



CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING

NOTICE & AGENDA

JANUARY 5, 2021

Work Session: 6:00 pm – Regular Session 7:00 pm

Remote Electronic Meeting – No Anchor Location

View via Zoom

Posted December 30, 2020

NOTICE OF SPECIAL MEETING CIRCUMSTANCES DUE TO COVID-19 PANDEMIC:

In keeping with recommendations of Federal, State, and Local authorities to limit public gatherings in order to control the continuing spread of COVID-19, and in accordance with the Utah Open and Public Meetings Act, specifically Utah Code § 52-4-207(4), the City of North Salt Lake City Council and meeting presenters will participate electronically via phone or video conference.

WORK SESSION –6:00 p.m.

1. Presentation of 2020 Audit Report
2. Department Report: Discussion of City Manager recommendations for FY 2021 budget amendments
3. Adjourn

REGULAR SESSION - 7:00 p.m.

1. Introduction by Mayor Len Arave
2. Citizen Comment
3. City Council appointments to the Parks Trails Arts and Recreation Advisory Board
4. Consideration of **Resolution 2021-01R**: A resolution of the City of North Salt Lake approving the Notice of Annual Meeting Schedules for the City Council and Planning Commission for Calendar Year 2021
5. City Council Motion to Select Mayor Pro Tempore for 2021
6. Approve City Council Minutes of December 15, 2020
7. Action Items
8. Council Reports
9. Mayor's Report
10. City Attorney Report

11. City Manager Report

12. Adjourn

CLOSED SESSION

1. Possible closed session for the purpose of discussing pending or reasonably imminent litigation; to discuss the character professional competence, or physical or mental health of an individual; to discuss collective bargaining; or to discuss the purchase, exchange, sale, or lease of real property. *Utah Code 52-4-205*

The public is invited to attend all City Council meetings. This meeting will be held electronically via Zoom, with joining information below:
Zoom link for Tuesday's City Council Meeting:

Topic: NSL City Council Meeting 1-5-21
Time: Jan 5, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81553286196?pwd=WlI1aGw0OGQvQUJ2WVVGTTBzSTBkUT09>

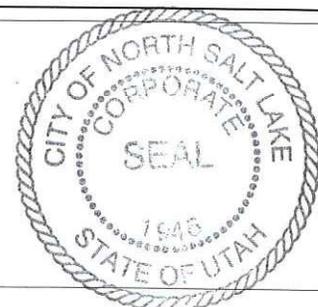
Meeting ID: 815 5328 6196

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 30th day of December, 2020.

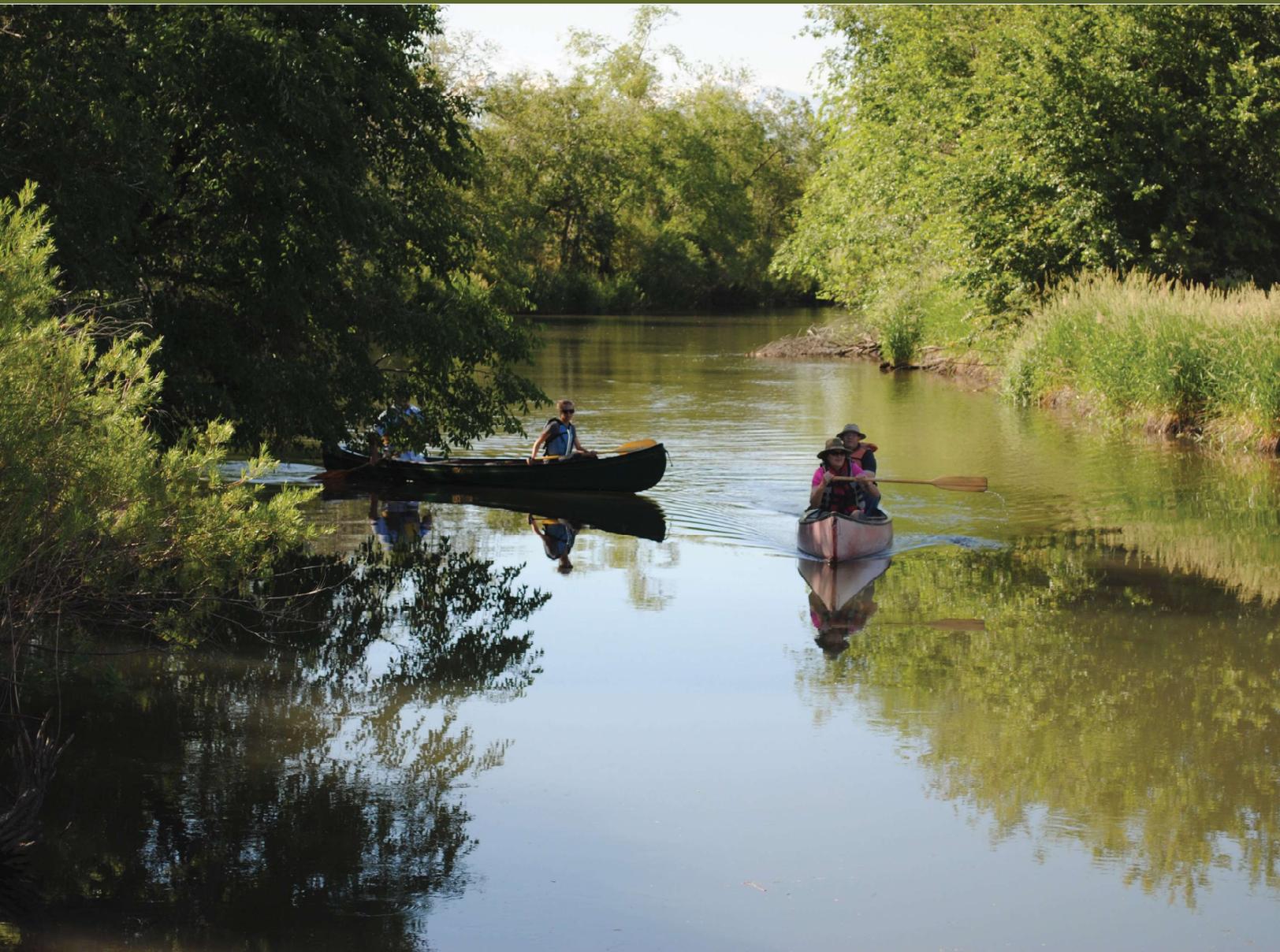
Dated this 30th day of December, 2020.

Linda Herrocks



City of North Salt Lake

North Salt Lake, Utah



GENERAL PURPOSE FINANCIAL STATEMENTS

For the Fiscal Year Ended June 30, 2020
Together with Independent Auditor's Report

Prepared by:
City of North Salt Lake
Finance Department

**CITY OF NORTH SALT LAKE
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FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of
North Salt Lake City

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of North Salt Lake City, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise North Salt Lake City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of North Salt Lake City, as of June 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, schedule of the proportionate share of the net pension liability, and the schedule of contributions on pages 3-13 and 55-59 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise North Salt Lake City's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 24, 2020, on our consideration of North Salt Lake City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of North Salt Lake City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering North Salt Lake City's internal control over financial reporting and compliance.

Child, Richards CPAs & Advisors

Ogden, Utah
December 24, 2020

**CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS
For The Year Ended June 30, 2020**

As management of the City of North Salt Lake, we offer to readers of the City of North Salt Lake's financial statements this narrative overview and analysis of the financial activities of the City of North Salt Lake for the fiscal year ended June 30, 2020. We encourage readers to consider the information presented here in conjunction with the following basic financial statements and notes to the financial statements.

Financial Highlights

- The assets of the City of North Salt Lake exceeded its liabilities at June 30, 2020 by \$105,939,999. Of this amount, unrestricted net position of \$7,538,283 may be used to meet the government's ongoing obligations to citizens and creditors.
- The City's overall net position increased by \$4,575,497 from the prior year, before a prior period adjustment. Business-type activities increased net position by \$1,547,309 while governmental activities had an increase in net position of \$3,028,188, before a prior period adjustment decrease in the amount of \$362,541.
- As of the close of the current fiscal year, the City of North Salt Lake's governmental funds reported combined ending fund balance of \$12,533,129 an increase of \$1,432,263 over the prior year. Of the total fund balance, \$2,703,400 is unassigned and available for spending. The remaining \$9,829,729 is either nonspendable in form, has been legally restricted by parties outside the financial reporting entity, or has been assigned to specific uses.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$2,703,400 or 25.56% of total General Fund expenditures.
- The City of North Salt Lake's long-term debt obligations decreased by \$1,482,823. The decrease was attributable to principal payments and bond premium amortizations made on existing debt. Compensated absences had a net increase in the amount of \$15,922.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City of North Salt Lake's basic financial statements which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

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

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

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

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

**CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2020**

Overview of the Financial Statements (Continued)

Government-wide financial statements (continued). The governmental activities of the City of North Salt Lake include general government, public safety, highways and streets, planning and engineering, parks, recreation, and redevelopment. The business-type activities of the City include water, pressurized irrigation, storm water, solid waste, golf, and fleet.

The government-wide financial statements include not only the City of North Salt Lake itself (known as the primary government), but also a legally separate Redevelopment Agency which is a component unit of the City. Financial information for this component unit is reported entirely within the primary government report.

Fund financial statements. A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of North Salt Lake can be divided into either a governmental or proprietary fund.

Governmental funds. These funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between the two.

The City maintains nine individual governmental funds. Information is presented separately in the governmental funds balance sheet and governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, Capital Projects Fund, Park Development Fund and, Road Development fund, which are considered major funds. Data from the other five funds are combined into a single aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements in the supplemental section of this report.

The City of North Salt Lake adopts a one-year budget for its General Fund, Capital Projects Fund, Park Development Fund, and Road Development Fund. All of which are major funds. A budgetary comparison statement has been provided for each of the aforementioned funds to demonstrate compliance with the fiscal year 2020 budget.

Proprietary funds.

Enterprise service funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City maintains five individual enterprise funds. Information is presented separately in the proprietary funds statement of net position and the proprietary funds statement of revenues, expenses and changes in net position for the Water Fund, Pressurized Irrigation Fund, Storm Water Fund, Solid Waste Fund, and the Golf Fund, which are considered major funds. Proprietary fund financial statements reinforce information provided in government-wide financial statements.

Internal service funds are used to account for the financing and operation of services provided by one department to other departments within the City. The city maintains an internal service fund for fleet management.

CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2020

Overview of the Financial Statements (Continued)

Other information. The notes provide additional information essential to a full understanding of the data provided in the government-wide and fund financial statements. In addition to the basic financial statements and accompanying notes, this report also presents certain other supplementary information. The combining statements referred to earlier, in connection with nonmajor funds, are presented immediately after the basic financial statements. Also included are budget comparisons for governmental funds other than the General, Park Development, and Road Development Funds.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. By far the largest portion of the City's net position \$93,412,687 (88.18%) reflects its investment in capital assets, less any related debt that is still outstanding and which was used to acquire those assets. Capital assets are used to provide services to citizens, and they are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of North Salt Lake's Net Position						
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	\$ 18,114,704	\$ 17,566,264	\$ 7,114,993	\$ 7,220,153	\$ 25,229,697	\$ 24,786,417
Capital assets	62,557,314	61,328,655	33,918,681	33,350,834	96,475,995	94,679,489
Total assets	<u>80,672,018</u>	<u>78,894,919</u>	<u>41,033,674</u>	<u>40,570,987</u>	<u>121,705,692</u>	<u>119,465,906</u>
Deferred outflows of resources	658,015	1,355,319	219,705	492,900	877,720	1,848,219
Total Deferred inflows	<u>658,015</u>	<u>1,355,319</u>	<u>219,705</u>	<u>492,900</u>	<u>877,720</u>	<u>1,848,219</u>
Other liabilities	2,255,075	2,168,987	750,549	381,661	3,005,624	2,550,648
Long-term liabilities outstanding	5,567,660	7,902,734	4,367,378	6,325,343	9,935,038	14,228,077
Total liabilities	<u>7,822,735</u>	<u>10,071,721</u>	<u>5,117,927</u>	<u>6,707,004</u>	<u>12,940,662</u>	<u>16,778,725</u>
Deferred inflows of resources	3,437,378	2,774,244	265,373	34,113	3,702,751	2,808,357
Total Deferred inflows	<u>3,437,378</u>	<u>2,774,244</u>	<u>265,373</u>	<u>34,113</u>	<u>3,702,751</u>	<u>2,808,357</u>
Net Position:						
Net investment in capital assets	65,948,708	57,552,844	27,463,979	25,986,479	93,412,687	83,539,323
Restricted	3,760,974	2,908,571	1,228,055	811,498	4,989,029	3,720,069
Unrestricted	<u>360,238</u>	<u>6,942,858</u>	<u>7,178,045</u>	<u>7,524,793</u>	<u>7,538,283</u>	<u>14,467,651</u>
Total Net Position	<u>\$ 70,069,920</u>	<u>\$ 67,404,273</u>	<u>\$ 35,870,079</u>	<u>\$ 34,322,770</u>	<u>\$ 105,939,999</u>	<u>\$ 101,727,043</u>

An additional portion of the net position, \$4,989,029 (4.71%), represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$7,538,283 (7.12%), may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the city is able to report positive balances in all reported categories of net position both for the government as a whole, as well as for its separate governmental and business-type activities.

CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2020

Government-wide Financial Analysis (Continued)

The City's overall net position increased \$4,575,497 (4.50%), before the prior period adjustment. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

City of North Salt Lake's Changes in Net Position						
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues:						
Charges for services	\$ 1,600,490	\$ 1,451,106	\$ 7,850,873	\$ 7,314,172	\$ 9,451,363	\$ 8,765,278
Operating grants and contributions	1,174,475	1,132,940	-	-	1,174,475	1,132,940
Capital grants and contributions	2,039,823	765,633	1,457,661	600,800	3,497,484	1,366,433
General revenues:						
Property taxes	4,966,739	4,261,613	-	-	4,966,739	4,261,613
Other taxes	6,593,491	6,263,358	-	-	6,593,491	6,263,358
Other	182,629	394,276	194,613	222,726	377,242	617,002
Total revenues	<u>16,557,647</u>	<u>14,268,926</u>	<u>9,503,147</u>	<u>8,137,698</u>	<u>26,060,794</u>	<u>22,406,624</u>
Expenses:						
General government	2,024,347	2,578,761	-	-	2,024,347	2,578,761
Public safety	5,372,842	5,258,423	-	-	5,372,842	5,258,423
Highways and public works	2,700,536	2,458,376	-	-	2,700,536	2,458,376
Community development	2,013,284	1,327,770	-	-	2,013,284	1,327,770
Parks, recreation, and public property	1,292,482	1,229,561	-	-	1,292,482	1,229,561
Redevelopment	-	-	-	-	-	-
Interest on long-term debt	125,968	182,263	-	-	125,968	182,263
Water	-	-	4,028,318	3,665,662	4,028,318	3,665,662
Pressurized irrigation	-	-	486,517	428,136	486,517	428,136
Storm water	-	-	752,092	665,970	752,092	665,970
Solid waste	-	-	1,141,185	997,394	1,141,185	997,394
Golf course	-	-	1,547,726	1,597,694	1,547,726	1,597,694
Total expenses	<u>13,529,459</u>	<u>13,035,154</u>	<u>7,955,838</u>	<u>7,354,856</u>	<u>21,485,297</u>	<u>20,390,010</u>
Increase (Decrease) in Net Position	3,028,188	1,233,772	1,547,309	782,842	4,575,497	2,016,614
Net Position - beginning of year	67,404,273	66,170,501	34,322,770	33,539,928	101,727,043	99,710,429
Prior Period Adjustment (Note 15)	(362,541)	-	-	-	(362,541)	-
Net Position - end of year	<u>\$ 70,069,920</u>	<u>\$ 67,404,273</u>	<u>\$ 35,870,079</u>	<u>\$ 34,322,770</u>	<u>\$ 105,939,999</u>	<u>\$ 101,727,043</u>

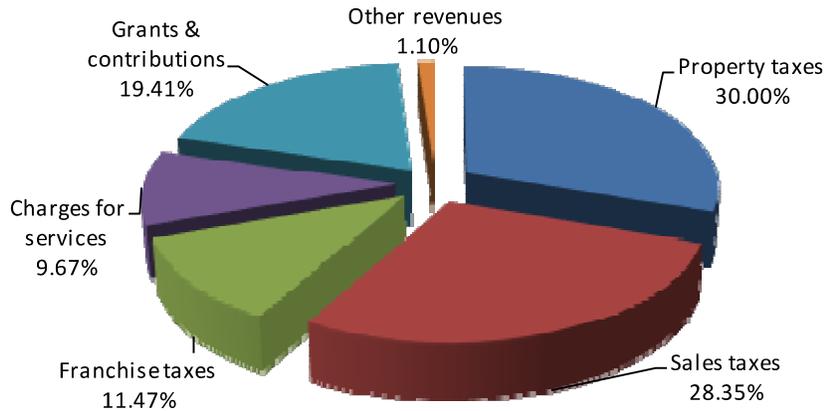
Governmental activities. As indicated by the data in the table above, governmental activities increased the net position of the City's by \$3,028,188 (4.49%), before the prior period adjustment. Comparison of total revenues and total expenditures to fiscal year 2019 shows an increase in revenues from governmental activities of \$2,288,721, while total expenses increased by \$494,305.

**CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2020**

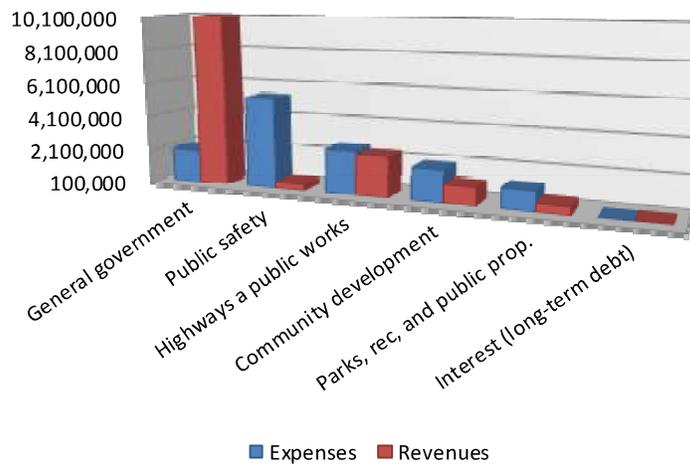
Government-wide Financial Analysis (Continued)

Governmental Activities (Continued). The graph presented below and on the following page reflects only regular operating revenues from governmental activities and not the effects of special one-time items or transfers.

Revenues by Source - Governmental Activities



Expenses and Charge for Service Revenues - Governmental Activities



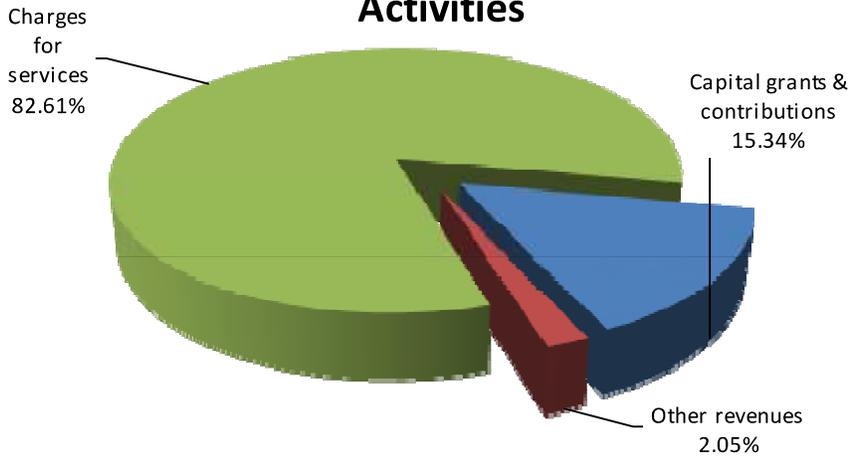
**CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2020**

Government-wide Financial Analysis (Continued)

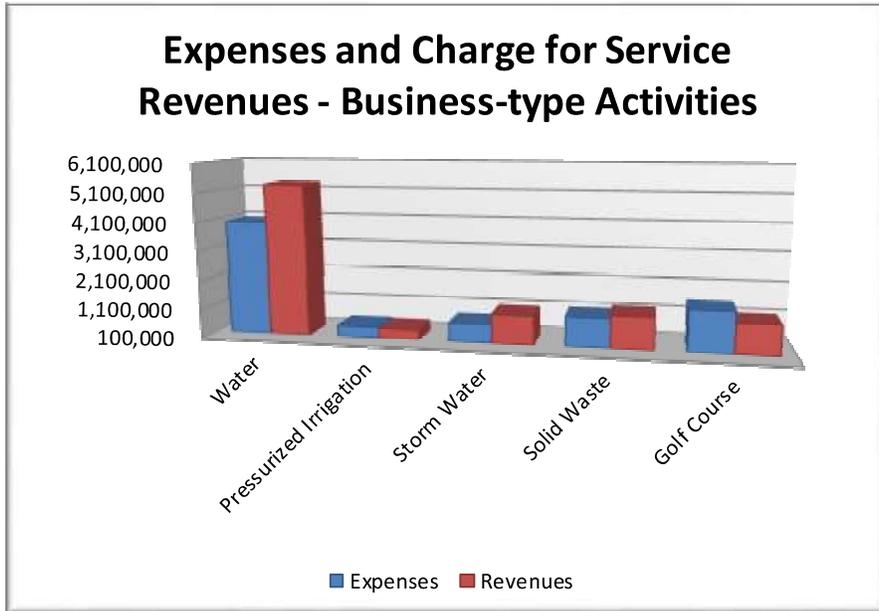
Business-type activities. Business-type activities increased the City's net position by \$1,547,309 (4.51%). As indicated by the data in the table on page 6, the increase in the City's net position provided this year by business-type activities was \$764,467 more than the prior year. In comparison to the previous fiscal year 2019, revenues from all business-type activities increased by \$1,365,449, while expenses from all business-type activities increased by \$600,982.

