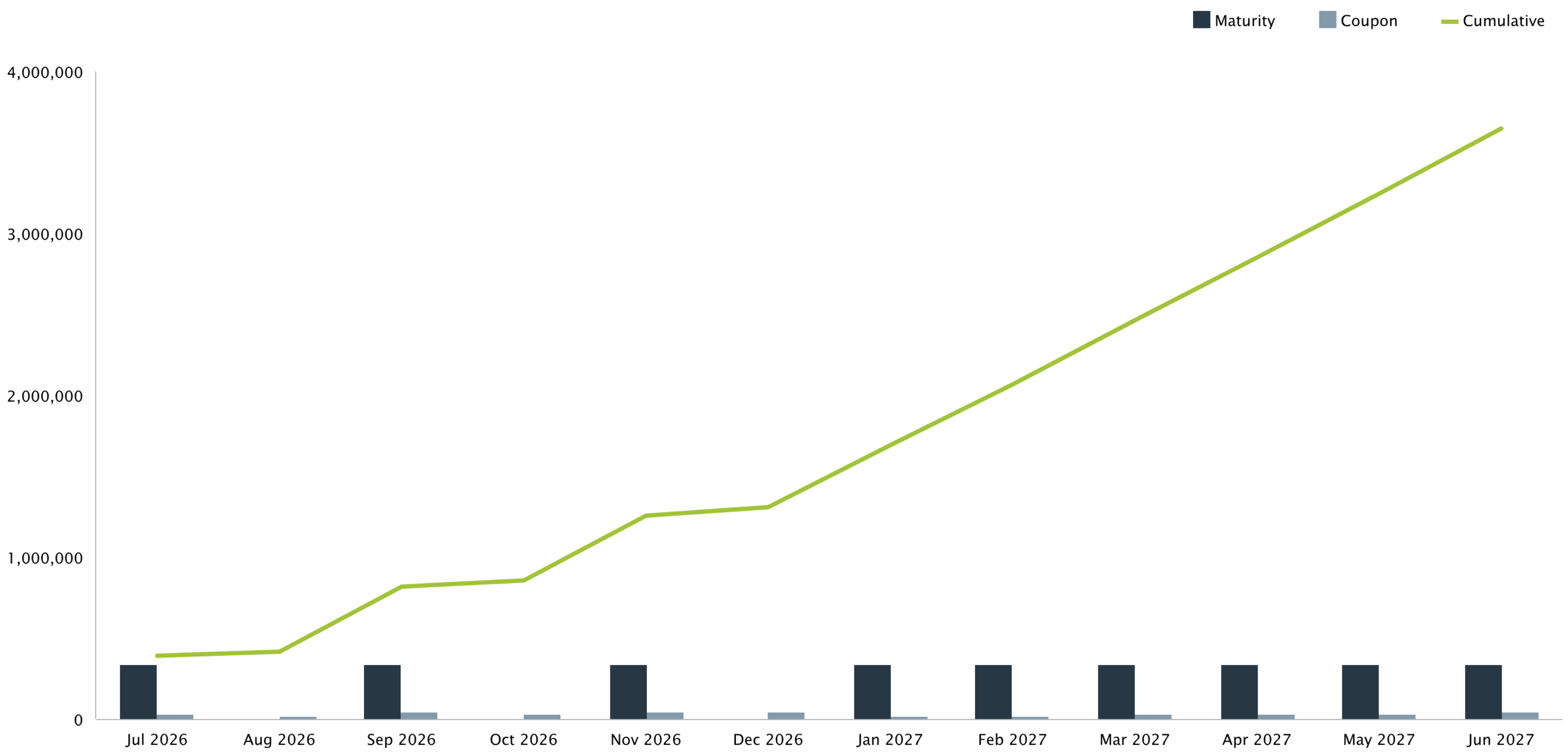
Cusip	Security	Trade Date	Settlement Date	Coupon Payment	Price	Par Amount	Principal Amount	Accrued Amount	Total Amount	Broker
CCYUSD	US DOLLAR	04/15/2026	04/15/2026	0.00		29,941.90	(29,941.90)	0.00	(29,941.90)	
CCYUSD	US DOLLAR	04/15/2026	04/15/2026	0.00		14,970.95	14,970.95	0.00	14,970.95	
CCYUSD	US DOLLAR	04/30/2026	04/30/2026	0.00		20,848.23	(20,848.23)	0.00	(20,848.23)	
CCYUSD	US DOLLAR	05/01/2026	05/01/2026	0.00		680.50	(680.50)	0.00	(680.50)	
CCYUSD	US DOLLAR	05/04/2026	05/04/2026	0.00		409.92	(409.92)	0.00	(409.92)	
CCYUSD	US DOLLAR	05/05/2026	05/05/2026	0.00		1,400.00	(1,400.00)	0.00	(1,400.00)	
CCYUSD	US DOLLAR	05/15/2026	05/15/2026	0.00		29,312.50	(29,312.50)	0.00	(29,312.50)	
