

AGENDA
Cascade View County Service District
Budget Committee - Review of 2026-27 Proposed Budget
April 24, 2026, 4:40 PM
Virtual Meeting
Corvallis, Oregon

1. Call to order
2. Introductions
3. Election of Officers
 - A Chair and Vice-Chair must be elected at the first meeting of each calendar year.
4. Review and Approve 2025-26 minutes.
5. Presentation of the Proposed Budget for FY 2026-27
 - Staff will present details of the proposed budget.
6. Committee questions
7. Public Hearing
 - This is the time for citizens to offer comment or questions on the proposed budget.
8. Committee deliberations and approval of budget
 - SUGGESTED MOTION: I move that the budget be approved in the amount of \$172,378.
9. Adjourn

Call to Order - **Commissioner or Past Chair** (Tom Gallagher Chair, Commissioner Wyse Vice Chair):

“I call this meeting to order”

Introductions – **Commissioner or Past Chair**:

Start introductions around room

Election of Chair – **Commissioner or Past Chair**:

“I open the nominations for Chair, are there any nominations?”

“{Candidate’s Name} has been nominated for Chair”

“All in favor”

“All opposed”

“{Candidate’s Name} has been selected as Chair

Election of Vice Chair – **Chair**

“I open the nominations for Vice Chair, are there any nominations?”

“{Candidate’s Name} has been nominated for Vice Chair”

“All in favor”

“All opposed”

“{Candidate’s Name} has been selected as Vice Chair

Review and Approve Minutes – **Chair**

“Are there any questions or concerns regarding the minutes?”

“If there are no further comments, I would entertain a motion.”

“All in favor?”

“All opposed?”

Presentation of the Proposed Budget – **Chair**

“Will Staff please present the proposed budget?”

Committee questions – **Chair**

“Are there any further committee questions?”

Public Hearing - **Chair**

“I open the public hearing”

“Are there any further public comments?”

Once all comments are complete

“I close the public hearing”

Committee deliberations and approval of budget - **Chair**

“Are there any further committee comments?”

“If there are no further comments, I would entertain a motion”

Motion:

“I move that we approve the budget in the amount of \$172,378.”

Once it has been motioned and seconded;

“It’s been moved and seconded that we approve the budget in the amount of \$172,378.”

“All in favor”

“All opposed”

“Motion passes”

Adjourn – **Chair**

“Meeting adjourned”

**MINUTES OF THE
CASCADE VIEW COUNTY SERVICE DISTRICT
BUDGET COMMITTEE MEETING**

Wednesday, May 7, 2025, 5:35 p.m.

Held via Zoom: <https://us06web.zoom.us/j/87281607942>

Present:

- **Budget Committee Members:**
 - Commissioners: **Nancy Wyse, Patrick Malone, and Gabe Shepherd**
 - Citizen Members: **Tom Gallagher, Stephen Shields, and Joe McLoughlin**

- **Staff:**
 - **Gary Stockhoff**, Director of Public Works; **Rick Crager**, Assistant County Administrator, **Jennifer Ficek**, Administrative Supervisor

1. Call to Order

Past Chair Tom Gallagher (T. Gallagher) called meeting to order at 5:35 pm.

2. Introductions

Group introductions of Budget Committee Members and Benton County Staff.

3. Elections of Officers

T. Gallagher opened the nominations for Cascade View Budget Committee Chair.

Commissioner Gabe Shepherd (G. Shepherd) nominated T. Gallagher for the position of Chair.

Stephen Shields (S. Shields): Seconded.

T. Gallagher: All in favor?

Budget Committee Members: (unanimous) Aye

T. Gallagher: All opposed

None opposed

Citizen Member Tom Gallagher has been approved to the Chair position.

T. Gallagher opened nominations for the Vice Chair.

G. Shepherd: I nominate Commissioner Nancy Wyse as Vice Chair.

Commissioner Pat Malone (P. Malone): Second

T. Gallagher: All in favor?

Budget Committee Members: (unanimous) Aye

T. Gallagher: All opposed?

None opposed.