The graphs presented below reflect only regular operating revenues and expenses from business-type activities and not the effects of special one-time items or transfers.

Revenues by Source - Business-Type Activities



Expenses and Charge for Service Revenues - Business-type Activities



CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2020

Financial Analysis of the Government's Funds

Governmental funds. The purpose of these funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, committed, assigned and unassigned fund balances may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At June 30, 2020, the City's governmental funds reported combined ending fund balance of \$12,533,129 an increase of \$1,432,263, from the prior fiscal year. \$2,703,400 (21.57%) is available for spending at the government's discretion. The remaining \$9,764,367, of fund balance is not available for new spending because it is non-spendable in form (prepaid expenses; legally restricted by parties outside the financial reporting entity for 1) impact fees, (\$3,085,759), 2) debt service (\$45,323), 3) road tax construction projects \$385,983, 4) construction projects \$129,255, and 5) housing restriction (\$114,654); or assigned to specific fund purposes (\$6,003,394).

General Fund - The General Fund is the City's chief operating fund. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$2,703,400. As a measure of the General Fund's liquidity, it may be useful to compare this amount to total fund expenditures of \$10,577,956 (25.56%). The fund balance of the City's General Fund decreased \$45,128 from activities during the current fiscal year, and \$248,125 from a prior period adjustment. This represents a 9.32% change in fund balance.

This decrease in fund balance is \$97,491 less than the decrease in the prior year. Total revenues in the general fund increased by \$515,371 while expenditures increased by \$764,588. The General Fund had a net transfer out of \$1,858,000 in the current year while last year it had a net transfer out of \$2,185,008.

The changes in revenue can be principally attributed to: 1) sales tax revenue increased \$211,833, 2) charges for services increased \$175,411, 3) intergovernmental revenue increased \$67,648, 4) franchise tax increased \$118,299, and 5) property tax increased \$84,512. The revenue increases were offset by decreases in; 1) interest revenue decreased \$62,175, 2) miscellaneous revenue increased \$47,966, 3) fines and forfeitures decreased \$28,942, and 4) licenses and permit fees decreased \$3,249.

The principal changes in general fund expenditures are related to: 1) a \$289,727 increase in public safety, 2) a \$218,735 increase in public works, 3) \$116,628 increase in general government, and 4) a \$64,445 in parks increase in the general government, and 5) an increase in community development in the amount of \$75,053.

Capital Projects Fund - This fund has a total fund balance of \$4,496,425, all of which has been assigned to finance future capital projects within the City. This fund accounts for the financial resources to be used for the acquisition or construction of the major capital facilities and equipment of the City other than those financed by proprietary and special revenue funds. During the year ended June 30, 2020, the fund balance in the Capital Projects Fund increased by \$211,341 compared to last year's increase of \$14,107. The increase in the City's Capital Projects Fund balance is primarily a result of the transfers in from the General Fund and Public Safety Capital Fund in the amount of \$672,500, and project expenditures related to the slide mitigation in the amount of \$55,837, HVAC repair in the amount of \$241,908, and transfers out to the Park Capital Fund in the amount of \$220,800.

Park Development Fund - This fund has a total fund balance of \$1,210,970, of which \$787,830 is restricted for impact fee related park projects, \$129,255 is restricted for RAP tax related projects, and \$293,886 is assigned to park projects. The increase in fund balance during the current fiscal year was, \$646,767 compared to last year's increase of \$177,496. The net change in fund balance consisted of: 1) impact fee revenue and related interest in the amount of \$478,000, 2) transfer in from Debt Service Fund in the amount of \$100,000, 3) transfer in from General Fund in the amount of \$100,000 and 4) interest revenue in the amount of \$16,234. The revenue increases were offset by total expenditures for park projects in the amount of \$47,467.

CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2020

Financial Analysis of the Government's Funds (Continued)

Road Development Fund – This fund has a total fund balance of \$2,854,434, of which \$2,158,103 is restricted for impact fee related road projects, \$300,963 is road tax funds restricted for related road projects, and \$395,368 assigned to road development projects. The net increase in fund balance during the current fiscal year was \$176,172 compared to last year's increase of \$590,264. The net change in fund balance consisted of impact fee revenue and related interest in the amount of \$646,163, transfers in of \$1,140,500, offset by expenditures in the amount of \$2,311,721.

Proprietary funds. At June 30, 2020, the City's proprietary funds reported combined ending net position of \$35,870,079 an increase of \$1,547,309 over the prior year. The unrestricted portion of proprietary fund net position has a balance of \$7,178,045. The remaining \$28,692,034 of net position is not available for new spending because it is invested in capital assets \$27,463,979 or legally restricted by parties outside the financial reporting entity for 1) debt service \$650,306 and 2) impact fees \$577,749.

Water Fund – This fund ended fiscal year 2020 with a total net position of \$20,340,758; a net position increase of \$1,442,171, compared to a prior year increase of \$931,318. Operating revenue in the water fund experienced a net increase \$232,253. Primary factors in the increase were as follows: 1) an increase of \$185,159 from metered water sales resulting from a 3% increase in user rates, and 2) an increase in connection fees and miscellaneous revenue totaling \$47,094. Operating expenses increased a total of \$381,116. Primary factors in the increase were as follows 1) a \$85,450 increase water purchases, 2) an increase in salaries and benefits of \$142,384, 3) an increase of \$177,652 in equipment and supplies, and 4) an increase in power purchases of \$17,775. These increases were offset by a decrease in special department supplies in the amount of \$87,877. Net non-operating income decreased a total of \$3,283, primarily resulting from a decrease of \$21,473 in interest income, and a decrease in interest expense of \$18,460, and 2) a decrease of \$169,775 in capital contributions from developers.

Pressurized Irrigation Fund - This fund has a total net position of \$5,971,244; a net position decrease of \$16,146, compared to a prior year decrease of \$9,512. The decrease is primarily attributable to 1) an increase in salaries and benefits expense of \$46,140, and 2) an increase in water purchases of \$10,508. The expenditure increases were offset by an increase in metered water sales of \$60,436.

Storm Water - This fund has a total net position \$7,260,072. During the year ended June 30, 2020, the Storm Water Fund's net position increased \$395,323 compared to prior year increase of \$281,538. Charges for services revenue increased from the prior year in the amount of \$4,934, impact fee revenues increased \$197,576, while operating expenditures increased in the amount of \$85,957.

Solid Waste - This fund has total net positions of, \$446,669. The total net position did not have significant change from prior year and the fund had a positive current year operating income of \$110,876.

Golf Funds - This fund has a total net position \$1,851,336. The net position of the fund decreased in the amount of \$384,915 compared to a decrease in the prior year of \$477,672. The Golf Fund experienced a net operating loss in the amount of \$368,739, compared to the operating loss in the prior year of \$468,265. The reduction of the operating loss compared to the prior year is primarily due to an increase in operating revenue in the amount of \$36,624 and a decrease in operating expenditures in the amount of \$62,902.

General Fund Budgetary Highlights

Over the course of the year, the City Council revised the City budget to reflect new information they received regarding revenues and expenditures. The originally adopted budget has been adjusted as follows:

- Sales tax revenue was revised upwards \$350,000, mid-year as actual revenues were considerably higher than anticipated.
- Charges for services related to development activities were revised upwards \$391,000.

**CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2020**

General Fund Budgetary Highlights (Continued)

- Police expenditures were revised upwards \$55,000 due to higher than expected over-time and equipment expenditures.
- Emergency response expenditures were revised upwards \$30,000 for unanticipated equipment and supplies purchased in response to COVID-19.
- Streets expenditures were revised upward \$64,000 to reflect an increase in repair and maintenance projects.
- Park expenditures were revised upward \$47,000 for additional grounds maintenance costs.
- Contracted Fire expenditures were decreased \$115,000.
- Overall the general fund expenditures increased by \$119,000, from original to final budget.
- Other Financing Sources Uses increased \$647,500 as a result of increases in transfers-out to the Capital Projects Fund.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities at June 30, 2020, amounts to \$96,475,995 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements other than buildings, vehicles and equipment, furniture and fixtures, streetlights, sidewalks, curb and gutter, roads, water rights, and water utilities infrastructure. The total increase in the City's investment in capital assets for the current fiscal year was \$1,796,506 (a total 1.9% increase equaling increases of \$1,228,659 for governmental activities and an increase of \$567,847 for business-type activities).

Major capital asset activity during the current fiscal year has been summarized in the following two tables.

City of North Salt Lake's Capital Assets (Net of depreciation)						
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Land	\$ 25,287,149	\$ 25,066,381	\$ 2,551,013	\$ 2,551,013	\$ 27,838,162	\$ 27,617,394
Water rights	-	-	2,864,052	2,864,052	2,864,052	2,864,052
Construction in progress	337,706	704,531	1,348,055	247,286	1,685,761	951,817
Buildings	5,177,056	5,212,741	764,412	797,157	5,941,468	6,009,898
Improvements	6,604,784	6,814,328	-	-	6,604,784	6,814,328
Golf course	-	-	2,382,190	2,481,028	2,382,190	2,481,028
Water distribution system	-	-	16,541,991	17,283,905	16,541,991	17,283,905
Storm water system	-	-	6,481,288	5,907,118	6,481,288	5,907,118
Machinery, equip, and vehicle:	2,010,439	2,161,678	985,680	1,219,275	2,996,119	3,380,953
Infrastructure	23,140,180	21,368,996	-	-	23,140,180	21,368,996
Total	\$ 62,557,314	\$ 61,328,655	\$ 33,918,681	\$ 33,350,834	\$ 96,475,995	\$ 94,679,489

**CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2020**

Capital Asset and Debt Administration (Continued)

City of North Salt Lake's Schedule of Capital Asset Changes From Prior Year			
	Governmental Activities	Business-type Activities	Totals
Hatch Park Expansion	\$ 220,769	\$ -	\$ 220,769
HVAC Replacement	226,092	-	226,092
Street Light Tunnel Springs Park	28,476	-	28,476
Eagleridge Drive round about parkview	186,631	-	186,631
Jordan River Trail Expansion	342,062	-	342,062
Orchard Dr EagleRidge Drive Roundabout	522,747	-	522,747
Completed Orchard Dr Sidewalk Ctr to 83 So	237,291	-	237,291
Completed 130 East Center to Orchard Dr	16,630	-	16,630
Completed Redwood Road Betterment	101,608	-	101,608
Completed Orchard Dr Sidewalk 89 S-183 S	399,576	-	399,576
Completed Redwood Road Sidewalk	57,134	-	57,134
Current year expenses City Center 25 East Redevelopment	217,329	-	217,329
Current year expenses Union Pacific Queue Cusster Signal	4,574	-	4,574
Current year expenses Main Street Reconstruction	14,837	-	14,837
Current year expenses Foxboro Wetlands Park	18,991	-	18,991
Fleet vehicles	377,456	-	377,456
Completed Misc Interior Piping Reservoirs	-	13,316	13,316
PRV Vault and Valve Replacement	-	100,000	100,000
Current year expenses PRV Vault and Valve Replacement	-	73,435	73,435
Current year expenses Tank Repairs	-	12,122	12,122
Current year expenses Eaglewood Pump Station Morton	-	997,022	997,022
Current year expenses Center Street Waterline Uppercross	-	42,888	42,888
Completed Nathan Clark Basin to Coventry storm water	-	648,371	648,371
Current year expenses Deer Hollow park upperbasin detention	-	87,640	87,640
Golf course machinery and equipment	-	15,917	15,917
Less current year deletions	(290,686)	(205,000)	(495,686)
Less current year depreciation expense (Fleet is in governmental)	(1,678,178)	(1,422,864)	(3,101,042)
Add current year accumulated depreciation deletions	225,319	205,000	430,319
Total	\$ 1,228,658	\$ 567,847	\$ 1,796,505

Additional information on the City's capital assets can be found in Note 4 of this report.

Long-term debt. At the end of the current fiscal year, the City had \$6,919,784 in outstanding long-term debt. All of the bonded debt was secured by specific revenue sources.

**CITY OF NORTH SALT LAKE
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2020**

Capital Asset and Debt Administration (Continued)

City of North Salt Lake's Outstanding debt						
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Notes payable	\$ -	\$ -	\$ 904,478	\$ 904,478	\$ 904,478	\$ 904,478
Sales Tax revenue bonds	2,300,000	2,490,000	-	-	2,300,000	2,490,000
Water revenue bonds		-	2,545,484	3,534,625	2,545,484	3,534,625
RDA bonds	738,000	832,000		-	738,000	832,000
Capital leases	324,664	453,921	107,158	187,583	431,822	641,504
Total	<u>\$ 3,362,664</u>	<u>\$ 3,775,921</u>	<u>\$ 3,557,120</u>	<u>\$ 4,626,686</u>	<u>\$ 6,919,784</u>	<u>\$ 8,402,607</u>

During the 2020 fiscal year, the City's total debt decreased by \$1,482,823. The change is primarily a result of normally scheduled debt service payments. Additional information on the City's long-term debt can be found in Note 7 of this report.

Economic Factors and Next Year's Budgets and Rates

- The most significant economic factor for the Fiscal Year 2021 budget is the unknown impact of COVID-19. The city took a very conservative approach to the budget and made drastic reductions in both revenues and expenditures from the prior year. To date, the City has not experienced a reduction in revenues as anticipated. However, as the situation continues there is still uncertainty about the longer range economic effect.
- As mentioned above, due to the uncertainty resulting from COVID-19 economic impact. Sales tax revenue was budgeted significantly lower for fiscal year 2021. The reduction compared to the prior year actual revenue was in the amount of \$717,783. The most recent sales tax revenue received is much higher than the original budgeted amount FY 2021 budget.
- Property tax revenue in the general fund is budgeted and every close to the prior fiscal year. The amount remains the same because the majority of new construction in the city is taking place in development areas, resulting in general property tax revenue being reclassified to tax increment revenue in the redevelopment fund, which is contractually due to developers.
- Growth in residential and commercial construction is expected to continue through the upcoming fiscal year. The growth is expected to continue for the near future.
- In the current year the City received a CARES Act funding in the amount of \$1,784,021. These funds will be used to reimburse COVID-19 related expenditures.
- On the expenditure side, due to COVID19 several expenditure categories were significantly reduced. These reductions included a wage freeze and a hold on fleet capital replacement cost charges. These reductions were implemented because of anticipated reductions in revenue. If sales tax continues to be received at the rate experienced in the first few months of the fiscal year, a budget adjustment may be proposed to increase expenditures.
- The unemployment rate for the State of Utah is currently 4.1 percent, which is 1.6% higher than the rate of 2.5 percent a year ago. As a result of COVID-19, the local unemployment rate in the near future is uncertain.

Requests for Information

This financial report is designed to provide a general overview of the City of North Salt Lake's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, City of North Salt Lake, 10 East Center Street, North Salt Lake, UT 84054.

BASIC FINANCIAL STATEMENTS

CITY OF NORTH SALT LAKE
STATEMENT OF NET POSITION
June 30, 2020

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	\$ 6,704,940	\$ 7,267,734	\$ 13,972,674
Receivables:			
Taxes	2,932,933	-	2,932,933
Accounts net	423,600	826,838	1,250,438
Intergovernmental	1,273,892	-	1,273,892
Internal balances	2,921,931	(2,921,931)	-
Inventories	-	321,055	321,055
Prepays	65,917	393,242	459,159
Restricted cash and cash equivalents	3,791,491	1,228,055	5,019,546
Capital assets not being depreciated:			
Land	25,287,149	2,551,013	27,838,162
Water rights	-	2,864,052	2,864,052
Construction in progress	337,706	1,348,055	1,685,761
Capital assets, net of accumulated depreciation:			-
Buildings	5,177,056	764,412	5,941,468
Improvements other than buildings	6,604,784	-	6,604,784
Golf course	-	2,382,190	2,382,190
Water distribution system	-	16,541,991	16,541,991
Storm water system	-	6,481,288	6,481,288
Machinery, equipment, and vehicles	2,010,439	985,680	2,996,119
Infrastructure	23,140,180	-	23,140,180
Total Assets	80,672,018	41,033,674	121,705,692
Deferred Outflows of Resources			
Deferred outflows of resources relating to pensions	658,015	219,705	877,720
Total Assets and Deferred outflows of resources	81,330,033	41,253,379	122,583,412
Liabilities			
Accounts payable	432,998	216,833	649,831
Accrued liabilities	872,645	111,221	983,866
Developer and customer deposits	949,432	422,495	1,371,927
Noncurrent liabilities:			
Due within one year	723,542	394,763	1,118,305
Due in more than one year	3,182,688	3,411,339	6,594,027
Net pension liability	1,661,430	561,276	2,222,706
Total Liabilities	7,822,735	5,117,927	12,940,662
Deferred Inflows of Resources			
Deferred inflows of resources relating to pensions	714,157	265,373	979,530
Unearned revenues - developer deposit	14,000	-	14,000
Unearned revenues - property taxes	2,709,221	-	2,709,221
Total Deferred Inflows of Resources	3,437,378	265,373	3,702,751
Net Position			
Net investment in capital assets	65,948,708	27,463,979	93,412,687
Restricted for:			
Impact fees	3,085,759	577,749	3,663,508
Debt service	45,323	650,306	695,629
Road tax projects	385,983	-	385,983
Construction projects	129,255	-	129,255
Housing restriction	114,654	-	114,654
Unrestricted	360,238	7,178,045	7,538,283
Total Net Position	70,069,920	35,870,079	105,939,999
Total Liabilities, Deferred Inflows, and Net Position	\$ 81,330,033	\$ 41,253,379	\$ 122,583,412

The notes to the financial statements are an integral part of this statement.