CCYUSD	US DOLLAR	06/01/2026	06/01/2026	0.00		17,337.50	(17,337.50)	0.00	(17,337.50)	
CCYUSD	US DOLLAR	06/02/2026	06/02/2026	0.00		5,312.50	(5,312.50)	0.00	(5,312.50)	
CCYUSD	US DOLLAR	06/03/2026	06/03/2026	0.00		3,105.75	(3,105.75)	0.00	(3,105.75)	
CCYUSD	US DOLLAR	06/08/2026	06/08/2026	0.00		8,093.75	(8,093.75)	0.00	(8,093.75)	
CCYUSD	US DOLLAR	06/09/2026	06/09/2026	0.00		7,750.00	(7,750.00)	0.00	(7,750.00)	
CCYUSD	US DOLLAR	06/15/2026	06/15/2026	0.00		8,093.75	(8,093.75)	0.00	(8,093.75)	
CCYUSD	US DOLLAR	06/22/2026	06/22/2026	0.00		6,562.50	(6,562.50)	0.00	(6,562.50)	
CCYUSD	US DOLLAR	06/30/2026	06/30/2026	0.00		17,607.39	(17,607.39)	0.00	(17,607.39)	
Total				**0.00**		**164,543.21**	**(164,543.21)**	**0.00**	**(164,543.21)**	