Commissioner Nancy Wyse has been approved to the Vice Chair position.

4. Review and Approve 2024-25 Minutes

T. Gallagher: Does anyone have questions or concerns regarding the minutes from last year's meeting? Hearing none, I will entertain a motion.

N. Wyse: I move to approve the minutes.

P. Malone: Second.

T. Gallagher: All in favor?

Budget Committee Members: (unanimous) Aye

T. Gallagher: All opposed?

None opposed.

The 2024-25 meeting minutes were approved.

5. Presentation of the Proposed Budget FY 2025-26

T. Gallagher: Will the staff please present the proposed budget?

Gary Stockhoff (G. Stockhoff): There have been some repairs this year for the district, we've replaced a pump and are working on the telemetry. There have been plenty of reserves built up to make those upgrades.

6. Committee Questions

S. Shields: Did you check to see if the pump was under warranty?

G. Stockhoff: I will check on that and get back to everyone.

T. Gallagher: I noticed that the capital expenditure has gone up and down, does that reflect these repairs?

Rick Crager (R. Crager): Yes.

T. Gallagher: Are capital expenditures to buy something new as opposed to repair?

R. Crager: In Governmental accounting it depends on how much of a repair it is and if it gets to a certain level then it has to be capitalized.

T. Gallagher: Are there any further committee questions?

S. Shields: The system is getting old, and we don't have enough to cover pipe replacements or other things that might happen over the next 10-15 years. What's the County's opinion about what we are accruing. It feels like we're going year-to-year.

G. Stockhoff: We try to keep it where the rates don't increase but if there was a catastrophic issue then I'm not sure how we would handle it. We could look to the State for some kind of revolving loan, or other programs. Right now, it's (the budget) just to cover the things we had in the past (minor repairs).

S. Shields: I think that's short-sighted. I think this district would rather see gradual increases in the capital rate than get surprised when something happens.

T. Gallagher: If something like that were to happen, would it be possible to make an assessment against the properties?

R. Crager: There's a couple of options, the committee could talk about leveraging more resources, or taking out loans and service the debt. What you're grappling with is a policy decision. In the past it's been more conservative.

N. Wyse: the district serves 49 customers so you'd have to raise rates significantly to increase the pot of money.

S. Shields: The (capital) charge right now is \$5 per month?

R. Crager: Per connection.

S. Shields: That's been the same for 12-15 years. I see no problem raising that \$3-4 this year.

N. Wyse: What's the mechanism for changing that?

R. Crager: This committee has the option to change what's being discussed here. I will point out your contingency has been growing and is up to \$147,000.

S. Shields: We're growing the balance but we're dealing with a 30-year-old system.

R. Crager: If the committee is interested in raising rates, we can approve the budget and ask for some form of assessment and analysis to know what the right amount would be.

S. Shields: I'm all for that, but don't want it to be forgotten.

T. Gallagher: I'm in agreement with S. Shields. We should have an in-depth analysis. We need to think about what type of loan we would get if repairs were needed, and if we'd be out of a water system for some time.

N. Wyse: I suggest that someone make a motion for staff to schedule another meeting where we can figure all this out.

S. Shields: I motion that the County do some analysis for us to review within the next 2 months and call a meeting to review those results.

T. Gallagher: I second that motion. Any further discussion? Hearing none, all in favor say, Aye.

Budget Committee Member (unanimously): Aye

T. Gallagher: All opposed?

None opposed

Joe McLoughlin (J. McLoughlin): Would insurance be an option?

R. Crager: We'll check that too.

7. Public Hearing on Proposed 2025-26 Budget

T. Gallagher: We have opened a public hearing and hearing no comments, I would like to close the public hearing. Any further committee comments? Hearing none.