**CITY OF NORTH SALT LAKE
STATEMENT OF ACTIVITIES
For The Year Ended June 30, 2020**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Government Activities							
General governmental	\$ 2,024,347	\$ -	\$ -	\$ 99,110	\$ (1,925,237)	\$ -	\$ (1,925,237)
Public safety	5,372,842	453,978	19,043	-	(4,899,821)	-	(4,899,821)
Highways and public improvements	2,700,536	23,577	1,155,432	1,306,940	(214,587)	-	(214,587)
Community development	2,013,284	1,040,305	-	155,773	(817,206)	-	(817,206)
Parks, recreation, and public property	1,292,482	82,630	-	478,000	(731,852)	-	(731,852)
Interest on long-term debt	125,968	-	-	-	(125,968)	-	(125,968)
Total Governmental Activities	13,529,459	1,600,490	1,174,475	2,039,823	(8,714,671)	-	(8,714,671)
Business-type Activities							
Water	4,028,318	4,231,328	-	1,109,663	-	1,312,673	1,312,673
Pressurized irrigation	486,517	450,687	-	-	-	(35,830)	(35,830)
Storm water	752,092	769,438	-	347,998	-	365,344	365,344
Solid waste	1,141,185	1,245,609	-	-	-	104,424	104,424
Golf course	1,547,726	1,153,811	-	-	-	(393,915)	(393,915)
Total Business-type Activities	7,955,838	7,850,873	-	1,457,661	-	1,352,696	1,352,696
Total Government	\$ 21,485,297	\$ 9,451,363	\$ 1,174,475	\$ 3,497,484	(8,714,671)	1,352,696	(7,361,975)
			General Revenues				
			Property taxes		4,966,739	-	4,966,739
			Sales taxes		4,693,916	-	4,693,916
			Franchise taxes		1,899,575	-	1,899,575
			Unrestricted interest on investments		188,388	180,899	369,287
			Miscellaneous		24,208	4,714	28,922
			Gain (Loss) on sale of capital assets		(29,967)	9,000	(20,967)
			Total General Revenues		11,742,859	194,613	11,937,472
			Changes in Net Position		3,028,188	1,547,309	4,575,497
			Net Position, Beginning		67,404,273	34,322,770	101,727,043
			Prior Period Adjustment (Note 15)		(362,541)	-	(362,541)
			Net Position, Ending		\$ 70,069,920	\$ 35,870,079	\$ 105,939,999

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE
BALANCE SHEET – GOVERNMENTAL FUNDS
June 30, 2020

	General	Capital Projects	Park Development	Road Development	Nonmajor Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	\$ 3,094,833	\$ 1,545,897	\$ 307,886	\$ 306,774	\$ 834,891	\$ 6,090,281
Receivables:						
Taxes	2,836,249	-	-	-	96,685	2,932,934
Accounts - net	7,182	11,778	-	404,640	-	423,600
Intergovernmental	1,273,892	-	-	-	-	1,273,892
Prepays	65,362	-	-	-	555	65,917
Due from other funds	-	2,952,450	-	-	-	2,952,450
Restricted cash and cash equivalents	85,020	-	917,084	2,459,066	330,322	3,791,492
Total Assets	\$ 7,362,538	\$ 4,510,125	\$ 1,224,970	\$ 3,170,480	\$ 1,262,453	\$ 17,530,566
Liabilities						
Accounts payable	\$ 101,662	\$ 13,700	\$ -	\$ 316,046	\$ -	\$ 431,408
Accrued liabilities	748,440	-	-	-	114,416	862,856
Due to other funds	-	-	-	-	30,519	30,519
Developer deposits	949,432	-	-	-	-	949,432
Unearned revenue	-	-	14,000	-	-	14,000
Total Liabilities	1,799,534	13,700	14,000	316,046	144,935	2,288,215
Deferred Inflows of Resources						
Unavailable revenues - property taxes	2,709,221	-	-	-	-	2,709,221
Total Deferred Inflows of Resources	2,709,221	-	-	-	-	2,709,221
Fund Balances						
Nonspendable:						
Prepays	65,362	-	-	-	-	65,362
Restricted:						
Impact fees	-	-	787,830	2,158,103	139,826	3,085,759
Debt service	-	-	-	-	45,323	45,323
Road tax projects	85,020	-	-	300,963	-	385,983
Construction projects	-	-	129,255	-	-	129,255
Housing restriction	-	-	-	-	114,654	114,654
Assigned:						
Road development	-	-	-	395,368	-	395,368
Construction projects	-	4,496,425	293,886	-	-	4,790,311
Debt service	-	-	-	-	817,715	817,715
Unassigned	2,703,401	-	-	-	-	2,703,401
Total Fund Balances	2,853,783	4,496,425	1,210,970	2,854,434	1,117,518	12,533,130
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 7,362,538	\$ 4,510,125	\$ 1,224,970	\$ 3,170,480	\$ 1,262,453	\$ 17,530,566

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO
THE STATEMENT OF NET POSITION
June 30, 2020

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balance - governmental funds	\$ 12,533,129
Deferred outflows of resources, a consumption of net position that applies to future periods, is not shown in the fund statements.	638,703
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	60,793,909
Long-term liabilities are not due and payable in the current period and therefore are not recorded in the funds.	(5,189,289)
Deferred inflows of resources, report net position that applies to future periods, is not shown in the fund statements	(690,122)
Internal service funds are used by management to charge the cost of fleet management to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.	1,983,589
Total net position - governmental activities	\$ 70,069,920

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES – GOVERNMENTAL FUNDS
For The Year Ended June 30, 2020

	<u>General</u>	<u>Capital Projects</u>	<u>Park Development</u>	<u>Road Development</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
Revenues						
Taxes	\$ 9,563,263	\$ -	\$ -	\$ -	\$ 1,996,967	\$ 11,560,230
Licenses and permits	222,691	-	-	-	-	222,691
Rental income	-	-	-	-	68,068	68,068
Intergovernmental	1,209,837	-	-	660,777	63,747	1,934,361
Charges for services	951,151	-	-	-	-	951,151
Fines and forfeitures	358,580	-	-	-	-	358,580
Impact fees	-	-	478,000	646,163	155,773	1,279,936
Interest	47,698	57,386	16,234	40,453	17,794	179,565
Miscellaneous	9,958	-	-	-	-	9,958
Total Revenues	<u>12,363,178</u>	<u>57,386</u>	<u>494,234</u>	<u>1,347,393</u>	<u>2,302,349</u>	<u>16,564,540</u>
Expenditures						
Current:						
General government	1,657,316	-	-	-	-	1,657,316
Public safety	5,395,300	-	-	-	-	5,395,300
Highways and public improvements	1,888,819	-	-	211,300	-	2,100,119
Community development	602,263	-	-	-	1,336,926	1,939,189
Parks, recreation, and public property	1,034,258	-	-	-	-	1,034,258
Debt service:						
Principal	-	-	-	-	283,000	283,000
Interest	-	-	-	-	115,343	115,343
Capital outlay:						
General government	-	297,745	-	-	-	297,745
Public safety	-	-	-	-	-	-
Highways and public improvements	-	-	-	2,100,421	-	2,100,421
Parks, recreation, and public property	-	-	47,467	-	220,769	268,236
Total Expenditures	<u>10,577,956</u>	<u>297,745</u>	<u>47,467</u>	<u>2,311,721</u>	<u>1,956,038</u>	<u>15,190,927</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>1,785,222</u>	<u>(240,359)</u>	<u>446,767</u>	<u>(964,328)</u>	<u>346,311</u>	<u>1,373,613</u>
Other Financing Sources (Uses)						
Transfer in	30,000	672,500	200,000	1,140,500	370,919	2,413,919
Transfer out	(1,888,000)	(220,800)	-	-	(305,119)	(2,413,919)
Proceeds of refunding bonds	-	-	-	-	2,521,000	2,521,000
Sale of capital assets	13,400	-	-	-	-	13,400
Contributions	14,250	-	-	-	-	14,250
Payment to bond refunding	-	-	-	-	(2,490,000)	(2,490,000)
Total Other Financing Sources (Uses)	<u>(1,830,350)</u>	<u>451,700</u>	<u>200,000</u>	<u>1,140,500</u>	<u>96,800</u>	<u>58,650</u>
Net Change in Fund Balances	<u>(45,128)</u>	<u>211,341</u>	<u>646,767</u>	<u>176,172</u>	<u>443,111</u>	<u>1,432,263</u>
Fund Balance, Beginning	3,147,035	4,285,084	564,203	2,678,262	788,823	11,463,407
Prior Period Adjustment (Note 15)	<u>(248,125)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(114,416)</u>	<u>(362,541)</u>
Fund Balance, Ending	<u>\$ 2,853,782</u>	<u>\$ 4,496,425</u>	<u>\$ 1,210,970</u>	<u>\$ 2,854,434</u>	<u>\$ 1,117,518</u>	<u>\$ 12,533,129</u>

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For The Year Ended June 30, 2020

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$	1,432,263
Governmental funds have reported capital outlays, past and present, as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		(1,268,292)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the statement of net position.		2,594,748
Repayment of bond principal is an expenditure in the funds, but the repayment reduces long-term liabilities in the statement of net position.		283,000
Governmental funds report costs of long-term debt issuance as expenditures. However, these expenditures are reported as deferred charges in the statement on net position.		(31,000)
The internal service fund is used by management to charge the costs of fleet management to individual funds. The net revenue of certain activities of the internal service fund is reported with governmental activities.		148,531
The long term portion of accrued leave does not require the use of current financial resources and therefore is not recorded as an expenditure in the Governmental Funds.		8,065
The Statement of Activities includes the net pension benefit (expense) from the adoption of GASB 68, which is not included in the fund statements.		(139,127)
Change in net position of governmental activities	\$	<u>3,028,188</u>

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE
STATEMENT OF FUND NET POSITION – PROPRIETARY FUNDS
For The Year Ended June 30, 2020

	Business-type Activities					Governmental Activities	
	Water	Pressurized Irrigation	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund - Fleet
Assets							
Current Assets							
Cash and cash equivalents	\$ 5,193,151	\$ 892,219	\$ 782,536	\$ 399,828	\$ -	\$ 7,267,734	\$ 614,660
Receivables:							
Accounts receivable, net	538,221	62,358	88,375	133,372	4,512	826,838	-
Inventories	192,953	29,844	-	-	98,258	321,055	-
Prepaid expenses	304,579	78,728	484	-	9,451	393,242	-
Total Current Assets	6,228,904	1,063,149	871,395	533,200	112,221	8,808,869	614,660
Noncurrent Assets							
Restricted cash and cash equivalents	650,306	97,793	479,956	-	-	1,228,055	-
Net pension asset	-	-	-	-	-	-	-
Capital assets:							
Land	197,538	-	-	-	2,353,475	2,551,013	-
Water rights	163,937	2,700,115	-	-	-	2,864,052	-
Buildings	294,908	-	-	-	1,198,068	1,492,976	-
Golf course	-	-	-	-	4,810,424	4,810,424	-
Water distribution system	23,895,666	3,098,284	-	-	-	26,993,950	-
Storm water system	-	-	7,965,942	-	-	7,965,942	-
Machinery, equipment, and vehicles	1,122,843	116,774	228,742	79,724	1,452,239	3,000,322	4,428,227
Construction-in-progress	1,348,055	-	-	-	-	1,348,055	-
Less accumulated depreciation	(10,457,741)	(1,053,200)	(1,615,600)	(60,337)	(3,921,175)	(17,108,053)	(2,664,823)
Total Noncurrent Assets	17,215,512	4,959,766	7,059,040	19,387	5,893,031	35,146,736	1,763,404
Total Assets	23,444,416	6,022,915	7,930,435	552,587	6,005,252	43,955,605	2,378,064
Deferred outflows of resources							
Deferred outflows of resources relating to pensions	96,721	8,853	19,077	3,257	91,797	219,705	19,312
Total Assets and Deferred Outflows of Resources	\$ 23,541,137	\$ 6,031,768	\$ 7,949,512	\$ 555,844	\$ 6,097,049	\$ 44,175,310	\$ 2,397,376

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE
STATEMENT OF FUND NET POSITION – PROPRIETARY FUNDS
For The Year Ended June 30, 2020

	Business-type Activities					Governmental Activities	
	Water	Pressurized Irrigation	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund - Fleet
Liabilities							
Current Liabilities							
Accounts payable	\$ 72,403	\$ 5,802	\$ 25,523	\$ 82,984	\$ 30,121	\$ 216,833	\$ 1,594
Compensated absences	49,626	4,471	12,140	3,291	76,248	145,776	3,881
Accrued liabilities	50,902	4,150	10,011	2,439	43,719	111,221	9,789
Leases payable	-	-	-	-	52,973	52,973	135,963
Revenue and general obligation bonds payable	170,186	-	25,828	-	-	196,014	-
Total Current Liabilities	<u>343,117</u>	<u>14,423</u>	<u>73,502</u>	<u>88,714</u>	<u>203,061</u>	<u>722,817</u>	<u>151,227</u>
Noncurrent Liabilities							
Compensated absences	43,423	3,913	10,623	2,879	66,717	127,555	3,396
Customer deposits	422,495	-	-	-	-	422,495	-
Due to other funds	-	-	-	-	2,921,931	2,921,931	-
Notes payable	-	-	215,712	-	657,000	872,712	-
Leases payable	-	-	-	-	54,186	54,186	185,431
Net pension liability	242,746	26,914	47,355	10,079	234,182	561,276	49,700
Revenue and general obligation bonds payable	2,039,848	-	317,038	-	-	2,356,886	-
Total Noncurrent Liabilities	<u>2,748,512</u>	<u>30,827</u>	<u>590,728</u>	<u>12,958</u>	<u>3,934,016</u>	<u>7,317,041</u>	<u>238,527</u>
Total Liabilities	<u>3,091,629</u>	<u>45,250</u>	<u>664,230</u>	<u>101,672</u>	<u>4,137,077</u>	<u>8,039,858</u>	<u>389,754</u>
Deferred inflows of resources							
Deferred inflows of resources relating to pensions	108,750	15,274	25,210	7,503	108,636	265,373	24,035
Total Liabilities and Deferred Inflows of Resources	<u>3,200,379</u>	<u>60,524</u>	<u>689,440</u>	<u>109,175</u>	<u>4,245,713</u>	<u>8,305,231</u>	<u>413,789</u>
Net Position							
Net investment in capital assets	14,355,172	3,215,058	6,020,506	19,387	5,128,872	27,463,979	1,442,010
Restricted:							
Debt service	650,306	-	-	-	-	650,306	-
Impact fees	-	97,793	479,956	-	-	577,749	-
Unrestricted	5,335,280	2,658,393	759,610	427,282	(3,277,536)	7,178,045	541,577
Total Net Position	<u>20,340,758</u>	<u>5,971,244</u>	<u>7,260,072</u>	<u>446,669</u>	<u>1,851,336</u>	<u>35,870,079</u>	<u>1,983,587</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$ 23,541,137</u>	<u>\$ 6,031,768</u>	<u>\$ 7,949,512</u>	<u>\$ 555,844</u>	<u>\$ 6,097,049</u>	<u>\$ 44,175,310</u>	<u>\$ 2,397,376</u>

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION – PROPRIETARY FUNDS (Continued)
For The Year Ended June 30, 2020

	Business-type Activities					Governmental Activities	
	Water	Pressurized Irrigation	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund - Fleet
Operating Revenues							
Charges for services:							
Metered water sales	\$ 4,147,690	\$ 450,687	\$ -	\$ -	\$ -	\$ 4,598,377	\$ -
User fees	-	-	769,438	1,245,609	-	2,015,047	969,632
Connection and servicing fees	83,638	-	-	-	-	83,638	-
Admissions and lesson fees	-	-	-	-	607,661	607,661	-
Equipment and facility rents	-	-	-	-	390,228	390,228	-
Concession and merchandise sales	-	-	-	-	155,922	155,922	-
Miscellaneous	4,714	-	-	-	-	4,714	-
Total Operating Revenues	4,236,042	450,687	769,438	1,245,609	1,153,811	7,855,587	969,632
Operating Expenses							
Salaries and benefits	1,088,093	158,491	297,594	81,099	769,862	2,395,139	174,456
Office expense and supplies	111,130	13,788	25,353	24,904	11,006	186,181	-
Equipment - supplies and maintenance	408,624	29,827	178,285	30,209	137,968	784,913	191,594
Buildings and grounds - supplies and maintenance	50,365	-	-	-	18,065	68,430	-
Special department supplies	126,814	-	-	9,937	-	136,751	-
Power purchases	388,359	-	-	-	36,232	424,591	-
Water purchases	676,256	149,456	-	-	112,458	938,170	-
Professional services	156,696	3,296	27,382	3,687	45,583	236,644	-
Contracted services	-	-	-	975,803	-	975,803	-
Merchandise	-	-	-	-	102,971	102,971	-
Depreciation	836,638	114,954	200,541	15,546	255,183	1,422,862	409,886
Miscellaneous	37,346	16,705	925	-	33,222	88,198	-
Total Operating Expenses	3,880,321	486,517	730,080	1,141,185	1,522,550	7,760,653	775,936
Operating Income (Loss)	\$ 355,721	\$ (35,830)	\$ 39,358	\$ 104,424	\$ (368,739)	\$ 94,934	\$ 193,696

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION – PROPRIETARY FUNDS (Continued)
For The Year Ended June 30, 2020

	Business-type Activities					Governmental Activities	
	Water	Pressurized Irrigation	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund - Fleet
Nonoperating Income (Expense)							
Interest income	\$ 124,784	\$ 19,684	\$ 29,979	\$ 6,452	\$ -	\$ 180,899	\$ 9,228
Interest expense	(147,997)	-	(22,012)	-	(25,176)	(195,185)	(11,029)
Gain (loss) from sale of capital assets	-	-	-	-	9,000	9,000	(43,367)
Total Nonoperating Income (Expense)	(23,213)	19,684	7,967	6,452	(16,176)	(5,286)	(45,168)
Income (loss) before contributions and transfers	332,508	(16,146)	47,325	110,876	(384,915)	89,648	148,528
Build America Bond Interest Subsidy	44,063	-	10,502	-	-	54,565	-
Impact Fees	1,065,600	-	337,496	-	-	1,403,096	-
Change in Net Position	1,442,171	(16,146)	395,323	110,876	(384,915)	1,547,309	148,528
Net Position, Beginning	18,898,587	5,987,390	6,864,749	335,793	2,236,251	34,322,770	1,835,059
Net Position, Ending	\$ 20,340,758	\$ 5,971,244	\$ 7,260,072	\$ 446,669	\$ 1,851,336	\$ 35,870,079	\$ 1,983,587

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS
For The Year Ended June 30, 2020

	Business-type Activities					Governmental Activities	
	Water	Pressurized Irrigation	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund - Fleet
Cash Flows From Operating Activities							
Receipts from customers and users	\$ 4,248,983	\$ 445,321	\$ 781,634	\$ 1,237,219	\$ 1,162,347	\$ 7,875,504	\$ 969,632
Receipts from customer deposits	16,080	-	-	-	-	16,080	-
Payments to suppliers and service providers	(2,068,307)	(212,913)	(279,220)	(1,029,106)	(463,585)	(4,053,131)	(251,870)
Payments to employees and related benefits	(1,053,935)	(154,402)	(285,103)	(79,831)	(774,758)	(2,348,029)	(168,182)
Net cash flows from operating activities	1,142,821	78,006	217,311	128,282	(75,996)	1,490,424	549,580
Cash Flows From Non-Capital Financing Activities							
Due to/from other funds	-	-	-	-	184,551	184,551	-
Net cash flows from non-capital financing activities	-	-	-	-	184,551	184,551	-
Cash Flows From Capital and Related Financing Activities							
Acquisition and construction of capital assets	(1,238,781)	-	(736,010)	-	(15,916)	(1,990,708)	(377,456)
Proceeds from sales of capital assets	-	-	-	-	9,000	9,000	22,000
Impact fees and interest subsidies received	1,109,663	-	347,998	-	-	1,457,661	-
Principal paid on capital bonds and leases	(956,858)	-	(56,922)	-	(80,425)	(1,094,206)	(132,527)
Interest paid on capital bonds and leases	(147,997)	-	(22,012)	-	(25,176)	(195,185)	(11,029)
Net cash flows from capital and related financing activities	\$ (1,233,974)	\$ -	\$ (466,947)	\$ -	\$ (112,517)	\$ (1,813,437)	\$ (499,012)

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS (Continued)
For The Year Ended June 30, 2020

	Business-type Activities					Governmental Activities	
	Water	Pressurized Irrigation	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund- Fleet
Cash Flows From Investing Activities							
Interest on investments	\$ 124,784	\$ 19,684	\$ 29,979	\$ 6,452	\$ -	\$ 180,899	\$ 9,228
Net cash flows from investing activities	124,784	19,684	29,979	6,452	-	180,899	9,228
Net Increase (Decrease) In Cash and Cash Equivalents	33,631	97,690	(219,657)	134,734	(3,962)	42,436	59,796
Cash and Cash Equivalents, Beginning	5,809,826	892,322	1,482,149	265,094	3,962	8,453,353	554,864
Cash and Cash Equivalents, Ending	<u>\$ 5,843,457</u>	<u>\$ 990,012</u>	<u>\$ 1,262,492</u>	<u>\$ 399,828</u>	<u>\$ 0</u>	<u>\$ 8,495,789</u>	<u>\$ 614,660</u>
Reconciliation of operating income to net cash flows from operating activities							
Earnings (loss) from operations	\$ 355,721	\$ (35,830)	\$ 39,358	\$ 104,424	\$ (368,739)	94,934	\$ 193,696
Adjustments to reconcile earnings (loss) to net cash flows from operating activities:							
Depreciation	836,638	114,954	200,541	15,546	255,183	1,422,862	409,886
Changes in assets and liabilities							
Accounts receivable, net	12,941	(5,366)	12,196	(8,390)	8,536	19,917	-
Inventories	(24,706)	-	-	-	4,604	(20,102)	-
Prepaid expenses	(30,377)	(8,000)	-	-	1,607	(36,770)	-
Net pension liability	22,655	3,373	5,213	1,869	22,937	56,047	5,182
Accounts payable	(57,150)	5,453	(50,246)	13,957	16,974	(71,012)	(62,988)
Compensated absences	11,503	716	7,278	(601)	(27,833)	(8,937)	1,092
Accrued liabilities	(484)	2,706	2,971	1,477	10,735	17,405	2,712
Customer deposits	16,080	-	-	-	-	16,080	-
Net cash flows from operating activities	<u>\$ 1,142,821</u>	<u>\$ 78,006</u>	<u>\$ 217,311</u>	<u>\$ 128,282</u>	<u>\$ (75,996)</u>	<u>\$ 1,490,424</u>	<u>\$ 549,580</u>
Schedule of non-cash capital and related financing activities:							
Contributions of capital assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

The notes to the financial statements are an integral part of this statement.

CITY OF NORTH SALT LAKE NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of North Salt Lake (the City) was incorporated under the laws of the State of Utah in 1946 and operates under a manager-council form of government and provides the following services as authorized by its charter: public safety, public health, public improvements, highways, recreation, and general administrative services.

The City's financial statements are prepared in accordance with generally accepted accounting principles (GAAP) The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The City has adopted GASB Statement No. 62, Codification of Accounting and Financial Reporting Guidance. Accordingly, the City has elected to apply all applicable GASB pronouncements and codified accounting standards issued by GASB. The more significant accounting policies established in GAAP and used by the City are discussed below.

The Reporting Entity

As required by GAAP, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. In defining the government, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth by the Governmental Accounting Standards board (GASB). Under GASB Statement No. 61, The Financial Reporting Entity, the financial reporting entity consists of the primary government and the following component units:

Blended Component Units

The City established a Redevelopment Agency (RDA) pursuant to state code and designated the Mayor and City Council as the Redevelopment Agency Board. In conformity with accounting principles generally accepted in the United States of America, the financial statements of the RDA have been included in the financial reporting entity as a blended component unit as a nonmajor governmental fund.

The City established a Local Building Authority (LBA) pursuant to state code. The Governing Board of the LBA Board is comprised of the Mayor and members of the City Council. The purpose of the Authority is to serve the City as a financing agency for debt financed projects.