Cash Flow Forecasting

City of Sweet Home | Investment Core

June 30, 2026

One Year Projection



Shock Analysis

City of Sweet Home | Investment Core

June 30, 2026

Account	Market Value	Duration	+10 BP FMV Change	+25 BP FMV Change	+50 BP FMV Change	+100 BP FMV Change
SWHOME-Investment Core	13,887,427.75	2.134	(13,595.93)	(33,989.83)	(67,979.65)	(291,497.33)
Total	13,887,427.75	2.134	(13,595.93)	(33,989.83)	(67,979.65)	(291,497.33)

The changes in market values displayed represent approximations of principal changes given an instantaneous increase in interest rates. Changes in interest rates over longer periods would most likely mitigate the impact of an instantaneous change through the addition of the interest income received on the investments within the portfolio. Additional impacts to consider when estimating future principal changes also include, but are not limited to, changes in the shape of the yield curve, changes in credit spreads.

Summary Overview

City of Sweet Home | Liquidity

June 30, 2026

Portfolio Characteristics

Metric	Value
Cash and Cash Equivalents	13,497,700.01
Book Yield	4.00%
Market Yield	4.00%
Effective Duration	0.01
Years to Maturity	0.01
Avg Credit Rating	NA

Strategic Structure

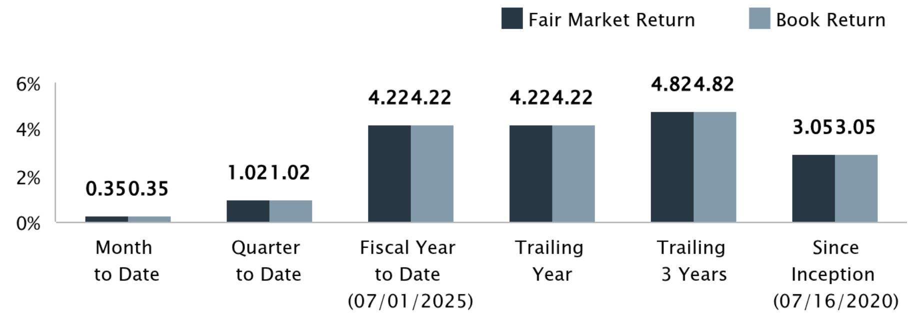
Account	Par Amount	Original Cost	Book Value	Market Value	Net Unrealized Gain (Loss)	Yield at Cost	Effective Duration	Benchmark Duration	Benchmark
SWHOME-Liquidity	13,497,700.01	13,497,700.01	13,497,700.01	13,497,700.01	0.00	4.00%	0.01	0.09	ICE BofA US 1-Month Treasury Bill Index
Total	**13,497,700.01**	**13,497,700.01**	**13,497,700.01**	**13,497,700.01**	**0.00**	**4.00%**	**0.01**	**0.09**	

Accrued Book Return

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Interest Earned	139,944.47	540,270.67
Book Income	139,944.47	540,270.67
Average Portfolio Balance	14,315,533.57	13,126,065.44
Book Return for Period	1.02%	4.22%

Return Comparisons

Periodic for performance less than one year. Annualized for performance greater than one year.



Interest Income

	Quarter to Date	Fiscal Year to Date (07/01/2025)
Beginning Accrued Interest	0.00	0.00
Coupons Income	139,944.47	540,270.67
Purchased Accrued Interest	0.00	0.00
Sold Accrued Interest	0.00	0.00
Ending Accrued Interest	0.00	0.00
Interest Earned	139,944.47	540,270.67

Notation: Book and Fair Market Returns are not annualized

Holdings by Security Type

City of Sweet Home | Liquidity

June 30, 2026

Settlement Date	Cusip	Par Amount	Security	Coupon Rate	Maturity Date	Call Date	Book Yield	Market Yield	Market Value + Accrued	Net Unrealized Gain (Loss)	% Asset	Eff Dur
Pooled Funds												
	OSTF_LGIP	13,497,700.01	Oregon Short Term Fund	4.000%	06/30/2026		4.00%	4.00%	13,497,700.01	0.00	100.00	0.01
Total		**13,497,700.01**					**4.00%**	**4.00%**	**13,497,700.01**	**0.00**	**100.00**	**0.01**
Portfolio Total		**13,497,700.01**					**4.00%**	**4.00%**	**13,497,700.01**	**0.00**	**100.00**	**0.01**

Cusip	Security	Trade Date	Settlement Date	Coupon Payment	Price	Par Amount	Principal Amount	Accrued Amount	Total Amount	Broker
Buy										
OSTF_LGIP	OREGON SHORT TERM FUND	05/31/2026	05/31/2026	0.00	1.00	144,484.01	144,484.01	0.00	144,484.01	Direct
Total				**0.00**		**144,484.01**	**144,484.01**	**0.00**	**144,484.01**	
Sell										
OSTF_LGIP	OREGON SHORT TERM FUND	05/26/2026	05/26/2026	0.00	1.00	1,503,185.81	1,503,185.81	0.00	1,503,185.81	Direct
Total				**0.00**		**1,503,185.81**	**1,503,185.81**	**0.00**	**1,503,185.81**	
Interest Income										
OSTF_LGIP	OREGON SHORT TERM FUND	04/30/2026	04/30/2026	45,740.08		0.00	45,740.08	0.00	45,740.08	
OSTF_LGIP	OREGON SHORT TERM FUND	05/31/2026	05/31/2026	47,729.86		0.00	47,729.86	0.00	47,729.86	
OSTF_LGIP	OREGON SHORT TERM FUND	06/30/2026	06/30/2026	46,474.53		0.00	46,474.53	0.00	46,474.53	
Total				**139,944.47**		**0.00**	**139,944.47**	**0.00**	**139,944.47**	

This report is for general informational purposes only and is not intended to provide specific advice or recommendations. Government Portfolio Advisors (GPA) is an investment advisor registered with the Securities and Exchange Commission and is required to maintain a written disclosure statement of our background and business experience.