8. Committee Deliberations and Approval of Budget

T. Gallagher: I would entertain a motion to approve the budget in the amount of \$182,939.

G. Shepherd: Second but would like to add that the narrative for the district overview mentions an advisory committee and that body is technically the budget committed. We'd like to update the language to reflect current practices.

R. Crager: This is the only district that we have an Advisory Committee, but we'll update the language to reflect both the Advisory and Budget Committees.

T. Gallagher: It has been moved and seconded in terms of approving the budget in the amount of \$182,939 all in favor say, Aye?

Budget Committee Members: (unanimous) Aye

T. Gallagher: All opposed?

None opposed.

The 2025-26 proposed Budget was approved.

9. Adjournment

Chair Tom Gallagher adjourned the meeting at 5:53 p.m.

Recorder: Jennifer Ficek (concluded at 5:53 p.m.)

2026-2027 Proposed Budget

Cascade View County Service District

For the Fiscal Period

Beginning July 1, 2026

Ending June 30, 2027



Benton
County

OREGON

Governing Body

Patrick Malone, Chair

Gabe Shepherd, Vice Chair

Nancy Wyse, Commissioner

Citizen Budget Committee Members

Steve Shields

Terry Barker

Cascade View County Service District

ADMINISTRATION: Benton County Public Works

DIRECTOR: Gary Stockhoff **FACILITIES MANAGER:** Paul Wallsinger

OFFICE LOCATION: Public Works, 360 SW Avery, Corvallis

TELEPHONE: 541-766-6821

INTERNET ADDRESS: [HTTPS://PW.BENTONCOUNTYOR.GOV/CASCADE-VIEW-COUNTY-SERVICE-DISTRICT](https://pw.bentoncountyor.gov/cascade-view-county-service-district)

DISTRICT OVERVIEW:

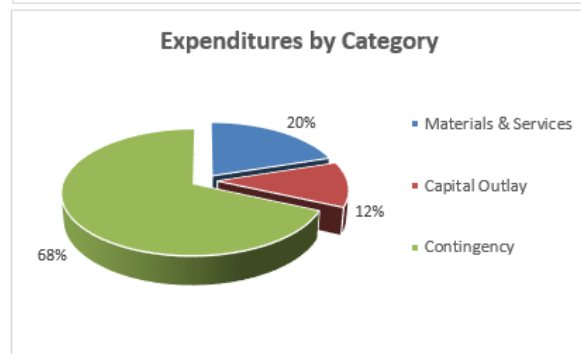
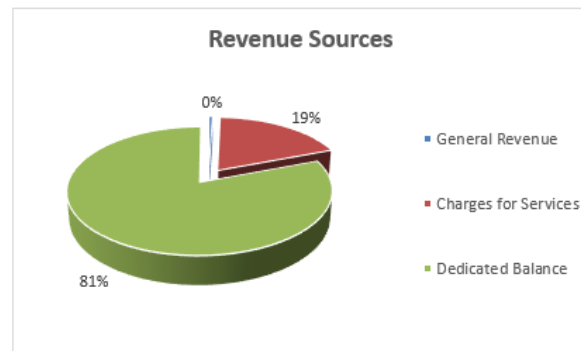
To operate a successful and efficient system within the requirements of the Oregon Water Resources Division, the Subdivision Water Management Plan, and operating ordinances.

To provide operation and maintenance of a community water system in the Cascade View Subdivision approximately 5 miles North of Corvallis. The water system was designed to serve a subdivision of 44 lots and 16 off-site connections if requested.

The District was organized as a condition of subdivision development to operate a water system and monitor water usage.

The District is a separate municipal entity from the County, but by law the Governing Body is the Benton County Board of Commissioners. Benton County Public Works Department manages daily operations, customer billing, and staff support. County Financial Services provides treasury, financial management services and coordinates the Budget process. The County is reimbursed for these services by district funds.

Currently, the District serves 49 customers. When the District was originally created, an Advisory Committee was formed to make recommendations on initial rates and facilitate feedback from the public on operations. Eventually the statutorily required Budget Committee was created to review the annual budget proposal and make recommendations on rates to the Governing Board.