In conformity with accounting principles generally accepted in the United States of America, the financial statements of the LBA have been included in the financial reporting entity as a blended component unit as a nonmajor governmental fund.

Financial information for the above mentioned component units may be obtained at the City's offices, located at 10 East Center Street, North Salt Lake, UT 84054.

Government-Wide and Fund Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements. Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's general governmental services, public safety, highways and public improvements, parks, recreation, and public property, and community development are classified as governmental activities. The City's water, secondary water, storm water, solid waste, and golf course services are classified as business-type activities.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide and Fund Financial Statements (Continued)

The government-wide financial statements (i.e., the *statement of net position* and the *statement of activities*) report information on all of the activities of the City and its blended component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on user fees and charges for support.

The *statement of activities* demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those which are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they became available. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The financial resources used to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as another financing source. Amounts paid to reduce long-term debt of the City are reported as a reduction of the related liability, rather than expenditures in the government-wide financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt-service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due.

Sales taxes, franchise taxes, and earned but unreimbursed state and federal grants associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Property taxes are measurable as of the date levied (assessed) and are recognized as revenues when they become available. Available means when due, or past due, and received within the current period or collected soon enough thereafter (generally within 60 days) to be used to pay liabilities of the current period. All other revenues are considered to be measurable and available only when the City receives cash.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, reserves, fund balance, revenues, and expenditures or expenses as appropriate.

The City reports the following major governmental funds:

The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Capital Projects Fund accounts for the financial resources to be used for the acquisition or construction of the major capital facilities of the government (other than those financed by Proprietary Funds and Special Revenue Funds). Capital project funds are used to account for resources designated to construct governmental capital assets which may require more than one fiscal year for completion.

The Park Development Fund is a capital project fund. Capital project funds account for the financial resources to be used for the acquisition or construction of the major capital facilities of the government (other than those financed by Proprietary Funds and Special Revenue Funds). This fund is used to account for the park impact fees received.

The Road Development Fund is a capital projects fund. Capital project funds account for the financial resources to be used for the acquisition or construction of the major capital facilities of the government (other than those financed by Proprietary Funds and Special Revenue Funds). This fund is used to account for the road impact fees received.

The City reports the following major proprietary funds:

The Water Fund accounts for the activities of the City's culinary and the City's east side secondary water distribution system.

The Pressurized Irrigation Fund accounts for the activities of the City's west side secondary water distribution system.

The Storm Water Fund accounts for the activities of the City's storm water collection system.

The Solid Waste Fund accounts for the activities of the City's solid waste services.

The Golf Course Fund accounts for the activities of the City's golf course.

Additionally, the City reports the following fund types:

Internal service fund – Fleet. The fleet internal service fund accounts for fleet management provided to the City's governmental funds on a cost-reimbursement basis. Each proprietary fund provides its own fleet management services.

As mentioned above, special revenue funds are used to account for specific revenue sources that are restricted or committed to expenditure for specific purposes other than debt service or capital projects. The City accounts for the Redevelopment Agency Fund as a nonmajor special revenue funds.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

As mentioned on previously, debt service funds are used to account for resources that will be used to service general long-term debt. The City has a nonmajor debt service fund and its principal function is the collection of RAP tax revenue and the payment of RAP tax revenue bonds.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges to customers. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

City policy states that when fund balance is available for use the following spending order will be followed: restricted, committed, assigned, and then unassigned fund balance as it is needed.

The City records utility revenues billed to its customers when meters are read on a monthly basis.

Budgets

Annual budgets are prepared and adopted by ordinance by total for each department, in accordance with State law, by the Mayor and City Council on or before June 22 for the following fiscal year, which begins July 1.

Budgets include activities in several different funds, including the General Fund, special revenue funds, Debt Service Fund, and proprietary funds. Annual budgets are also adopted for capital projects, which may include activities overlapping several fiscal years. The level of the City's budgetary control (that is, the level at which the City's expenditures cannot legally exceed the appropriated amounts) is established at the department level. Each department head is responsible to the Mayor and City Council for operating within the budget for their department. All annual budgets lapse at fiscal year-end.

Utah State law prohibits the appropriation of the sum of unassigned, assigned, and committed General Fund balance until it exceeds 5% of the General Fund revenues. Until the sum of the stated fund balance categories is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, to meet emergency expenditures, and to cover unanticipated deficits. Utah State law also prohibits the accumulation of the stated fund balance categories in any amount greater than 25% of the next year's budgeted revenues.

By resolution, the City Council can amend the budget to any extent, provided the amended budget does not exceed the original budgeted expenditures, in which case a public hearing must be held. With the consent of the City Manager, department heads may reallocate unexpended appropriated balances from one expenditure account to another within that department during the budget year.

Budgets for the General Fund, special revenue funds, debt service funds, and Capital Projects Fund are prepared on the modified accrual basis of accounting. The City does not use encumbrance accounting.

Expenditures in the Capital Projects Fund are budgeted annually on a project-by-project basis. Although it is the intention of the City that each project be funded by a specific revenue source, the adopted budget reflects only total anticipated revenues by source. Since it is neither practicable, nor appropriate, to separate revenues and fund balance on a project-by-project basis, the Capital Projects Fund is reported as an individual fund in the accompanying financial statements.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Estimates and assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the reported amounts of revenues, expenditures and expenses during the reporting period. Actual results could differ from those estimates.

Taxes

On or before June 22 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. When these special public hearings are necessary, the adoption of the final budget is made subsequent to June 22. All property taxes levied by the City are assessed and collected by Davis County. Taxes are attached as an enforceable lien as of January 1, are levied as of October 1, and are due November 30; any delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the property, and the amount of taxes and penalties bears interest from January 1 until paid. If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

Sales taxes are collected by the Utah State Tax Commission and remitted to the City monthly.

Franchise taxes are collected by natural gas, electric utilities, and cable television companies and remitted to the City periodically.

Cash & Cash Equivalents and Investments

Cash and Cash Equivalents are generally considered short-term, highly liquid investments with a maturity of three months or less from the purchase date.

Investments are recorded at fair value in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

Inventory and Prepaid Items

Inventories of materials used in the construction and repair of the transmission, distribution, and collection systems are valued at the lower of cost or market on a weighted average basis. Golf course merchandise inventories are valued at the lower of cost or market on a first-in, first-out basis.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. Prepaid items in the governmental funds are accounted for using the consumption method.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, curb and gutter, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The government defines capital assets as assets with an initial individual cost of more than \$10,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost where historical records are available and at an estimated historical cost where no historical records exist. Donated capital assets are recorded at estimated fair value at the date of donation.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The cost of normal maintenance and repairs that do not add materially to the value of the asset or materially extend assets' lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Major outlays for capital assets and improvements are capitalized in proprietary funds as projects are constructed. Interest incurred during the construction phase of proprietary fund capital assets is reflected in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period.

Upon retirement or disposition of capital assets, the cost and related accumulated depreciation are removed from the respective accounts. Depreciation of capital assets is computed using the straight-line method over their estimated useful lives as follows:

<u>Assets</u>	<u>Years</u>
Buildings	30-50
Improvements other than buildings	30-50
Infrastructure	30-50
Machinery and equipment	5-12
Vehicles	5-7

Interfund transactions

During the course of operations, numerous transactions occur between individual funds for goods provided, services rendered and for short-term interfund loans or transfers. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Loans are reported as receivables and payables and are classified as "due from other funds" or "due to other funds" on the balance sheet of the governmental fund financial statements. Interfund receivables and payables between funds within governmental activities are eliminated in the Statement of Net Position.

When an internal service fund provides goods or services to another fund, redundancy is inherent because expenditures/expenses are reported in both the fund providing and the fund receiving the goods or services. Since internal service funds primarily benefit governmental funds, they are included in the governmental activities in the entity-wide statements. The basic assumption for internal service funds is that they operate on a breakeven basis. Accordingly, any net profit or loss has been allocated to the functions that benefited from the goods or services provided based on proportionate benefit. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation between the governmental fund statements and the government-wide columnar presentation.

Long-Term Obligations

In the government-wide financial statements and proprietary fund types, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts, and issuance costs are deferred and amortized over the life of the applicable debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred inflows of resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. These amounts are reported in both the government-wide statements and the governmental fund statements.

Compensated absences

Accumulated unpaid vacation is accrued as incurred based on the years of service for each employee. Vacation is accumulated on a bi-weekly basis and is fully vested when earned. Accumulated vacation cannot exceed 240 hours at the end of any calendar year and any vacation in excess of this amount is forfeited. At retirement or termination, all unpaid accrued vacation, up to 240 hours, is paid to the employee. Sick leave is earned at a rate of 8 hours (one day) per month. Sick pay amounts are charged to expenditures when incurred. Employees with at least 120 hours of accumulated sick leave are allowed to cash in one-third of their annual sick leave accrued and unused during the calendar year. Accumulated sick leave paid to employees upon retirement is limited to 20% to 50% of accumulated hours depending upon years of service. Employees that are terminated for reasons other than retirement are not paid for accumulated sick leave. The amount of accumulated leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Equity – Fund Financial Statements

In the governmental fund financial statements fund equity is classified as fund balance. Fund Balance is further classified as Nonspendable, Restricted, Committed, Assigned or Unassigned.

Nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form, or (b) legally or contractually required to be maintained intact.

Restricted fund balance classifications are restricted by enabling legislation. Also reported if, (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance classification include those funds that can only be used for specific purposes pursuant to constraints imposed by formal action of the City Council and remain binding unless removed in the same manner.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assigned fund balance classification includes amounts that are constrained by the government’s intent to be used for specific purposes, but are neither restricted nor committed, as established by the City Manager. Also includes all remaining amounts that are reported in governmental funds, other than the general fund that are not classified as nonspendable, restricted nor committed or in the General Fund, that are intended to be used for specific purposes.

Unassigned fund balance classification is the residual classification for the General Fund. This classification represents fund balance that has not be assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the General Fund.

Equity – Government-wide & Proprietary Financial Statements

Equity is classified as net position and displayed in three components:

1. Invested in capital assets, net of related debt – Consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Equity is classified as net position and displayed in three components (Continued):

2. Restricted net position – Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
3. Unrestricted net position – All other net position that do not meet the definition of “restricted” or “invested in capital assets, net of related debt.”

It is the City’s policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

NOTE 2 DEPOSIT AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. Cash includes amounts in demand deposits as well as time deposits. Investments are stated at cost or amortized cost, which approximates fair value. Each fund’s portion of this pool is displayed as “Cash and Cash Equivalents” which also includes cash accounts that are separately held by some of the City’s funds. Deposits are not collateralized nor are they required to be by State statute.

The City follows the requirements of the Utah Money Management Act (*Utah Code*, Section 51, Chapter 7) in handling its depository and investment transactions. This Act requires the depositing of City funds in a “qualified depository”.

The Act defines a “qualified depository” as any financial institution whose deposits are insured by an agency of the Federal government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

Deposits

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the City deposits may not be returned to it. The City does not have a formal deposit policy for custodial credit risk. As of June 30, 2020, the \$2,818,717 in the City’s bank balances is fully insured.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 2 DEPOSIT AND INVESTMENTS (Continued)

Investments

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state, and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment of public funds.

The City follows the requirements of the Utah Money Management Act (*Utah Code*, Title 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of City funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The Money Management Act defines the types of securities authorized as appropriate investments for the City's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Money Management Act; and the Utah State Public Treasurers' Investment Fund.

The Utah State Treasurer's Office operates the Public Treasurers' Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act (Utah Code, Title 51, Chapter 7). The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses of the PTIF, net of administration fees, are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

Fair Value of Investments

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 2 DEPOSIT AND INVESTMENTS (Continued)

At June 30, 2020, the City had the following recurring fair value measurements.

	Fair Value Measurements Using			
	Total	Level 1	Level 2	Level 3
Investments by fair value level				
Debt securities:				
Utah Public Treasurer's Investment Fund	\$ 16,020,025	\$ -	\$ 16,020,025	\$ -
Total debt securities	<u>\$ 16,020,025</u>	<u>\$ -</u>	<u>\$ 16,020,025</u>	<u>\$ -</u>

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 are valued using the following approaches:

- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund;
- Utah Public Treasurers' Investment Fund: application of the June 30, 2020 fair value factor, as calculated by the Utah State Treasurer, to the City's average daily balance in the Fund; and,

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the State's Money Management Act. Section 51-7-11 of the Money Management Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days - 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. government sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

As of June 30, 2020, the City's investments had the following maturities:

Investment Type	Fair Value	Investment Maturities (in Years)			
		Less than 1	1-5	6-10	More than 10
PTIF Investments	\$ 16,020,025	\$ 16,020,025	-	-	-
	<u>\$ 16,020,025</u>	<u>\$ 16,020,025</u>	<u>-</u>	<u>-</u>	<u>-</u>

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the State's Money Management Act, as previously discussed.

At June 30, 2020, the City's investments had the following quality ratings:

Investment Type	Fair Value	Quality Ratings			
		AAA	AA	A	Unrated
PTIF Investments	\$ 16,020,025	-	-	-	\$ 16,020,025
	<u>\$ 16,020,025</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ 16,020,025</u>

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 2 DEPOSIT AND INVESTMENTS (Continued)

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio.

Custodial credit risk (investments) – For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk.

The City's investment in the Utah Public Treasurer's Investment Fund has no custodial credit risk.

The following are the City's cash on hand, on deposit, and investments as of June 30, 2020:

Cash on hand and on deposit:	
Petty Cash	\$ 3,700
Cash on Deposit	2,968,496
PTIF Investment	<u>16,020,025</u>
Total cash and investments	<u><u>\$ 18,992,220</u></u>

Cash and investments are included in the accompanying combined statement of net position as follows:

Cash and cash equivalents	\$ 13,972,674
Restricted cash and cash equivalents	<u>5,019,546</u>
Total cash and investments	<u><u>\$ 18,992,220</u></u>

NOTE 3 RESTRICTED BALANCES

The following table illustrates the amounts reported as restricted net position, restricted fund balance, and restricted cash. The variances between restricted cash and restricted net position occur under two occasions. First, if expenditures have been incurred for restricted purposes, but have yet to be paid with cash. Second, if the restriction is also offset by a corresponding debt such as the unspent bond proceeds.

	Restricted Cash	Restricted Net Position	Restricted Fund Balance
Water Bonds Debt Service Reserves	\$ 303,898	\$ 303,898	\$ -
Sales Tax Bonds Debt Service Reserves	22,123	22,123	114,654
LBA Debt Service Reserves	53,719	53,719	53,719
Impact Fees	4,009,914	4,009,914	4,009,914
Construction projects	129,255	-	129,255
Redevelopment low income housing	114,654	-	114,654
Unspent B&C Road Money	385,983	385,983	385,983
	<u>\$ 5,019,546</u>	<u>\$ 4,775,637</u>	<u>\$ 4,808,178</u>

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 4 ALLOWANCE FOR DOUBTFUL ACCOUNTS

The allowance for doubtful accounts receivable at June 30, 2020 for all funds is \$10,000.

NOTE 5 CAPITAL ASSETS

A summary of changes in capital assets for the year ended June 30, 2020, is as follows:

	Balance June 30, 2019	Additions	Deletions	Transfers/ Reclassifications	Balance June 30, 2020
Governmental activities					
Capital assets, not being depreciated					
Land	\$ 25,066,381	\$ 220,768	\$ -	\$ -	\$ 25,287,149
Construction in progress	704,531	255,731		(622,556)	337,706
Total capital assets, not being depreciated	<u>25,770,912</u>	<u>476,499</u>	<u>-</u>	<u>(622,556)</u>	<u>25,624,855</u>
Capital assets, being depreciated					
Infrastructure	26,339,524	1,863,680	-	622,556	28,825,760
Buildings	7,767,018	226,092	-	-	7,993,110
Improvements other than buildings	8,629,369	28,476	-	-	8,657,845
Machinery, equipment, and vehicles	5,783,412	377,456	(290,686)	-	5,870,182
Total capital assets, being depreciated	<u>48,519,323</u>	<u>2,495,704</u>	<u>(290,686)</u>	<u>622,556</u>	<u>51,346,897</u>
Less accumulated depreciation for					
Infrastructure	(4,970,528)	(715,052)	-	-	(5,685,580)
Buildings	(2,554,277)	(261,777)	-	-	(2,816,054)
Improvements other than buildings	(1,815,041)	(238,021)	-	-	(2,053,062)
Machinery, equipment, and vehicles	(3,621,734)	(463,329)	225,319	-	(3,859,744)
Total accumulated depreciation	<u>(12,961,580)</u>	<u>(1,678,179)</u>	<u>225,319</u>	<u>-</u>	<u>(14,414,440)</u>
Total capital assets, being depreciated, net	<u>35,557,743</u>	<u>817,525</u>	<u>(65,367)</u>	<u>622,556</u>	<u>36,932,457</u>
Governmental activities capital assets, net	<u>\$ 61,328,655</u>	<u>\$ 1,294,024</u>	<u>\$ (65,367)</u>	<u>\$ -</u>	<u>\$ 62,557,312</u>

Depreciation expense was charged to functions/programs of the primary governmental activities as follows:

Governmental activities	
General government	\$ 274,733
Community development	3,562
Public safety	159,668
Highways and public improvements	952,770
Parks, recreation, and public property	287,445
Total depreciation expense - governmental activities	<u>\$ 1,678,179</u>

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 5 CAPITAL ASSETS (Continued)

The Enterprise Funds' property, plant and equipment consist of the following at June 30, 2020:

	Balance June 30, 2019	Additions	Deletions	Transfers/ Reclassifications	Balance June 30, 2020
Business-type Activities					
Capital assets, not being depreciated					
Land	\$ 2,551,013	\$ -	\$ -	\$ -	\$ 2,551,013
Water rights	2,864,052	-	-	-	2,864,052
Construction in progress	247,286	1,125,467	-	(24,698)	1,348,055
Total capital assets, not being depreciated	<u>5,662,351</u>	<u>1,125,467</u>	<u>-</u>	<u>(24,698)</u>	<u>6,763,120</u>
Capital assets, being depreciated					
Buildings	1,492,976	-	-	-	1,492,976
Golf course	4,810,424	-	-	-	4,810,424
Water distribution system	26,874,382	113,316	-	6,252	26,993,950
Storm water system	7,211,485	736,011	-	18,446	7,965,942
Machinery, equipment, and vehicles	3,190,040	15,917	(205,635)	-	3,000,322
Total capital assets, being depreciated	<u>43,579,307</u>	<u>865,244</u>	<u>(205,635)</u>	<u>24,698</u>	<u>44,263,614</u>
Less accumulated depreciation for					
Buildings	(695,819)	(32,745)	-	-	(728,564)
Golf course	(2,329,396)	(98,838)	-	-	(2,428,234)
Water distribution system	(9,590,477)	(861,482)	-	-	(10,451,959)
Storm water system	(1,304,367)	(180,287)	-	-	(1,484,654)
Machinery, equipment, and vehicles	(1,970,765)	(249,512)	205,635	-	(2,014,642)
Total accumulated depreciation	<u>(15,890,824)</u>	<u>(1,422,864)</u>	<u>205,635</u>	<u>-</u>	<u>(17,108,053)</u>
Total capital assets, being depreciated, net	<u>27,688,483</u>	<u>(557,620)</u>	<u>-</u>	<u>24,698</u>	<u>27,155,561</u>
Business-type activities capital assets, net	<u>\$ 33,350,834</u>	<u>\$ 567,847</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 33,918,681</u>

Depreciation expense was charged to funds of the business-type activities as follows:

Business-type Activities	
Water	\$ 836,641
Secondary Water	114,954
Storm Water	200,541
Solid Waste	15,546
Golf Course	<u>255,183</u>
Total depreciation expense - business-type activities	<u>\$ 1,422,864</u>

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 6 DEFERRED INFLOW OF RESOURCES

In conjunction with the implementation of GASB Statement No. 33, “*Accounting and Financial Reporting for Nonexchange Transactions*” the City has accrued a property tax receivable and a deferred inflow of resources for unavailable property tax revenue in the General Fund in the amounts of \$2,836,249.

Property taxes in the governmental funds are recorded using the modified accrual basis of accounting, wherein revenues are recognized when they are both measurable and available (expected to be received within 60 days). Property taxes attach as an enforceable lien on property as of the first day of January. Taxes are levied on October 1, and then are due and payable at November 30.

Since the property tax to be levied on October 1, 2020 is not expected to be received within 60 days after the year ended June 30, 2020, the City is required to record a receivable and a deferred inflow of resources for unavailable property tax revenue of the estimated amount of the total property tax to be levied on October 1, 2020.

In addition to the deferred inflow of resources from property taxes as described above, the City has recorded deferred outflows of resources and deferred inflows of resources related to their pension. See note 10 for information on how those amounts are derived and when they will be charged to expense in the following years.

NOTE 7 DEVELOPER AND CUSTOMER DEPOSITS

General Fund deposits are principally deposits and construction bonds from developers that are held by the City until building projects receive the required City inspections and are in compliance with all City ordinances.