Questions About an Account: GPA's monthly & quarterly reports are intended to detail the investment advisory activity managed by GPA. The custodial bank maintains the control of assets and settles all investment transactions. The custodial statement is the official record of security and cash holdings and transactions. GPA recognizes that clients may use these reports to facilitate record keeping and that the custodial bank statement and the GPA report should be reconciled, and differences documented.

Trade Date versus Settlement Date: Many custodial banks use settlement date basis and post coupons or maturities on the following business days when they occur on weekend. These items may result in the need to reconcile due to a timing difference. GPA reports are on a trade date basis in accordance with GIPS performance standards. GPA can provide all account settings to support the reason for any variance.

Bank Deposits and Pooled Investment Funds Held in Liquidity Accounts Away from the Custodial Bank are Referred to as Line Item Securities: GPA relies on the information provided by clients when reporting pool balances, bank balances and other assets that are not held at the client's custodial bank. GPA does not guarantee the accuracy of information received from third parties. Balances cannot be adjusted once submitted however corrective transactions can be entered as adjustments in the following months activity. Assets held outside the custodial bank that are reported to GPA are included in GPA's oversight compliance reporting and strategic plan.

Account Control: GPA does not have the authority to withdraw or deposit funds from or to any client's custodial account. Clients retain responsibility for the deposit and withdrawal of funds to the custodial account. Our clients retain responsibility for their internal accounting policies, implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Custodial Bank Interface: Our contract provides for the ability for GPA to interface into our client's custodial bank to reconcile transactions, maturities and coupon payments. The GPA client portal will be available to all clients to access this information directly at any time.

Market Price: Generally, GPA has set all securities market pricing to match custodial bank pricing. There may be certain securities that will require pricing override due to inaccurate custodial bank pricing that will otherwise distort portfolio performance returns. GPA may utilize Refinitiv pricing source for commercial paper, discount notes and supranational bonds when custodial bank pricing does not reflect current market levels. The pricing variances are obvious when market yields are distorted from the current market levels.

Performance Calculation: Historical returns are presented as time-weighted total return values and are presented gross and net of fees.

Amortized Cost: The original cost on the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discounts or premiums are amortized on a straight-line basis on all securities. This can be changed at the client's request.

Callable Securities: Securities subject to redemption in whole or in part prior to the stated final maturity at the discretion of the security's issuer are referred to as "callable". Certain call dates may not show up on the report if the call date has passed or if the security is continuously callable until maturity date. Bonds purchased at a premium will be amortized to the next call date while all other callable securities will be amortized to maturity. If the bond is amortized to the call date, amortization will be reflected to that date and once the call date passes, the bond will be fully amortized.

Duration: The duration is the effective duration. Duration on callable securities is based on the probability of the security being called given market rates and security characteristics.

Benchmark Duration: The benchmark duration is based on the duration of the stated benchmark that is assigned to each account.

Rating: Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed.

Coupon Payments and Maturities on Weekends: On occasion, coupon payments and maturities occur on a weekend or holiday. GPA's report settings are on the accrual basis so the coupon postings and maturities will be accounted for in the period earned. The bank may be set at a cash basis, which may result in a reconciliation variance.

Cash and Cash Equivalents: GPA has defined cash and cash equivalents to be cash, bank deposits, LGIP pools and repurchase agreements. This may vary from your custodial bank which typically defines cash and equivalents as all securities that mature under 90 days. Check with your custodial bank to understand their methodology.

Account Settings: GPA has the portfolio settings at the lot level, if a security is sold our setting will remove the lowest cost security first. First-in-first-out (FIFO) settings are available at the client's request.

Historical Numbers: Data was transferred from GPA's legacy system, however, variances may exist from the data received due to a change of settings on Clearwater. GPA is utilizing this information for historical return data with the understanding the accrual settings and pricing sources may differ slightly.

Financial Situation: In order to better serve you, GPA should be promptly notified of any material change in your investment objective or financial situation.

No Guarantee: The securities in the portfolio are not guaranteed or otherwise protected by GPA, the FDIC (except for non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested.

GPA GOVERNMENT PORTFOLIO ADVISORS