CASCADE VIEW COUNTY SERVICE DISTRICT
Budget Summary – All Cost Centers

Category Title	2023-24 Actual	2024-25 Actual	2025-26 Adopted	20026-27 Proposed Budget	20026-27 Approved Budget	20026-27 Adopted Budget
General Revenues	3,394	3,420	2,500	900	-	-
Charges for Service	34,223	38,058	33,000	32,200	-	-
Current Program Income	37,617	41,478	35,500	33,100	-	-
Dedicated Beginning Balance	160,506	151,854	147,439	139,278	-	-
Beginning Balances	160,506	151,854	147,439	139,278	-	-
Total Resources	198,123	193,332	182,939	172,378	-	-
Materials & Services	31,268	34,322	35,223	34,553	-	-
Capital Outlay	15,000	21,953	20,000	20,000	-	-
Expenditures	46,268	56,275	55,223	54,553	-	-
Other: Contingency	-	142,522	127,716	117,825	-	-
Reserves	-	142,522	127,716	117,825	-	-
Total Budget	46,268	198,797	182,939	172,378	-	-
Surplus / (Deficit) of Fund Resources to Expenditures	151,855	(5,465)	-	-	-	-
Full-Time-Equivalent (FTE)						
Regular	-	-	-	-	-	-
Temporary	-	-	-	-	-	-
Total	-	-	-	-	-	-

CASCADE VIEW COUNTY SERVICE DISTRICT
District Statement

The annual budget covers the fiscal year beginning July 1, 2026 and ending June 30, 2027.

The budget was built with no rate increase. The District has expressed interest in increasing contingencies to cover costs of repairs when needed. The potential rate increase will be discussed at the Budget Committee Meeting. Rates raised by \$5 per connection per month would increase the budget by \$2940 annually. The District has no personnel. All services and support are provided by County operating departments as discussed above.

CASCADE VIEW COUNTY SERVICE DISTRICT
Water System Operations

Category Title	2023-24 Actual	2024-25 Actual	2025-26 Adopted	20026-27 Proposed Budget	20026-27 Approved Budget	20026-27 Adopted Budget
General Revenues	3,394	3,420	2,500	900		
Charges for Services	30,718	33,708	33,000	32,200		
Dedicated Beginning Balance	104,967	110,651	147,439	139,278		
Total Resources	139,080	147,779	182,939	172,378	-	-
Personnel Services	-	-	-	-	-	-
Materials and Services	28,428	31,482	35,223	34,553		
Capital Outlay			20,000	20,000		
Other: Contingency		111,724	127,716	117,825		
Total Expenditures	28,428	143,206	182,939	172,378	-	-
Regular	-	-	-	-	-	-
Temporary	-	-	-	-	-	-
Total	-	-	-	-	-	-

Mission & Purpose:

To operate a successful and efficient system within the requirements of the Oregon Water Resources Division, the Subdivision Water Management Plan, and operating ordinances. This budget supports the daily operating costs of the district including payments to Benton County for operations and administrative support services.

CASCADE VIEW COUNTY SERVICE DISTRICT
Water System Construction

Category Title	2023-24 Actual	2024-25 Actual	2025-26 Adopted	20026-27 Proposed Budget	20026-27 Approved Budget	20026-27 Adopted Budget
Charges for Services	3,505	4,350				
Dedicated Beginning Balance	55,539	41,203				
Total Resources	59,043	45,553		-		
Materials and Services	2,840	2,840				
Capital Outlay	15,000	21,953				
Other: Contingency		30,798				
Total Expenditures	17,840	55,591	-	-	-	-
Regular	-	-	-	-	-	-
Temporary	-	-	-	-	-	-
Total	-	-	-	-	-	-

Mission & Purpose:

These funds were incorporated into the Operations portion of the budget in 2025-26.