Water fund deposits are customer deposits the City requires from all residential or commercial customers before they receive a water connection. The deposit is a flat fee charged based on the size of the water meter. The deposit is refunded only at termination of service.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 LONG-TERM DEBT

The following is a summary of long-term debt transactions of the City for the year ended June 30, 2020:

	Long-term debt payable at June 30, 2019			Long-term debt payable at June 30, 2020		Due within One Year
	Additions	Reductions				
Governmental activities						
Series 2010 Sales Tax	\$ 2,490,000	\$ -	\$ 2,490,000	\$ -		\$ -
Series 2019 Sales Tax Refunding	-	2,521,000	189,000	2,332,000		217,000
Series 2016 Lease Revenue Bond	832,000	-	94,000	738,000		96,000
2016 Public Works Lease	110,452	-	21,004	89,448		21,534
2017 Public Works Lease	154,237	-	49,946	104,291		51,259
2018 Public Works Lease	189,232	-	61,566	127,666		63,171
Compensated Absences	521,809	573,990	580,974	514,825		274,578
	<u>\$ 4,297,730</u>	<u>\$ 3,094,990</u>	<u>\$ 3,486,490</u>	<u>\$ 3,906,230</u>		<u>\$ 723,542</u>
Governmental activity long-term liabilities						
Business-type activities						
Series 2010 Water Revenue	\$ 2,710,000	\$ -	\$ 185,000	\$ 2,525,000		\$ 217,000
Plus unamortized premium	26,207	-	5,723	20,484		1,870
Series 2015 Water Revenue	791,000	-	791,000	-		-
Plus unamortized premium	7,708	-	7,708	-		-
2015 Golf Equipment Capital Lease	28,638	-	28,638	-		-
2018 Golf Equipment Capital Lease	158,945	-	51,787	107,158		52,973
Eaglewood Development N/P	657,000	-	-	657,000		-
Compass Development N/P	247,478	-	-	247,478		-
Compensated Absences	282,268	310,495	319,433	273,330		150,543
	<u>\$ 4,909,244</u>	<u>\$ 310,495</u>	<u>\$ 1,389,289</u>	<u>\$ 3,830,450</u>		<u>\$ 422,386</u>
Business-type activity long-term liabilities						

The General Fund and all Enterprise Funds typically liquidate the liability for compensated absences.

For the year ended June 30, 2020, \$125,968 of interest was charged as a direct expense on the *statement of activities* for Governmental activities and \$195,185 of interest was charged to expense in the Business-type Activities. No interest was capitalized for the year ended June 30, 2020, in Governmental or Business-type Activities.

Governmental Activities:

Sales Tax Revenue Bonds, Series 2010-refunded

In May of 2010 the City issued the Sales Tax Revenue Bonds, Series 2010 with a par value of \$4,030,000. The bonds are Build America Bonds (BABS) and are not tax exempt to the holder of the bonds. During Fiscal Year 2020 the bond were refunded.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 LONG-TERM DEBT (Continued)

Lease Revenue Bonds, Series 2016

In December of 2016 the City issued the Lease Revenue Bonds, Series 2016 with a par value of \$999,000. The bonds have an average interest cost of 1.49%. The bonds require interest payments due in June and December of each year until June 2026. Principal payments are due in December of each year until December 2026. These bonds were issued for the purpose of purchasing property for future park expansion and park construction. The bonds proceeds were received and will be liquidated in the Local Building Authority Fund.

The annual debt service requirements to maturity, including principal and interest, for the Series 2017 Lease Revenue Bonds, as of June 30, 2020, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	2.56%	96,000	18,893	114,893
2022	2.81%	98,000	18,040	116,040
2023	3.04%	101,000	21,098	122,098
2024	3.04%	105,000	15,062	120,062
2025	3.73%	108,000	12,607	120,607
2026-2027	3.95-4.12%	230,000	13,905	243,905
		<hr/>	<hr/>	<hr/>
Total		<u>\$ 738,000</u>	<u>\$ 99,605</u>	<u>\$ 837,605</u>

Sales Tax Revenue Bonds, Series 2019

On December 17, 2019 the City issued the Series 2019 Sales Tax Revenue Refunding Bonds. The purpose of the issuance was to refund the outstanding Series 2010 Sales Tax Revenue Bonds. The refunding provided a net present value savings of \$222,687, with an average annual cash flow savings of \$22,185. Principal payments on the bonds are due on June 15th of each year through 2030 and interest payments are due on June 15th and December 15th of each year through June 15, 2030. The bonds carry an annual interest rate of 1.82%.

The annual debt service requirements to maturity, including principal and interest, for the Series 2017 Lease Revenue Bonds, as of June 30, 2020, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	4.65%	217,000	42,442	259,442
2022	4.80%	220,000	38,493	318,590
2023	4.90%	222,000	30,449	313,750
2024	5.15%	225,000	26,354	308,460
2024	5.15%	231,000	22,149	307,388
2026-2030	5.15-5.80%	1,217,000	67,267	1,464,720
		<hr/>	<hr/>	<hr/>
Total		<u>\$ 2,332,000</u>	<u>\$ 227,154</u>	<u>\$ 2,972,350</u>

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 LONG-TERM DEBT (Continued)

2016 Public Works Vehicle Capital Lease

In February 2016, the City entered into an equipment lease purchase in the amount of \$170,420. The lease is secured by capital equipment with a historical cost of \$170,655 and accumulated depreciation of \$34,904 at June 30, 2020. Payments are due in February of each year until 2024. The lease has an interest rate of 2.52%. The fleet fund is used to liquidate the lease. The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2020, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	2.52%	\$ 21,534	\$ 2,254	\$ 23,788
2022	2.52%	22,077	1,711	23,788
2023	2.52%	22,633	1,155	23,788
2024	2.52%	23,204	585	23,789
Total		<u>\$ 89,448</u>	<u>\$ 5,705</u>	<u>\$ 95,153</u>

2017 Public Works Vehicle Capital Lease

In February 2017, the City entered into an equipment lease purchase in the amount of \$250,430. The lease is secured by capital equipment with a historical cost of \$250,430 and accumulated depreciation of \$31,327 at June 30, 2020. Payments are due in February of each year until 2022. The lease has an interest rate of 2.63%. The fleet fund is used to liquidate the lease. The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2020, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	2.63%	\$ 51,259	\$ 2,732	\$ 53,991
2022	2.63%	53,032	1,384	54,416
Total		<u>\$ 104,291</u>	<u>\$ 4,115</u>	<u>\$ 108,406</u>

2018 Public Works Vehicle Capital Lease

In January 2018, the City entered into an equipment lease purchase in the amount of \$249,335. The lease is secured by capital equipment with a historical cost of \$249,335 and accumulated depreciation of \$18,102 at June 30, 2020. Payments are due in February of each year until 2022. The lease has an interest rate of 2.42%. The fleet fund is used to liquidate the lease. The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2020, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	2.42%	\$ 63,171	\$ 2,710	\$ 65,881
2022	2.42%	64,495	1,175	65,670
Total		<u>\$ 127,666</u>	<u>\$ 3,885</u>	<u>\$ 131,551</u>

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 LONG-TERM DEBT (Continued)

Business-type activities:

Water Revenue Bonds, Series 2010

In December of 2010 the City issued Series 2010 Water Revenue Bonds with a par value of \$4,000,000. The bonds are Build America Bonds (BABS) and are not tax exempt to the holder of the bonds. The bonds have a net interest cost of 5.99% and a true interest cost of 3.88%. However, the City will be reimbursed by the Federal Government equal to 35% of the interest paid. The purpose of the bond issue was finance the cost of various capital improvements to the water distribution system, including the construction of wells, a pump building, waterlines, pump stations, and a 0.5 million-gallon water tank. Water sales are security for the bond. Payments are due in March and September of each year, with final payment being due in March 2031.

During the fiscal year ended June 30, 2015, the City used \$500,000 of these bond's issuance proceeds to fund a Storm Water project. This portion of the long-term debt outstanding was transferred along with the associated unamortized bond premium to the Storm Water fund during the fiscal year ended June 30, 2015, and will be liquidated/amortized throughout the remaining life of these bonds. The amortization schedule for these bonds presented on page 44 can be broken out between the Water and Storm Water funds by using each fund's percentage of the outstanding debt as follows: Water 86.56% and Storm Water 13.44%.

The Series 2010 Water Revenue Bonds have a rate covenant requirement. This requires the Water Fund to have its rates and fees (including connection fees) to be sufficient to pay the system's operation and maintenance expenses (excluding depreciation) and to provide net revenues of not less than 125% of the annual debt service requirement for the forthcoming year. The City did meet this requirement for the fiscal year ended June 30, 2018 using the water fund, pressurized irrigation fund, and storm water fund revenues and expenses in making the calculations. The calculation is shown in the supplementary information.

The City is required to, by the 15th day of each month, transfer and deposit into the Bond Fund, an amount equal to approximately one-sixth of the interest falling due on the next interest payment date, plus approximately one-twelfth of the principal and premium, if any, falling due on the next principal payment date, in an amount sufficient to pay the principal and interest on the bonds promptly on each such payment date.

A Debt Service Reserve Fund is required set at a total amount upon the time of issuance to be \$364,978. One-half of this reserve is satisfied with an insurance policy, the other half is satisfied with a deposit made into a reserve cash account at the time of issuance in the amount of \$182,489. At June 30, 2020, the City has \$187,835 in a reserved cash account with an additional \$116,00 in restricted cash to meet the debt covenants.

The annual debt service requirements to maturity, including principal and interest for the Series 2010 Water Revenue Bonds as of June 30, 2020, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	5.15%	\$ 190,000	\$ 101,668	\$ 291,668
2022	5.15%	195,000	95,184	290,184
2023	5.65%	205,000	88,023	293,023
2024	6.00%	210,000	80,494	290,494
2025	6.00%	220,000	72,304	292,304
2026	6.25%	225,000	63,724	288,724
2027-2031	6.25-6.75%	1,280,000	170,503	1,450,503
		2,525,000	\$ 671,900	\$ 3,196,900
Plus unamortized premium		20,484		
Total		\$ 2,545,484		

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 LONG-TERM DEBT (Continued)

Water Revenue Bonds, Series 2015

On January 27, 2015, the City issued the Series 2015 Water Revenue Refunding Bonds. The purpose of the issuance was to refund the outstanding Series 2006 Water Revenue Bonds. During Fiscal Year 2020 the bonds were retired.

Golf Course Note Payable – Eaglewood Development LTD

On December 18, 1992 the City entered into a non-interest bearing note payable agreement with Eaglewood Development LTD where the City borrowed \$657,000. The City shall pay a lender an amount equal to 100% of all cash flow until the lender shall have been paid an amount equal to 5% of the total participation net income which has accrued from the date hereof through the end of the fiscal year for which the payment is being made and which has not been previously paid to the lender. The City's obligation to make payments to the lender shall commence at such time as the City shall have accumulated in the golf enterprise fund an unrestricted net position balance the amount of \$175,000, which amount shall include any interest earned on funds deposited in the enterprise reserve fund. Prior to the accumulation of \$175,000, 100% of the cash flow shall be deposited in the enterprise fund. In any fiscal year the cash flow is not available to permit actual payment to the lender of amount required to be paid pursuant to the above stipulations, then payment of such amount shall be deferred until such time as cash flow shall be available to make payments with zero interest. The annual due date of all payments shall be 90 days after the close of each fiscal year. Computation of payment on this note is not determinable as it is based on net income. The golf course had an operating loss for the current year.

Eaglewood Village, Inc. (DBA Compass Development Group) Note Payable

On November 16, 2010 the City entered into a note payable agreement with Compass Development Group for the construction of storm drain improvements within the storm drainage service area #2 (Eaglewood Village). In exchange for the storm drain improvements, the City committed to a note of \$973,468 that would be repaid with storm drain impact fees as the fees are collected from that respective development area. The agreement stipulates that the City must remit to the developer 54.2 percent of the impact fees collected from service area #2 and that from the time the fees are collected to when they are remitted they bear interest at a rate of 6 percent. The total remaining payable to the developer at June 30, 2020 is \$247,479.

2015 Golf Course Capital Lease

In March 2015 the City entered into an equipment lease purchase for \$136,330. The lease is secured by capital equipment amortized through depreciation expense. During Fiscal Year 2020 the outstanding debt was retired.

2018 Golf Course Capital Lease

In August 2017 the City entered into an equipment lease purchase for \$136,330. The lease is secured by capital equipment amortized through depreciation expense. Payments are due in August of each year until 2022. The lease has an interest rate of 2.29%. The golf fund is used to liquidate the lease. The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2020, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	2.29%	\$ 52,973	\$ 2,454	\$ 55,427
2022	2.29%	54,185	1,241	55,426
Total		<u>\$ 107,158</u>	<u>\$ 3,695</u>	<u>\$ 110,853</u>

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 INTERGOVERNMENTAL REVENUE

Intergovernmental revenue for the year ended June 30, 2020 consists of the following:

Revenue Source	Amount	% of Total
Utah Class C Road Allotment	\$ 716,086	36.00%
Intergovernmental -Fuel Tax	439,344	22.09%
Intergovernmental -UDOT	304,887	15.33%
Intergovernmental - Federal Sidewalk Grant	230,890	11.61%
Intergovernmental-Davis County Trail	125,000	6.28%
Utah Liquor Law Enforcement Grant	19,043	0.96%
CDBG Grant	42,102	2.12%
Department of Justice Grant	500	0.03%
Intergovernmental-State Camera	5,000	0.25%
Intergovernmental-Asset Forfeiture	2,500	0.13%
Intergovernmental-Community Forestry	3,250	0.16%
JAG Grant	4,500	0.23%
CARES Act Grant	19,613	0.99%
Federal Build America Bond Interest Reimbursement Grant	76,210	3.83%
	<u>\$ 1,988,926</u>	<u>100.00%</u>

Of the \$1,934,361 in total intergovernmental revenue, \$1,545,151 was reported in governmental funds and the remaining \$54,565 was reported in the proprietary funds.

NOTE 10 RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The City maintains commercial liability and property insurance for all major programs. There have been no significant reductions in insurance coverage. The City makes monthly premium payments to the insurance provider to cover any claims on workers compensation. Settlement amounts have not exceeded insurance coverage for the prior four years. The table below illustrates the coverage limits and deductibles for the various areas of risks that the City is exposed to:

	Coverage Limits	Deductible
General Liability	2,000,000	-
Auto Bodily Injury	2,000,000	-
Auto Property Damage	2,000,000	-
Underinsured Motorist	100,000	-
Uninsured Motorist	100,000	-
Building	10,926,300	1,000
Building Contents	2,275,287	1,000
Contractors Equipment	1,216,639	1,000
Electronic Data Equipment	59,800	1,000
Equipment in the Open	23,690	1,000
Mobile Equipment	45,640	1,000
Sewer/Water Buildings	4,566,600	1,000
Sewer/Water Building Contents	1,536,500	1,000
Position Bond	1,000,000	-

* Deductible is per incidence

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 11 INTERFUND TRANSACTIONS

At June 30, 2020, the City's internal balances due to or from other activities were as follows:

Due To	Due from		Total
	Governmental	Enterprise	
	Local Building Authority	Golf Fund	
Governmental:			
Capital Projects Fund	\$ 30,520	\$ 2,921,931	\$ 2,952,450
Total	<u>\$ 30,520</u>	<u>\$ 2,921,931</u>	<u>\$ 2,952,450</u>

The Golf Fund payable represents transferred subsidies made to the Golf Fund from fiscal years 1994 through 2020. The City does not expect to be repaid from the Golf Fund. The Local Building Authority payable will be repaid in Fiscal Year 2021.

In addition to the above, transfers were made which will not be repaid. Interfund transfers for the year ended June 30, 2020 are as follows:

	Transfer - In	Transfer - Out
Governmental:		
General Fund	\$ 30,000	\$ 1,888,000
Redevelopment Agency	-	105,119
Housing Agency	75,119	-
Building Authority Fund	295,800	-
Debt Service Fund	-	175,000
Capital Projects Fund	672,500	220,800
Parks Capital Fund	200,000	-
Police Facilities Fund	-	25,000
Roadway Devel. Fund	1,140,500	-
	<u>\$ 2,413,919</u>	<u>\$ 2,413,919</u>

These transfers occurred primarily to finance programs, accounted for in one fund, with resources collected in other funds in accordance with budgetary authorizations. The General Funds transfers to the; 1) Roadway Development Fund was for the construction of C Road qualifying road projects and seal coating, 2) a transfer to Capital Projects Fund to reserve funds for future capital projects, and 3) a transfer to the Parks Capital Fund for future Park Projects. The transfers from the Redevelopment Agency were to; reimburse the General Fund is for administrative expenditures, and to the Housing Agency setting aside funds restricted for low income housing. The Police Facilities Fund transferred its share of the capital cost of the new building to the Capital Projects Fund. The transfer from the Park fund to the Local Building Authority funded a portion of the annual debt payment.

NOTE 12 CONTRACT AGREEMENTS

The City participates in the following special districts to provide services to its residents:

- Davis County Solid Waste Management and Energy Recovery Special Service District
- South Davis Metro Fire Agency
- South Davis County Sewer District
- South Davis Recreation District

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 12 CONTRACT AGREEMENTS (Continued)

The Solid Waste Management District, Sewer District and Recreation District charge users directly for services received. During the current fiscal year, the City paid the Fire Agency \$1,347,398 for fire services.

The City has representatives on the governing boards of the above districts but does not have total or final control over the fiscal or administrative activities of these entities. Payments or services to these entities are included in the expenditures of the City's general fund. Separate financial statements are prepared by these districts and are publicly available through their respective offices.

NOTE 13 REDEVELOPMENT AGENCY OF THE CITY OF NORTH SALT LAKE

In accordance with Utah State Law, the City makes the following disclosures relative to the North Salt Lake City Redevelopment Agency (RDA): The RDA collected tax increment monies as follows: 1) \$481,083 for project area 1, 2) \$738,707 from project area 2, and 3) \$337,992 for project area 3. No funds were paid out to any taxing agency. The RDA has no outstanding bonds or other loans incurred to finance costs associated with its project area. Developer reimbursements were made in the amount of \$457,029 from revenue collected from project area 1, \$443,224 from revenue collected from project area 2, and \$253,494 for project area 3. The RDA expended \$72,255 towards professional and technical costs.

NOTE 14 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

The Debt Service Fund had expenditures that exceeded the appropriation in the budget for fiscal year 2020. There was a bond refunding in 2020 that resulted in additional revenue and expenditures of \$2,520,000. The budget was not amended to include refunding transaction.

NOTE 15 PRIOR PERIOD ADJUSTMENT

A prior period adjustments were made to the beginning fund balance in the General fund and the Debt Service Fund. The adjustment is a correction of sales tax revenue recorded from Fiscal Year 2017 thru Fiscal Year 2020.

NOTE 16 PENSION PLAN

General Information about the Pension Plan

Plan Description:

Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System); is a multiple employer, cost sharing, public employee retirement system.
- The Public Safety Retirement System (Public Safety System) is a mixed agent and cost-sharing, multiple-employer retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer cost sharing public employee retirement system;
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) is a multiple employer, cost sharing, public employee retirement system.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 16 PENSION PLAN (Continued)

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

Benefits Provided:

URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

Summary of Benefits by System				
System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65*	2.0% per year all years	Up to 4%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5% or 4% depending on the employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65*	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighters System	Highest 5 years	25 years any age 20 years age 60* 10 years age 62* 4 years age 65*	1.5% per year all years	Up to 2.5%

* with actuarial reductions

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 16 PENSION PLAN (Continued)

Contributions:

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates are as follows:

	Employee Paid	Employer Contribution Rates	Employer rate for 401(k) Plan
Contributory System			
111 - Local Government Division Tier 2	N/A	15.66%	1.03
Noncontributory System			
15 - Local Government Division Tier 1	N/A	18.47%	N/A
Public Safety Retirement System			
Contributory			
122 - Other Division A Contributory Tier 2	N/A	23.13%	0.7
Noncontributory			
43 Other Dev A with 2.5% COLA	N/A	34.04%	N/A
Tier 2 DC Only			
211 - Local Government	N/A	6.69%	10.00
222 - Public Safety	N/A	11.83%	12.00

***Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For fiscal year ended June 30, 2020, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 420,808	N/A
Public Safety System	381,717	-
Tier 2 Public Employees System	126,963	-
Tier 2 Public Safety and Firefighter	72,952	-
Tier 2 DC Only System	3,321	N/A
Total Contributions	\$ 1,005,761	\$ -

Contributions reported are the URS Board-approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 16 PENSION PLAN (Continued)

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

At June 30, 2020, we reported a net pension asset of \$0 and a net pension liability of \$2,222,706.

	Measurement Date: December 31, 2019				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2018	Change (Decrease)
Noncontributory System	\$ -	\$ 977,610	0.2593909%	0.2515451%	0.0078458%
Public Safety System	-	1,216,527	0.7576692%	0.7530044%	0.0046648%
Tier 2 Public Employees System	-	11,168	0.0496579%	0.0499722%	-0.0003143%
Tier 2 Public Safety and Firefighter System	-	17,401	0.1849945%	0.1896608%	-0.0046663%
Total Net Pension Asset/Liability	\$ -	\$ 2,222,706			

The net pension asset and liability was measured as of December 31, 2019, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2018 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2020, we recognized pension expense of \$1,211,493. At June 30, 2020, we reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 118,408	\$ 43,858
Changes in assumptions	153,951	478
Net difference between projected and actual earnings on pension plan investments	-	922,653
Changes in proportion and differences between contributions and proportionate share of contributions	103,876	12,539
Contributions subsequent to the measurement date	501,484	-
Total	\$ 877,719	\$ 979,528

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 16 PENSION PLAN (Continued)

\$501,484 was reported as deferred outflows of resources related to pensions resulting from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2019.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Deferred Outflows (Inflows) of Resources
2020	\$ (98,174)
2021	(194,449)
2022	22,082
2023	(349,042)
2024	1,876
Thereafter	\$ 14,415

Actuarial assumptions:

The total pension liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

- Inflation 2.50 percent
- Salary increases 3.25 – 9.75 percent, average, including inflation
- Investment rate of return 6.95 percent, net of pension plan investment expense, including inflation

Mortality rates were developed from actual experience and mortality tables, based on gender, occupation and age, as appropriate, with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries.

The actuarial assumptions used in the January 1, 2019, valuation were based on the results of an actuarial experience study for the five-year period ending December 31, 2016.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 14 PENSION PLAN (Continued)

Asset Class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long-term Expected Portfolio Real Rate of Return
Equity Securities	40%	6.15%	2.46%
Debt Securities	20%	0.40%	0.08%
Real Assets	15%	5.75%	0.86%
Private Equity	9%	9.95%	0.89%
Absolute Return	16%	2.85%	0.46%
Cash and Cash Equivalents	0%	0.00%	0.00%
Totals	100%		4.75%
	Inflation		2.50%
	Expected arithmetic nominal return		7.25%

The 6.95% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.45% that is net of investment expense.

Discount Rate:

The discount rate used to measure the total pension liability was 6.95 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate remained unchanged at 6.95 percent.

Sensitivity of the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate:

The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.95 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.95 percent) or 1-percentage-point higher (7.95 percent) than the current rate:

System	1% Decrease (5.95%)	Discount Rate (6.95%)	1% Increase (7.95%)
Noncontributory System	\$ 3,053,417	\$ 977,610	\$ (753,591)
Public Safety System	\$ 3,151,277	\$ 1,216,527	\$ (355,830)
Tier 2 Public Employees System	\$ 96,310	\$ 11,168	\$ (54,631)
Tier 2 Public Safety and Firefighter	\$ 61,472	\$ 17,401	\$ (15,314)
Total Contributions	\$ 6,362,476	\$ 2,222,706	\$ 1,179,366)

**CITY OF NORTH SALT LAKE
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 16 PENSION PLAN (Continued)

Pension Plan Fiduciary Net Position:

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

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue Code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

City of North Salt Lake participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- *401(k) Plan
- *457(b) Plan
- *Roth IRA Plan
- *Traditional IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended June 30, were as follows:

401(k) Plan	2020	2019	2018
Employer Contributions	\$ 231,162	\$ 210,989	\$ 217,712
Employee Contributions	\$ 79,510	\$ 78,015	\$ 67,068
457 Plan			
Employer Contributions	\$ 12,343	\$ 6,408	\$ 15,863
Employee Contributions	\$ 29,029	\$ 22,126	\$ 3,155
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	\$ 35,885	\$ 28,932	\$ 24,918
Traditional IRA			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	\$ 4,200	\$ -	\$ -

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF NORTH SALT LAKE
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND
BALANCE-BUDGET AND ACTUAL- GENERAL FUNDS
For The Year Ended June 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Taxes:				
Property	\$ 2,932,000	\$ 2,932,000	\$ 2,969,773	\$ 37,773
Sales and use	4,669,600	5,019,600	4,693,916	(325,684)
Franchise	1,851,000	1,851,000	1,899,574	48,574
Licenses and permits	228,000	228,000	222,691	(5,309)
Intergovernmental revenues	1,155,000	1,155,000	1,209,837	54,837
Charges for services	772,000	1,163,000	951,151	(211,849)
Fines and forfeitures	440,000	440,000	358,580	(81,420)
Interest	80,000	80,000	47,698	(32,302)
Miscellaneous	40,000	40,000	9,958	(30,042)
Total Revenues	12,167,600	12,908,600	12,363,178	(545,422)
Expenditures				
Current:				
General government:				
Legislative	247,700	247,700	217,166	30,534
Administrative	1,096,600	1,119,600	1,052,908	66,692
Buildings	87,000	87,000	70,427	16,573
Judicial	341,800	341,800	316,815	24,985
Total general government	<u>1,773,100</u>	<u>1,796,100</u>	<u>1,657,316</u>	<u>138,784</u>
Public safety:				
Police department	4,263,900	4,348,900	4,047,902	300,998
Fire department	1,466,000	1,351,000	1,347,398	3,602
Total public safety	<u>5,729,900</u>	<u>5,699,900</u>	<u>5,395,300</u>	<u>304,600</u>
Public works:				
Streets department	1,632,500	1,696,900	1,689,137	7,763
Engineering	245,800	245,800	199,682	46,118
Total public works	<u>1,878,300</u>	<u>1,942,700</u>	<u>1,888,819</u>	<u>53,881</u>
Community development				
Planning and zoning	422,900	438,900	394,310	44,590
Building inspection	212,000	212,000	207,953	4,047
Total community development	<u>634,900</u>	<u>650,900</u>	<u>602,263</u>	<u>48,637</u>
Parks				
	<u>999,500</u>	<u>1,046,500</u>	<u>1,034,258</u>	<u>12,242</u>
Total Expenditures	\$ 11,015,700	\$ 11,136,100	\$ 10,577,956	\$ 558,144

CITY OF NORTH SALT LAKE
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND
BALANCE-BUDGET AND ACTUAL- GENERAL FUNDS
For The Year Ended June 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with final budget
	Original	Final		
Excess (Deficiency) of Revenues Over (Under) Expenditures	\$ 1,151,900	\$ 1,772,500	\$ 1,785,222	\$ 12,722
Other Financing Sources (Uses)				
Appropriations from fund balance	50,100	47,000	-	47,000
Transfer in	30,000	30,000	30,000	-
Transfer out	(1,240,500)	(1,888,000)	(1,888,000)	-
Sale of capital assets	-	-	13,400	(13,400)
Contributions	10,000	10,000	14,250	(4,250)
Total Other Financing Sources (Uses)	<u>(1,150,400)</u>	<u>(1,801,000)</u>	<u>(1,830,350)</u>	<u>29,350</u>
Net Change in Fund Balance	<u>\$ 1,500</u>	<u>\$ (28,500)</u>	<u>(45,128)</u>	<u>\$ 42,072</u>
Fund Balance, Beginning			3,147,035	
Prior Period Adjustment (Note 15)			<u>(248,125)</u>	
Fund Balance, Ending			<u>\$ 2,853,782</u>	

CITY OF NORTH SALT LAKE, UTAH
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
UTAH RETIREMENT SYSTEMS
JUNE 30, 2020
with a measurement date of December 31, 2019
Last 10 fiscal years*

		Noncontributory System	Public Safety System	Tier 2 Public Employees System	Tier 2 Public Safety and Firefighters System
Proportion of the net pension liability (asset)	2020	0.2593909%	0.7576692%	0.0496579%	0.1849945%
	2019	0.2515451%	0.7530044%	0.0499722%	0.1896608%
	2018	0.2446027%	0.6765509%	0.0493908%	0.2255066%
	2017	0.2530812%	0.6639816%	0.0492092%	0.1400266%
	2016	0.2504222%	0.6491617%	0.0506753%	0.1696343%
	2015	0.2382980%	0.6418601%	0.0632276%	0.1823782%
Proportion share of the net pension liability (asset)	2020	\$ 977,610	\$ 1,216,527	\$ 11,168	\$ 17,401
	2019	\$ 1,852,309	\$ 1,937,168	\$ 21,402	\$ 4,752
	2018	\$ 1,071,678	\$ 1,061,277	\$ 4,355	\$ (2,609)
	2017	\$ 1,625,091	\$ 1,347,402	\$ 5,489	\$ (1,216)
	2016	\$ 1,417,011	\$ 1,162,812	\$ (111)	\$ (2,478)
	2015	\$ 1,034,746	\$ 807,192	\$ (1,916)	\$ (2,698)
Covered employee payroll	2020	\$ 2,300,509	\$ 1,202,620	\$ 689,669	\$ 304,893
	2019	\$ 2,164,105	\$ 1,220,761	\$ 583,665	\$ 254,080
	2018	\$ 2,084,445	\$ 1,051,180	\$ 483,185	\$ 238,078
	2017	\$ 2,184,033	\$ 1,046,065	\$ 403,553	\$ 115,694
	2016	\$ 2,099,285	\$ 1,044,487	\$ 327,389	\$ 100,973
	2015	\$ 1,990,364	\$ 986,989	\$ 310,185	\$ 75,315
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	2020	42.50%	101.16%	1.62%	5.71%
	2019	85.59%	158.69%	3.67%	1.87%
	2018	51.41%	100.96%	0.90%	-1.10%
	2017	74.41%	128.81%	1.36%	-1.05%
	2016	67.50%	115.76%	-0.03%	2.45%
	2015	52.00%	81.80%	-0.60%	-3.60%
Plan fiduciary net position as a percentage of the total pension liability	2020	93.7%	90.9%	96.50%	89.60%
	2019	87.0%	84.7%	90.80%	95.60%
	2018	91.9%	90.2%	97.40%	103.00%
	2017	87.3%	86.5%	95.10%	103.60%
	2016	87.8%	87.1%	100.20%	110.70%
	2015	90.2%	90.5%	103.50%	120.50%

* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI. The 10-year schedule will need to be built prospectively.

CITY OF NORTH SALT LAKE, UTAH
SCHEDULE OF CONTRIBUTIONS
UTAH RETIREMENT SYSTEMS
JUNE 30, 2020

	As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contributions deficiency (excess)	Covered Employee Payroll	Contributions as a percentage of covered employee payroll
Noncontributory System	2016	386,831	386,831	-	2,174,060	17.79%
	2017	392,635	392,635	-	2,251,079	17.44%
	2018	386,946	386,946	-	2,154,015	17.96%
	2019	406,000	406,000	-	2,273,509	17.86%
	2020	420,807	420,807	-	2,341,779	17.97%
Public Safety System	2016	320,818	320,818	-	1,005,185	31.92%
	2017	339,377	339,377	-	1,105,641	30.70%
	2018	345,508	345,508	-	1,126,936	30.66%
	2019	377,813	377,813	-	1,243,983	30.37%
	2020	381,717	381,717	-	1,214,216	31.44%
Tier 2 Public Employees System*	2016	55,165	55,165	-	373,487	14.77%
	2017	63,238	63,238	-	424,134	14.91%
	2018	82,623	82,623	-	546,807	15.11%
	2019	92,055	92,055	-	600,656	15.33%
	2020	126,963	126,963	-	811,650	15.64%
Tier 2 Public Safety and Firefighter System*	2016	23,489	23,489	-	104,394	22.50%
	2017	42,782	42,782	-	190,866	22.41%
	2018	55,789	55,789	-	247,935	22.50%
	2019	60,546	60,546	-	266,339	22.73%
	2020	72,952	72,952	-	317,335	22.99%
Tier 2 Public Employees DC Only System*	2016	8,869	8,869	-	138,174	6.42%
	2017	8,898	8,898	-	149,806	5.94%
	2018	9,128	9,128	-	153,241	5.96%
	2019	4,591	4,591	-	85,419	5.37%
	2020	3,321	3,321	-	66,836	4.97%

* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011

Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. Contributions as a percentage of covered-payroll may be different than the board certified rate due to rounding and other administrative issues.

CITY OF NORTH SALT LAKE, UTAH
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
UTAH RETIREMENT SYSTEMS
JUNE 30, 2020

Changes in Assumptions:

As a result of the passage of SB 129, the retirement rates for members in the Tier 2 Public Safety and pattern in Hybrid System have been modified to be the same as the assumption used to model the retirement pattern in the Tier I Public Safety and Firefighter Systems, except for a 10% load at first eligibility for unreduced retirement prior to age 65.

SUPPLEMENTARY INFORMATION

CITY OF NORTH SALT LAKE
COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS
June 30, 2020

	<u>Redevelopment Agency</u>	<u>Housing Agency</u>	<u>Local Building Authority</u>	<u>Debt Service</u>	<u>Police Facilities</u>	<u>Total Nonmajor Governmental Funds</u>
Assets						
Cash and cash equivalents	\$ 417,903	\$ 82,420	\$ -	\$ 334,568	\$ -	\$ 834,891
Accounts receivable - net	-	-	-	-	-	-
Prepays	-	-	555	-	-	555
Taxes receivable	-	-	-	96,685	-	96,685
Restricted cash and cash equivalents	-	114,654	53,719	22,123	139,826	330,322
Total Assets	<u>\$ 417,903</u>	<u>\$ 197,074</u>	<u>\$ 54,274</u>	<u>\$ 453,376</u>	<u>\$ 139,826</u>	<u>\$ 1,262,453</u>
Liabilities and Fund Balances						
Liabilities						
Accrued liabilities	\$ -	\$ -	\$ -	\$ 114,416	\$ -	\$ 114,416
Due to other funds	-	-	30,519	-	-	30,519
Total Liabilities	<u>-</u>	<u>-</u>	<u>30,519</u>	<u>114,416</u>	<u>-</u>	<u>144,935</u>
Fund Balances						
Restricted:						
Impact fees	-	-	-	-	139,826	139,826
Debt service	-	-	23,200	22,123	-	45,323
Housing Restriction	-	114,654	-	-	-	114,654
Assigned	417,903	82,420	555	316,837	-	817,715
Total Fund Balances	<u>417,903</u>	<u>197,074</u>	<u>23,755</u>	<u>338,960</u>	<u>139,826</u>	<u>1,117,518</u>
Total Liabilities and Fund Balances	<u>\$ 417,903</u>	<u>\$ 197,074</u>	<u>\$ 54,274</u>	<u>\$ 453,376</u>	<u>\$ 139,826</u>	<u>\$ 1,262,453</u>

CITY OF NORTH SALT LAKE
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS
For The Year Ended June 30, 2020

	Redevelopment Agency	Housing Agency	Local Building Authority	Debt Service	Police Facilities	Total Nonmajor Governmental Funds
Revenues						
Property taxes	\$ 1,557,782	\$ -	\$ -	\$ 439,185	\$ -	\$ 1,996,967
Rental income	-	-	68,068	-	-	68,068
Intergovernmental	-	42,102	-	21,645	-	63,747
Impact fees	-	-	-	-	155,773	155,773
Interest	5,278	2,582	406	8,772	756	17,794
Total Revenues	1,563,060	44,684	68,474	469,602	156,529	2,302,349
Expenditures						
Community development Parks, recreation, and public property	1,232,594	49,658	24,674	30,000	-	1,336,926
Debt service:						
Principal	-	-	94,000	189,000	-	283,000
Interest	-	-	26,208	89,135	-	115,343
Total Expenditures	1,232,594	49,658	365,651	308,135	-	1,956,038
Excess (Deficiency) of Revenues Over (Under) Expenditures	330,466	(4,974)	(297,177)	161,467	156,529	346,311
Other Financing Sources (Uses)						
Proceeds of refunding bonds	-	-	-	2,521,000	-	2,521,000
Payment to bond refunding	-	-	-	(2,490,000)	-	(2,490,000)
Transfer in	-	75,119	295,800	-	-	370,919
Transfer out	(105,119)	-	-	(175,000)	(25,000)	(305,119)
Total Other Financing Sources (Uses)	(105,119)	75,119	295,800	(144,000)	(25,000)	96,800
Net Change in Fund Balances	225,347	70,145	(1,377)	17,467	131,529	443,111
Fund Balance, Beginning	192,556	126,929	25,132	435,909	8,297	788,823
Prior Period Adjustment (Note 15)	-	-	-	(114,416)	-	(114,416)
Fund Balance, Ending	\$ 417,903	\$ 197,074	\$ 23,755	\$ 338,960	\$ 139,826	\$ 1,117,518

CITY OF NORTH SALT LAKE
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – MAJOR CAPITAL PROJECTS FUND
For The Year Ended June 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Interest	\$ 25,000	\$ 25,000	\$ 57,386	\$ 32,386
Intergovernmental	-	30,000	-	(30,000)
Total Revenues	<u>25,000</u>	<u>55,000</u>	<u>57,386</u>	<u>2,386</u>
Expenditures				
General government	110,000	1,110,000	297,745	812,255
Public safety	-	282,352	-	282,352
Total Expenditures	<u>110,000</u>	<u>1,392,352</u>	<u>297,745</u>	<u>1,094,607</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(85,000)</u>	<u>(1,337,352)</u>	<u>(240,359)</u>	<u>1,096,993</u>
Other Financing Sources (Uses)				
Transfer in	25,000	672,500	672,500	-
Transfer out	-	(220,800)	(220,800)	-
Total Other Financing Sources (Uses)	<u>25,000</u>	<u>451,700</u>	<u>451,700</u>	<u>-</u>
Net Change in Fund Balance *	<u>\$ (60,000)</u>	<u>\$ (885,652)</u>	211,341	<u>\$ 1,096,993</u>
Fund Balance, Beginning			<u>4,285,084</u>	
Fund Balance, Ending			<u>\$ 4,496,425</u>	

CITY OF NORTH SALT LAKE
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL –MAJOR PARK DEVELOPMENT
CAPITAL PROJECTS FUND
For The Year Ended June 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Impact fees	\$ 475,000	\$ 475,000	\$ 478,000	\$ 3,000
Interest	6,000	6,000	16,234	10,234
Total Revenues	<u>481,000</u>	<u>481,000</u>	<u>494,234</u>	<u>13,234</u>
Expenditures				
Current:				
Improvements	200,000	516,720	47,467	469,253
Total Expenditures	<u>200,000</u>	<u>516,720</u>	<u>47,467</u>	<u>469,253</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>281,000</u>	<u>(35,720)</u>	<u>446,767</u>	<u>482,487</u>
Other Financing Sources (Uses)				
Transfer in	200,000	200,000	200,000	-
Total Other Financing Sources (Uses)	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>-</u>
Net Change in Fund Balance *	<u>\$ 481,000</u>	<u>\$ 164,280</u>	<u>646,767</u>	<u>\$ 482,487</u>
Fund Balance, Beginning			<u>564,203</u>	
Fund Balance, Ending			<u>\$ 1,210,970</u>	

CITY OF NORTH SALT LAKE
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – MAJOR ROADWAY DEVELOPMENT
CAPITAL PROJECTS FUND
For The Year Ended June 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Impact fees	\$ 352,000	\$ 352,000	\$ 646,163	\$ 294,163
Intergovernmental revenues	202,500	884,572	660,777	(223,795)
Interest	33,000	33,000	40,453	7,453
Total Revenues	<u>587,500</u>	<u>1,269,572</u>	<u>1,347,393</u>	<u>77,821</u>
Expenditures				
Highways and public improvements	1,750,000	3,785,402	2,311,721	1,473,681
Total Expenditures	<u>1,750,000</u>	<u>3,785,402</u>	<u>2,311,721</u>	<u>1,473,681</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(1,162,500)</u>	<u>(2,515,830)</u>	<u>(964,328)</u>	<u>1,551,502</u>
Other Financing Sources (Uses)				
Transfer in	1,140,000	1,140,500	1,140,500	-
Total Other Financing Sources (Uses)	<u>1,140,000</u>	<u>1,140,500</u>	<u>1,140,500</u>	<u>-</u>
Net Change in Fund Balance *	<u>\$ (22,500)</u>	<u>\$ (1,375,330)</u>	176,172	<u>\$ 1,551,502</u>
Fund Balance, Beginning			<u>2,678,262</u>	
Fund Balance, Ending			<u>\$ 2,854,434</u>	

CITY OF NORTH SALT LAKE
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – NONMAJOR REDEVELOPMENT AGENCY
SPECIAL FUND
For The Year Ended June 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Taxes	\$ 922,000	\$ 1,558,200	\$ 1,557,782	\$ (418)
Interest	1,000	1,000	5,278	4,278
Total Revenues	<u>923,000</u>	<u>1,559,200</u>	<u>1,563,060</u>	<u>3,860</u>
Expenditures				
Improvements	-	-	-	-
Community	712,800	1,286,800	1,232,594	54,206
Total Expenditures	<u>712,800</u>	<u>1,286,800</u>	<u>1,232,594</u>	<u>54,206</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>210,200</u>	<u>272,400</u>	<u>330,466</u>	<u>58,066</u>
Other Financing Sources (Uses)				
Transfer out	(138,000)	(80,900)	(105,119)	(24,219)
Total Other Financing Sources (Uses)	<u>(138,000)</u>	<u>(80,900)</u>	<u>(105,119)</u>	<u>(24,219)</u>
Net Change in Fund Balance	<u>\$ (138,000)</u>	<u>\$ (80,900)</u>	225,347	<u>\$ (24,219)</u>
Fund Balance, Beginning			<u>192,556</u>	
Fund Balance, Ending			<u>\$ 417,903</u>	

CITY OF NORTH SALT LAKE
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – NONMAJOR LOCAL BUILDING
AUTHORITY SPECIAL FUND
For The Year Ended June 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Rent	\$ 60,000	\$ 67,000	\$ 68,068	\$ 1,068
Interest	200	200	406	206
Total Revenues	<u>60,200</u>	<u>67,200</u>	<u>68,474</u>	<u>1,274</u>
Expenditures				
Community	30,500	37,500	24,674	12,826
Improvements	-	220,800	220,769	31
Debt service:				
Principal	94,000	94,000	94,000	-
Interest	26,300	26,300	26,208	92
Total Expenditures	<u>150,800</u>	<u>378,600</u>	<u>365,651</u>	<u>12,949</u>
Excess (Deficiency) of Revenues				
Over (Under) Expenditures	<u>(90,600)</u>	<u>(311,400)</u>	<u>(297,177)</u>	<u>14,223</u>
Other Financing Sources (Uses)				
Transfer in	75,000	295,800	295,800	-
Transfer out	-	-	-	-
Total Other Financing Sources (Uses)	<u>75,000</u>	<u>295,800</u>	<u>295,800</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 75,000</u>	<u>\$ 295,800</u>	<u>(1,377)</u>	<u>\$ -</u>
Fund Balance, Beginning			<u>25,132</u>	
Fund Balance, Ending			<u>\$ 23,755</u>	

CITY OF NORTH SALT LAKE
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – NONMAJOR HOUSING SPECIAL FUND
For The Year Ended June 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental	\$ -	\$ 87,500	\$ 42,102	\$ (45,398)
Interest	1,000	1,000	2,582	1,582
Total Revenues	<u>1,000</u>	<u>88,500</u>	<u>44,684</u>	<u>(43,816)</u>
Expenditures				
Community	60,000	147,500	49,658	97,842
Total Expenditures	<u>60,000</u>	<u>147,500</u>	<u>49,658</u>	<u>97,842</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(59,000)</u>	<u>(59,000)</u>	<u>(4,974)</u>	<u>54,026</u>
Other Financing Sources (Uses)				
Transfer in	50,900	108,000	75,119	(32,881)
Total Other Financing Sources (Uses)	<u>50,900</u>	<u>108,000</u>	<u>75,119</u>	<u>(32,881)</u>
Net Change in Fund Balance	<u>\$ 50,900</u>	<u>\$ 108,000</u>	<u>70,145</u>	<u>\$ (32,881)</u>
Fund Balance, Beginning			<u>126,929</u>	
Fund Balance, Ending			<u>\$ 197,074</u>	

CITY OF NORTH SALT LAKE
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – NONMAJOR DEBT SERVICE FUND
For The Year Ended June 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Sales taxes	\$ 450,000	\$ 450,000	\$ 439,185	\$ (10,815)
Intergovernmental	45,000	45,000	21,645	(23,355)
Interest	7,200	7,200	8,772	1,572
Total Revenues	<u>502,200</u>	<u>502,200</u>	<u>469,602</u>	<u>(32,598)</u>
Expenditures				
Debt service:				
Principal	190,000	190,000	189,000	1,000
Interest	131,500	131,500	89,135	42,365
Fees	2,600	2,600	30,000	(27,400)
Total Expenditures	<u>324,100</u>	<u>324,100</u>	<u>308,135</u>	<u>15,965</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>178,100</u>	<u>178,100</u>	<u>161,467</u>	<u>(16,633)</u>
Other Financing Sources (Uses)				
Proceeds of refunding bonds	-	-	2,521,000	2,521,000
Payment to bond refunding	-	-	(2,490,000)	(2,490,000)
Transfer out	(175,000)	(175,000)	(175,000)	-
Total Other Financing Sources (Uses)	<u>(175,000)</u>	<u>(175,000)</u>	<u>(144,000)</u>	<u>31,000</u>
Net Change in Fund Balance	<u>\$ 3,100</u>	<u>\$ 3,100</u>	<u>17,467</u>	<u>\$ 14,367</u>
Fund Balance, Beginning			435,909	
Prior Period Adjustment			<u>(114,416)</u>	
Fund Balance, Ending			<u>\$ 338,960</u>	

CITY OF NORTH SALT LAKE
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL –NONMAJOR POLICE FACILITIES FUND
For The Year Ended June 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Impact fees	\$ 84,000	\$ 84,000	\$ 155,773	\$ 71,773
Interest	600	600	756	156
Total Revenues	<u>84,600</u>	<u>84,600</u>	<u>156,529</u>	<u>71,929</u>
Other Financing Sources (Uses)				
Transfer out	<u>(25,000)</u>	<u>(25,000)</u>	<u>(25,000)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(25,000)</u>	<u>(25,000)</u>	<u>(25,000)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 59,600</u>	<u>\$ 59,600</u>	<u>131,529</u>	<u>\$ 71,929</u>
Fund Balance, Beginning			<u>8,297</u>	
Fund Balance, Ending			<u>\$ 139,826</u>	

**CITY OF NORTH SALT LAKE
WATER FUND
SCHEDULE OF NET REVENUES AND AGGREGATE DEBT SERVICE
AS DESCRIBED IN BOND DOCUMENTS
For The Year Ended June 30, 2020**

Net Revenues:		
Total Operating Revenues		\$ 5,456,167
Non-Operating Revenues		
	Impact Fees	1,403,096
	Interest Income	174,447
		7,033,710
Operating Expenses (excluding depreciation)		3,944,785
	Total Expenses (excluding depreciation)	3,944,785
Net Revenues		\$ 3,088,925
 Fiscal Year 2020 Debt Service Requirements:		
	2010 Bonds	\$ 196,014
		\$ 196,014
Fiscal Year 2020 Net revenues divided by aggregate fiscal year 2021 debt service		1576%
Minimum requirement		125%
Excess (Deficiency)		1451%



**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

To the Mayor and Council of
North Salt Lake City

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of North Salt Lake City, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise North Salt Lake City’s basic financial statements, and have issued our report thereon dated December 24, 2020.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered North Salt Lake City’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of North Salt Lake City’s internal control. Accordingly, we do not express an opinion on the effectiveness of North Salt Lake City’s internal control.

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Child, Richards CPAs & Advisors

Ogden, Utah
December 24, 2020



**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE AND
REPORT ON INTERNAL CONTROL OVER COMPLIANCE
AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE***

To the Mayor and Council of
North Salt Lake City

Report On Compliance

We have audited North Salt Lake City’s compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the State Auditor, that could have a direct and material effect on North Salt Lake City for the year ended June 30, 2020.

State compliance requirements were tested for the year ended June 30, 2020 in the following areas:

Budgetary Compliance	Fund Balance
Justice Courts	Restricted Taxes and Related Revenues
Fraud Risk Assessment	Open and Public Meetings Act

Management’s Responsibility

Management is responsible for compliance with the state requirements referred to above.

Auditor’s Responsibility

Our responsibility is to express an opinion on North Salt Lake City’s compliance based on our audit of the state compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the state compliance requirements referred to above that could have a direct and material effect on a state compliance requirement occurred. An audit includes examining, on a test basis, evidence about North Salt Lake City’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audit does not provide a legal determination of North Salt Lake City’s compliance with those requirements.

Opinion on Compliance

In our opinion, North Salt Lake City complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2020.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance, which is required to be reported in accordance with the *State Compliance Audit Guide* and which is described in the accompanying schedule of findings as item 2020-1. Our opinion on compliance is not modified with respect to these matters.

North Salt Lake City's response to the noncompliance finding identified in our audit is described in the accompanying schedule of findings. North Salt Lake City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report On Internal Control Over Compliance

Management of North Salt Lake City is responsible for establishing and maintaining effective internal control over compliance with the state compliance requirements referred to above. In planning and performing our audit of compliance, we considered North Salt Lake City's internal control over compliance with the state compliance requirements referred to above to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with those state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of North Salt Lake City's internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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

Child, Richards CPAs & Advisors

Ogden, Utah
December 24, 2020

**NORTH SALT LAKE
SCHEDULE OF FINDINGS
JUNE 30, 2020**

Internal Controls Over State Compliance:

2020-01: State Compliance – Budgetary Compliance

Criteria: The State requires that the total expenditures by fund or department did not exceed the amounts appropriated in the final adopted budget.

Condition: As of June 30, 2020, the City's total expenditures in the Debt Service Fund was \$2,474,035 in excess of budgeted expenditures.

Cause: There was a bond refunding during the year that was not included in the proposed budget amendment.

Effect: There is no effect on the financial statements. The City is noncompliant with the state code requirement.

Management's Response: The City will make the necessary budget modifications to ensure that all expenditures fall within the budgeted amounts. If any expenditures are expected to exceed the budgeted amount, the City will amend the budget with a public hearing.



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

Len Arave
Mayor

Ken Leetham
City Manager

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Ken Leetham, City Manager

DATE: January 5, 2021

SUBJECT: Authorization to prepare FY 21 budget adjustments related to wages and previously-considered operational proposals.

RECOMMENDATION

I recommend that the City Council authorize the City Manager to prepare a mid-year budget adjustment that includes additional revenue projections and expenditures related to wages and additional expenses as outlined in this report dated January 5, 2021.

BACKGROUND

As the Council is aware, in early 2020 while preparing and deliberating over the fiscal year 2021 budget proposals, we drastically reduced our revenue projections and expenditures in anticipation of then-unknown effects of the Coronavirus pandemic. In addition to reducing our expenditures, we also proposed to the Council several cost-saving measures, including freezing of wage adjustments (COLA and merit increases). I would like the Council to now re-consider those wage-related freezes, particularly in light of our positive financial circumstances.

The history of our conservative revenue projection includes direction from both the State of Utah and the Utah League of Cities and Towns. Both of these agencies recommended anywhere from a 25-35% reduction in projected sales tax. In our City, we adopted a greatly reduced sales tax projection and felt comfortable with a very conservative approach to revenues. The pandemic has produced many unanticipated and challenging problems for the State, but has not resulted in a reduction of sales tax. In fact, sales tax revenues Statewide have increased over last year by an estimated 4-5%. Attached to this memorandum is a one-page summary that shows the original budgeted revenue and the actual revenue received. You'll note two major increases in revenue (over budget) in Sales Tax and Intergovernmental Revenues (mostly due to the CARES Act).

In addition to the projected revenue shortfalls never occurring, I remind the Council that at the end of FY 2020 the City was able to transfer \$647,500 to the Capital Projects Fund and is proposing to transfer

an additional \$1.3 million during the second half of FY 2021. Finally, we will be able to transfer an additional \$302,000 to Roads Capital Projects from the increased sales tax related to B & C road taxes, and \$800,000 available from unrestricted funds in the General Fund.

The Federal passage of the CARES Act provided North Salt Lake with \$1,784,021. We have utilized those funds through lawful sharing arrangements with Davis County (to assist North Salt Lake businesses), the Davis Education Foundation, the South Davis Metro Fire District, the Davis County Mosquito Abatement District, the South Davis Recreation District and the Wasatch Integrated Waste District. We have also utilized those funds to purchase COVID-19-related response supplies such as Personal Protective Equipment and some other miscellaneous costs so that employees could work from home, minor amounts of overtime and staff leave required by the Coronavirus Family First Medical Leave Act. We have approximately \$1.2 million remaining which will be used to off-set public safety related salaries and benefits.

The City projected conservative revenue generation in development-related revenue. This has turned out to be low and our development and building-related revenues are coming in much higher than projected.

There are also several expense-related cuts that we made when the FY 2021 budget was adopted and which I would request that the City Council re-consider now that we are halfway through the fiscal year.

Wage Adjustments

The most important issue to re-consider is Cost of Living Adjustments (COLAs) and merit increases for all non-safety employees. You may recall that we did approve a significant increase in public safety wages in order to stay competitive in salaries and wages and in an attempt to reduce turnover related to wages and benefits. Specifically, the City Council approved a market adjustment of up to 8% for the City's sworn police officers within the Police Department (except for the Assistant Chief and Chief). So, the proposals in this report do not include any changes to those officers who received this market adjustment in July.

I propose that the COLA be reinstated and retro-active back to July 1, 2020 for all employees except the sworn officers noted above. At that time of the adoption of the budget, we had data from the Bureau of Labor and Statistics and Zions Bank Economic Snapshot indicating that the COLA for the Wasatch Front should be approximately 2%. Recommended and projected COLAs have been higher in recent years due to higher than normal increases in the cost of housing. The total or annual cost of this proposed addition to the budget is \$88,500.

I am also proposing that merit increases, which are wage adjustments of 2% related to performance evaluations be reinstated. These wage adjustments are given throughout the year on anniversary dates and correspond with the timing of a written evaluation of employee performance. The cost to re-instate this benefit is approximately \$56,000. These wage adjustments occur over the course of all 12 months when employee annual anniversary dates are scheduled. The City also has seven employees who are capped at the top of their range and will not be receiving any merit increases.

The City also froze the payments to employees who are able to provide their own medical insurance, or are on a lower cost single or two-party plan. This Medical in Lieu benefit should also be re-instated at a cost of \$52,800 for the full year.

Our employees have been very patient and happy to have continued employment. We all recognize the unknown challenge facing the City in early 2020. I believe that we know much more now about the City's financial position and it is positive and healthy. While it may be tempting to allow these cuts to remain in effect or to reduce the re-instatement of benefits somehow, it would be difficult to make the argument that a downturn in City revenue is the cause for reduced benefits. Further, I believe that our compensation and benefits are competitive and that we have demonstrated a strong capability to hire and retain highly skilled and capable employees. Hiring the best employees we can find is intentional and I have been very grateful over my years working for North Salt Lake that elected officials have been willing to provide robust wages and benefits for these purposes. It seems clear to me that in the last ten years, the City has made terrific progress in multiple areas and this is due in great part to skilled employees who have lifted and improved City operations in numerous ways. It is my desire to continue to have that strong capability by demonstrating to our existing workforce that the City appreciates their patient efforts to continue to work hard in the face of uncertainty over wage increases.

Personnel Increases

There are two personnel increases that I would ask the Council to also re-consider. The first is allowing an additional position for communications. We discussed this position during the budget preparation earlier in 2020 and I would like to include authorization of this position in the proposed amendment. The estimated cost for this new position is approximately \$60,000. It is also possible that the City can fill this position with existing staff moving from part-time to full-time. Our City Planner, Mackenzie Bennett, is part-time and is heading up our Qualtrics public outreach efforts. We believe that converting her position to full-time and authorizing a second part-time position, as needed, could provide the Community Development Department the staff support that it needs and allow for this communication position to also be part of Ms. Bennett's responsibilities.

Other Changes

You may note that the attached General Fund Summary contains a transfer of \$200,000 into the Fleet Fund. The purpose of this transfer is to authorize the possible lease or purchase of 4 Police Department patrol vehicles. We are attempting to rotate those vehicles when needed rather than waiting to have 7-10 vehicles to replace in any given fiscal year. It is not known at this time if we will use that full amount, but would like to have the approval to at least consider this option in the second half of the fiscal year. Prior to purchasing any vehicles, even if those purchases are authorized by the Council in an adopted budget, we will bring those proposed purchases back to the City Council for approval.

PROPOSED MOTION

I move that the City Council authorize the City Manager to prepare an amendment to the FY 2021 budget to reinstate employee wages and benefits, personnel increases and revenue projections as shown in the Council memorandum with the attached General Fund summary dated January 5, 2021.

**GENERAL FUND
REVENUE AND EXPENDITURES
ACTUAL, BUDGET, AND RECOMMENDED**

	Actual FY 2020	Original Budget FY 2021	Proposed Amended Budget FY 2021
Revenues			
Taxes:			
Property	\$ 2,969,800	\$ 2,933,000	\$ 2,933,000
Sales and use	4,693,900	3,765,000	5,163,000
Franchise	1,899,600	1,754,800	1,809,200
Licenses and permits	222,700	225,000	225,000
Intergovernmental revenues	1,209,300	984,500	2,963,500
Charges for services	951,200	585,200	687,200
Fines and forfeitures	358,600	380,000	210,000
Interest	47,700	80,000	50,000
Miscellaneous	10,000	48,600	48,600
Total Revenues	<u>12,362,800</u>	<u>10,756,100</u>	<u>14,089,500</u>
Expenditures			
General government:			
Legislative	217,200	233,100	670,000
Administrative	1,053,000	926,000	1,082,000
Buildings	70,400	86,400	86,400
Judicial	316,800	337,900	338,900
Total general government	<u>1,657,400</u>	<u>1,583,400</u>	<u>2,177,300</u>
Public safety:			
Police department	4,047,900	4,061,100	4,180,800
Fire department	1,347,400	1,402,600	1,402,600
Total public safety	<u>5,395,300</u>	<u>5,463,700</u>	<u>5,583,400</u>
Public works:			
Streets department	1,689,100	1,310,400	1,318,100
Engineering	199,700	193,800	194,600
Total public works	<u>1,888,800</u>	<u>1,504,200</u>	<u>1,512,700</u>
Community Development			
Planning and zoning	394,300	388,100	391,000
Building inspection	208,000	214,700	223,100
Total community development	<u>602,300</u>	<u>602,800</u>	<u>614,100</u>
Parks	<u>1,034,300</u>	<u>943,000</u>	<u>952,500</u>
Total Expenditures	<u>\$ 10,578,100</u>	<u>\$ 10,097,100</u>	<u>\$ 10,840,000</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>\$ 1,784,700</u>	<u>\$ 659,000</u>	<u>\$ 3,249,500</u>
Other Financing Sources (Uses)			
Transfer in - RDA	30,000	75,000	75,000
Transfer out-capital fund	(647,500)	-	-
Transfer out-park fund	(100,000)	-	-
Transfer out-road fund	(1,140,500)	(783,000)	(1,085,000)
Sale of capital assets	13,400	5,000	5,000
Contributions	14,300	7,500	7,500
Total Other Financing Sources (Uses)	<u>(1,830,300)</u>	<u>(695,500)</u>	<u>(997,500)</u>
Net Change in Fund Balance	<u>\$ (45,600)</u>	<u>\$ (36,500)</u>	<u>\$ 2,252,000</u>
Propose Budget Expenditure Increases			
Expenditures overall under budget 2%	-	-	216,800
Wage and benefit increases (COLA, Step, Ins)	-	-	(110,400)
Reinstate positions (Recorder and Planner)	-	-	(60,500)
Police vehicles - capital charge to fleet	-	-	(200,000)
Transfer out-capital fund	-	-	(1,300,000)
Transfer out-road fund	-	-	(800,000)
Total Additional Expenditures	<u>-</u>	<u>-</u>	<u>(2,254,100)</u>
Net Change in Fund Balance After Adj	<u>\$ (45,600)</u>	<u>\$ (36,500)</u>	<u>\$ (2,100)</u>
Fund Balance, Beginning	<u>2,898,900</u>	<u>2,853,300</u>	<u>2,853,300</u>
Fund Balance, Ending	<u>\$ 2,853,300</u>	<u>\$ 2,816,800</u>	<u>\$ 2,851,200</u>



CITY OF NORTH SALT LAKE

10 East Center Street
North Salt Lake, Utah 84054
(801) 335-8700

TO: Honorable Mayor and City Council

FROM: Linda Horrocks, City Recorder

DATE: December 29, 2020

SUBJECT: Parks Trails Arts and Recreation Advisory Board Appointments

Linda Horrocks
City Recorder

As you know, appointments to our various boards and committees expire at year-end. The following appointments to the Parks Trails Arts and Advisory Board expire 12/31/20:

Stan Porter's appointment – Kristine Pepin
Brian Horrocks' appointment – Rachel Shumway
Ryan Mumford's appointment – Dallas Golden*

These three individuals are just completing their first terms on the Board and have expressed an interest in continuing to serve another term.

These reappointments could be done in one motion, if desired.

Suggested motion:

I move to reappoint Dallas Golden, Kristine Pepin and Rachel Shumway to second terms on the City's Parks Trails Arts and Recreation Advisory Board effective January 1, 2021.

Thank you.

Linda

**Dallas was appointed to fill the remainder of Alisa Van Langeveld's term when she was appointed to the Planning Commission. There was one year left on her PTAR term.*

**RESOLUTION NO. 2021-01R
NOTICE OF ANNUAL MEETING SCHEDULES FOR THE
CITY COUNCIL AND PLANNING COMMISSION
OF THE CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
CALENDAR YEAR 2021**

WHEREAS, the City Council of the City of North Salt Lake, Davis County, Utah, hereby gives notice to the public of the regular meeting schedules of the City Council and Planning Commission for the calendar year 2021;

NOW, THEREFORE BE IT RESOLVED, all City Council and Planning Commission meetings will be held at the North Salt Lake City Hall, in the Council Chambers, 10 East Center Street, with the City Council commencing at 7:00 p.m., and the Planning Commission at 6:30 p.m., unless otherwise posted. If any meeting is canceled or rescheduled, public notice will be given of such new meeting date. Meetings at times other than as specified shall be held by the City Council or Planning Commission as circumstances require. The dates for holding regular meetings shall be as follows:

REGULAR CITY COUNCIL MEETING DATES

JANUARY 5	JUNE 15
JANUARY 19	JULY 6
FEBRUARY 2	JULY 20
FEBRUARY 16	AUGUST 3
MARCH 2	AUGUST 17
MARCH 16	SEPTEMBER 7
APRIL 6	SEPTEMBER 21
APRIL 20	OCTOBER 5
MAY 4	OCTOBER 19
MAY 18	NOVEMBER 16
JUNE 1	DECEMBER 7

REGULAR PLANNING COMMISSION MEETING DATES

JANUARY 12	JULY 13
JANUARY 26	JULY 27
FEBRUARY 9	AUGUST 10
FEBRUARY 23	AUGUST 24
MARCH 9	SEPTEMBER 14
MARCH 23	SEPTEMBER 28
APRIL 13	OCTOBER 12
APRIL 27	OCTOBER 26
MAY 11	NOVEMBER 9
MAY 25	NOVEMBER 23
JUNE 8	DECEMBER 14
JUNE 22	

All meetings of the City Council are open to the public unless closed pursuant to Section 52-4-204, Utah Code. A written agenda of each open meeting will be posted on the City's website at www.nslcity.org and at the North Salt Lake City Hall, 10 East Center Street, in North Salt Lake, Utah no later than 5:30 p.m. on the regular business day preceding such meeting.

EFFECTIVE DATE. This resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the City Council of North Salt lake City, State of Utah, this 5th day of January, 2021.

Len Arave, Mayor

ATTEST:

Linda Horrocks, City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
Lisa Baskin	_____
Natalie Gordon	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____

Certificate of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certifies that the foregoing Notice of Annual Meeting Schedules, Resolution No. 2021-01R was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code within the municipality and sent to the appropriate newspapers.

Recorded this _____ day of _____, 2021.

Linda Horrocks, City Recorder

1 CITY OF NORTH SALT LAKE
2 CITY COUNCIL MEETING-WORK SESSION
3 DECEMBER 15, 2020
4

5 **DRAFT**
6

7 Mayor Arave called the meeting to order at 6:08 p.m.
8

9 PRESENT: Mayor Len Arave
10 Council Member Lisa Watts Baskin
11 Council Member Brian Horrocks
12 Council Member Stan Porter
13

14 EXCUSED: Council Member Natalie Gordon
15 Council Member Ryan Mumford
16

17 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; Janice Larsen,
18 Finance Director; Craig Black, Police Chief; Dane Stone, Fire Chief; David Church, City
19 Attorney; Sherrie Pace, Community Development Director; Linda Horrocks, City Recorder;
20 Andrea Bradford, Minutes Secretary.
21

22 OTHERS PRESENT: Dee Lalliss, resident; Linda Mitchell.
23

24 1. DEPARTMENT REPORT: SOUTH DAVIS METRO FIRE-CHIEF DANE STONE
25

26 Dane Stone, South Davis Metro Fire District, reported that Chief Bassett had retired in
27 November and he was appointed on November 16th as the new Fire Chief. He said Greg Stewart
28 was appointed as the Deputy Chief and Dave Powers would remain the Administration Chief.
29 Chief Stone said they just received a new four-wheel drive engine for the Boulevard Station and
30 would be getting a new medic engine for the Eaglewood Fire Station in February. All of the front
31 line heavy apparatus would be five years old or less including reserve engines. He said the
32 stations were all in good condition as well with the recent replacement and remodel of the
33 Centerville and Boulevard stations respectively.
34

35 Chief Stone then spoke on staffing and said two recruits just graduated from the academy, which
36 was held in conjunction with Salt Lake City and Sandy City fire departments. He spoke on the
37 good relationship they had with Salt Lake City fire. Recruiting would begin again in February
38 with the goal to have all the stations fully staffed with a maximum of four people on each engine
39 and two people on each ambulance. Currently there were 87 operational firefighters and 8
40 daytime administrative staff.
41

42 Chief Stone said the department had done well with only seven confirmed COVID-19 cases
43 throughout the pandemic. He said everyone was required to wear masks and symptomatic

44 employees were tested. Many COVID patients were transported but staff remained safe with
45 personal protective equipment (PPE). Chief Stone then talked about the need for a tax increase in
46 the near future.

47
48 Council Member Horrocks asked if the tax increase was just payroll related as the equipment and
49 stations were all in good shape. Chief Stone said that the tax rate should have been maintained
50 and the tax increase would be to fund the bonds and for a training facility. He said the original
51 plan was to purchase property adjacent to the Holly Refining for the facility and he would be
52 renewing those efforts to obtain the property.

53
54 Chief Stone commented that he would like to increase daytime staffing as well. Mayor Arave
55 spoke on personnel costs and said South Davis Metro Fire Agency was formed in 2005 and did
56 not increase staffing until 2017. He said that part time employees were being used to fill in which
57 was difficult.

58
59 Chief Stone said there was a tax increase in 2015 to hire 24 extra personnel including taking over
60 paramedic services from Davis County. He said while numbers of operational staff had increased
61 that daytime administrative staff had not.

62
63 2. UPDATE AND DISCUSSION ON PARAMEDIC SERVICES IN DAVIS COUNTY-
64 CITY MANAGER

65
66 Ken Leetham reported that he had been working with other city managers and fire chiefs to
67 discuss paramedic services in Davis County. He showed a map of Davis County and said there
68 were 15 municipalities, 17 fire stations, and 5 paramedic units that operated out of the fire
69 stations. Mr. Leetham explained that other paramedic services in the County were provided by
70 sheriff deputies. He said a collaborative effort had been made to transfer the service model for
71 paramedic services in the County. He reviewed three models, which included shifting from the
72 service being provided by sheriff deputies to having six extra paramedic units for a total of 11
73 units. This would result in six new stations in Clinton, Syracuse, West Point, Layton, Kaysville,
74 and Farmington with the elimination of the combination deputy/paramedic model.

75
76 Ken Leetham then reviewed solution two, which would be to enter into service agreements in
77 order to serve all cities. This would include a new central district comprised of Farmington,
78 Kaysville, and Fruit Heights. He said Syracuse, Clinton and South Weber would need to
79 determine how they would provide and pay for services.

80
81 Mr. Leetham said in 2021 that the Countywide paramedic tax would be eliminated by Davis
82 County. He explained that this tax was collected in the City and a portion of that tax was
83 exported into other areas, which resulted in the City subsidizing some of the paramedic
84 operations. The proposal was that when the tax funding ended that South Davis Metro Fire

85 District (SDMFD) would adopt the same tax rate and other communities would adopt the same
86 or higher tax rate.

87
88 Ken Leetham explained that last year the City collected \$808,000, which was 25% of the tax
89 based on the agreed formula. He said the district, which included the City, and Layton, each had
90 an equal 25% and the rest of the tax was distributed to the County for their areas but the City
91 only had one-third of the population of the County, which resulted in an unequal situation. This
92 inequity would be corrected with the proposed changes and each City would sign an interlocal
93 agreement for services. Mr. Leetham said there would not be a lot of change for the City except
94 for a better tax structure. He spoke on the process, which included public outreach, agreements to
95 be signed, and the subcommittees working on the contract and communications.

96
97 Ken Leetham said he had spoken with the County and a presentation would be made during the
98 Council of Governments meeting in January. He felt that the project would be successful as the
99 cities and Davis County all worked well together.

100
101 Mayor Arave commented that it looked like the County was collecting \$3.6 million in taxes and
102 Layton was receiving \$1.6 million. He said it seemed like the County was spending \$4.5 million
103 in services to the north end of the County, which meant that taxpayers in the southern end of the
104 County were subsidizing the northern part of the County. Ken Leetham said this plan would
105 correct the inequity and poor financing model.

106
107 3. APPROVE CITY COUNCIL MINUTES

108
109 The City Council minutes of November 17, 2020 were reviewed and amended.

110
111 **Council Member Baskin moved to approve the minutes of November 17, 2020 as amended**
112 **with the reflection that the Resolution 2020-32R passed and be incorporated into the**
113 **minutes. Council Member Horrocks seconded the motion. The motion was approved by**
114 **Council Members Baskin, Horrocks and Porter. Council Members Gordon and Mumford**
115 **were excused.**

116
117 4. ACTION ITEMS

118
119 The action items list was reviewed. Completed items were removed from the list.

120
121 Mayor Arave asked about the Redwood Road CDA. He also asked about the annexation and if it
122 was moving forward. Ken Leetham replied that he met with Lewis Young on the Redwood Road
123 CDA and said there were ways for the City to use the tax increment to perform work at the
124 Foxboro Wetlands Park. He said staff would bring a plan related to the expenditures for the
125 Redwood Road and Highway 89 CDAs. He said there was a method in the Highway 89 CDA to
126 potentially use TIF revenue for the expansion of Hatch Park.

127
128 Mayor Arave then asked about the golf course remodel. Ken Leetham responded that the
129 architect presented exterior plans and proposal to the Golf Committee. The Committee made
130 some suggestions on the exterior and asked the architect to review the interior of the building and
131 present some concepts within the next 30 days. These recommendations from the Golf
132 Committee would then be presented to the City Council.

133
134 Mayor Arave asked if the architect would review the downstairs office area as well.

135
136 Sherrie Pace provided an update on the proposed Misty River annexation. She said Lewis Young
137 had met with most of the potential affected taxing entities and had enough information to put
138 together the metrics and model. They were still waiting for estimates from the sewer district. It
139 was estimated that the draft for the annexation policy would be available in early January.

140
141 Mayor Arave asked if the Misty River applicants were still interested. Sherrie Pace replied that
142 they were anxious to receive the annexation study. She said staff toured the property last week to
143 get a better feel of the layout.

144
145 Mayor Arave questioned if Salt Lake or the airport were concerned about the project. He asked if
146 a noise study would be conducted. Sherrie Pace responded that everyone was just waiting for the
147 feasibility study. She said the developer had paid for a noise study to be performed.

148
149 Council Member Porter asked about item 13 from the action items list related to vacant property.
150 Sherrie Pace replied that she would reach out to the property owner.

151
152 Council Member Baskin spoke on a hearing for the Wilmington property. Sherrie Pace
153 responded that there was a code violation for all five properties and a hearing would be held in
154 front of the hearing officer. She explained that the site had been abandoned and the property had
155 become an attractive nuisance under City ordinance. The City reached out to the developer and
156 they did not want to spend the money to demolish the buildings and cleanup the site. The City
157 asked for an order that the property owner cleanup the site and tear down the buildings or allow
158 the City to abate the issue with the cost to be collected per a tax lien.

159
160 Mayor Arave asked about the status of the development. Sherrie Pace said the current owner was
161 trying to sell the property to a new development group. The new development group wanted to
162 bring changes to the City Council and were working with staff prior to presentation to the
163 Council.

164
165 Mayor Arave asked about commercial development at Town Plaza. Sherrie Pace said she would
166 reach out to the developer related to the submittal of building permits for the project.

167
168 5. COUNCIL REPORTS

169

170 Council Members Baskin, Horrocks and Porter had nothing to report.

171

172 6. MAYOR'S REPORT

173

174 Mayor Arave had nothing to report.

175

176 7. CITY ATTORNEY'S REPORT

177

178 David Church had nothing to report.

179

180 8. CITY MANAGER'S REPORT

181

182 Ken Leetham reported that a small Christmas gift would be delivered to the Mayor and City
183 Council this week.

184

185 9. ADJOURN

186

187 Mayor Arave adjourned the meeting at 7:01 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
DECEMBER 15, 2020

DRAFT

Mayor Arave called the meeting to order at 7:01 p.m.

PRESENT: Mayor Len Arave
Council Member Lisa Watts Baskin
Council Member Brian Horrocks
Council Member Stan Porter

EXCUSED: Council Member Natalie Gordon
Council Member Ryan Mumford

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Sherrie Pace, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Dee Lalliss, resident; Dal Wayment, South Davis Sewer District.

Mayor Arave stated that as Mayor of the City of North Salt Lake and Chair of this public body they had determined that due to the COVID-19 pandemic and the physical distancing needed to prevent the spread of infection, public meetings pose a substantial risk to the health and safety of those who may be present. That risk could be substantially mitigated by holding City Council meetings through electronic means that allow for public participation without an anchor location. A copy of this determination is available at www.nslcity.org.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF ORDINANCE 2020-16: AN ORDINANCE ADOPTING THE SOUTH DAVIS SEWER DISTRICT INDUSTRIAL PRETREATMENT PROGRAM-EFFLUENT REQUIREMENT, RULES AND REGULATIONS ADOPTED 6/25/2020

Ken Leetham reported that there were 58 pages of regulations that would be attached to the Resolution. He said there was a section related to the City's obligations and the Sewer District's coordination related to building permitting and land use approvals, which meant the City and the District would coordinate on any approvals or pending applications. The City would provide

230 details about the proposals so the District could work with businesses on what types of
231 discharges they would make into the sewer system. He said most of the regulations were related
232 to the District including discharge permits, enforcement, and powers to regulate. Mr. Leetham
233 said the State required all the cities in the District adopt the same regulations that the Sewer
234 District adopted before the end of the year.

235
236 Dal Wayment, South Davis Sewer District, commented that the City has had this ordinance in
237 place since the 1980s but the Division of Water Quality required that it be updated. He said the
238 key issue was that under the EPA's mandate the program must have the ability to assess a
239 criminal penalty, which was why the cities must adopt this ordinance.

240
241 Council Member Porter asked if there was language in the regulations that could be
242 misinterpreted such as the storage of small amounts of everyday items in a residential garage or
243 the ability for a company to blame an employee that had minimal responsibility. He asked about
244 water softener salt that may be dumped in the sewer. Dal Wayment replied that while water
245 softener salt was a problem, it was not included in the regulations. He said to reuse waste water
246 for irrigation would be problematic and in the future there would have to be an ordinance
247 banning people from using sodium chloride. Mr. Wayment said it was the District's
248 responsibility to implement and operate this plan.

249
250 Council Member Baskin asked about the criminal conduct in the 1970s. Dal Wayment replied
251 that it was the discharge of large quantities of zinc by a company that made guardrails, etc. He
252 said zinc was very toxic and the company, who did not have a discharge permit, was dumping it
253 into a floor drain.

254
255 Ken Leetham said that as he read the document there was a similar enforcement process to what
256 the City did related to Land Use Authority issues where if the party was brought into
257 compliance, they would not issue a fine. Dal Wayment replied that they had issued a fine maybe
258 two or three times. He said the Sewer District inspected, took routine samples, and tried to
259 cooperate with industrial users. Mr. Wayment spoke on the four major refineries in the area and
260 said even dentists could be a significant industrial user with silver fillings.

261
262 Council Member Baskin clarified that this resolution would be adopted by the City as an
263 ordinance and provide for the authority to impose criminal sanctions if necessary. Ken Leetham
264 said it would authorize the Sewer District and not the City.

265
266 Mayor Arave said this would be misdemeanor charges and the larger issues would be handled by
267 the EPA.

268
269 David Church stated that the City would adopt this by ordinance, which would become City code
270 as the District did not have police powers. The City would most likely be the prosecuting entity
271 if the District brought forward a case.

272 Council Member Baskin commented that the City Council did not have the opportunity to review
273 the regulations and asked if the City attorney had read it. David Church responded affirmatively
274 and said it was similar to what the City already had in place from the 1980s. He said this updated
275 the regulations.

276
277 Ken Leetham commented that the City had previously adopted two versions of these same
278 regulations in 1984 and 1993. He said there was not a deadline so the City Council could review
279 the regulations and then vote at a later date if necessary.

280
281 The City Council said that as David Church had read the regulations they felt comfortable
282 adopting the resolution.

283
284 **Council Member Horrocks moved that the City Council adopt Ordinance 2020-16, which**
285 **establishes uniform requirements and regulations for the discharge of effluent into the**
286 **sanitary sewer system in the City of North Salt Lake. Council Member Porter seconded the**
287 **motion. The motion was approved by Council Members Baskin, Horrocks and Porter.**
288 **Council Members Gordon and Mumford were excused.**

289
290 Sherrie Pace recommended reordering the agenda to accommodate the applicants who were
291 present.

292
293 3. CONSIDERATION OF FINAL PLAT APPROVAL FOR NSL CITY CENTER, PARK
294 LOFTS, PHASE 2 AT 71 NORTH HIGHWAY 89, BRIGHTON HOMES, APPLICANT
295

296 Sherrie Pace reported that the Chaparral Fire Protection site of 1.55 acres would be added to the
297 3.6-acre City Center development to the South. The amended general development plan for City
298 Center was approved by the City Council on August 18, 2020 and the P District rezone and
299 preliminary plat were approved by the City Council on October 20, 2020. The Planning
300 Commission reviewed the final plat on December 8th and made a favorable recommendation.

301
302 Ms. Pace stated that the project consisted of one plat with 35 townhome units with six units that
303 were reconfigured from Phase 1. The final plat was reviewed for compliance with the
304 development agreement and City code and was in compliance. She said all planning redline
305 corrections had been verified as complete and all engineering redline corrections had been
306 verified by the City engineer. The developer entered into an agreement with North Town Station
307 HOA for improvement of their detention area expansion and open space maintenance. The
308 residents of Park Lofts would have access to the open space and amenities, including a walking
309 path, pavilion, basketball court, and dog park area. The developer would be replacing the
310 existing fencing adjacent to Main Street as well as the townhome units with a decorative metal
311 fence. The DRC reviewed the plan and found it in compliance with the requirements for final
312 plat approval.

313

314 **Council Member Horrocks moved that the City Council approve the Final Plat for NSL**
315 **City Center, Phase 2, Park Lofts at City Center located at North Highway 89. Council**
316 **Member Baskin seconded the motion.**

317
318 Council Member Porter commented that he would be abstaining. Mayor Arave replied that the
319 item would have to be tabled as a minimum of three votes in favor of the motion must be
320 obtained.

321
322 Council Member Porter withdrew his abstention.

323
324 **The motion was approved by Council Members Baskin, Horrocks and Porter. Council**
325 **Members Gordon and Mumford were excused.**

326
327 Paul Ottoson commented that all the redline corrections had been taken care of.

328
329 4. CONSIDERATION OF ORDINANCE 2020-15: AN ORDINANCE REZONING
330 PROPERTY LOCATED AT 212 NORTH HIGHWAY 89 FROM HIGHWAY
331 COMMERCIAL (CH) TO P DISTRICT AND APPROVING DEVELOPMENT
332 AGREEMENT (2020-42A) FOR SILVER SKY LOFTS TOWNHOMES PUD, BEN
333 OLSEN, APPLICANT

334
335 Sherrie Pace reported that the proposed property was a vacant parcel located on Highway 89.
336 The City Council approved the general development plan on September 4, 2018 for 13
337 townhome units to be owner-occupied. The Planning Commission held a public hearing on
338 September 22, 2020 and continued the hearing to a future date with instructions for the applicant
339 to submit additional information. The Planning Commission reviewed the revised submittals on
340 December 8, 2020 and made a favorable recommendation to the City Council with two
341 conditions including that the private road right-of-way be continued full width to the east
342 property line providing a vehicular and pedestrian cross easement on behalf of the property to the
343 east and the landscape within the park strip along Highway 89 be verified as salt tolerant. She
344 explained that the easement for the private road would accommodate a pedestrian walkway with
345 the redevelopment of the adjacent parcel.

346
347 Each of the ten units on the north side of the property have a two-car garage with driveway
348 parking for two vehicles. The units on the south side do not have driveways to accommodate
349 parking. Additional parking would be provided on the site. The Planning Commission worked
350 with the developer on revising the layout to provide full driveways and amenities such as useful
351 open space. The total project landscaping would be 10,837 square feet or 25%. The Silver Sky
352 Lofts would be two bedroom units, which require two parking spaces per unit for a total of 26
353 spaces plus 4 guest spaces for a total of 30 required spaces. The applicant has proposed 26
354 parking spaces including garages and 25 guest spaces for a total of 51 parking spaces overall.

355

356 The exterior would be modern architecture with flat roofs and balconies. The architecture would
357 incorporate stone, stucco and metal in gray and white with black trim. Improvements to the
358 landscaping would include 40% of the site.

359
360 Mayor Arave asked about comments from the public hearing. Sherrie Pace replied that resident
361 concerns were related to the height of the structures, the setbacks from the property line, and if
362 these units would be owner-occupied.

363
364 Council Member Horrocks asked if there was a condition in the CCRs that would restrict an
365 owner from owning multiple units. Sherrie Pace responded that this condition could be added.

366
367 Council Member Baskin asked how the P District designation interfaced with the perspective
368 form based code. Sherrie Pace replied that it would meet the same requirements as the form
369 based code in this area.

370
371 **Council Member Horrocks moved that the City Council approve Ordinance 2020-15: An**
372 **ordinance rezoning property located at 212 North Highway 89 from Highway Commercial**
373 **(CH) to P District and approving Development Agreement (2020-42A) from Silver Sky**
374 **Lofts Townhomes PUD with the following conditions:**

- 375
376 **1) The private road right-of-way shall be continued the full width to the east property**
377 **line providing a pedestrian and vehicular cross easement on behalf of the property**
378 **to the east;**
379 **2) The landscape within the park strip along Highway 89 be verified to be salt**
380 **tolerant; and**
381 **3) There cannot be a single owner of more than three units in this development.**

382
383 **Council Member Baskin seconded the motion. The motion was approved by Council**
384 **Members Baskin, Horrocks and Porter. Council Members Gordon and Mumford were**
385 **excused.**

386
387 **5. CONSIDERATION OF PRELIMINARY PLAN APPROVAL FOR SILVER SKY**
388 **LOFTS TOWNHOMES PUD LOCATED AT 212 NORTH HIGHWAY 89, BEN**
389 **OLSEN, APPLICANT**

390
391 Sherrie Pace reported that this was the preliminary plan and administrative decision. The
392 Planning Commission had the same conditions for approval for the plat to extend the easement to
393 the property line and ensure the landscaping was salt tolerant.

394
395 **Council Member Baskin moved that the City Council approve the preliminary plan for**
396 **Silver Sky Lofts PUD located at 212 North Highway 89 with the following conditions:**

397

- 398 **1) The private road right-of-way shall be continued the full width to the east property**
399 **line providing a pedestrian and vehicular cross easement on behalf of the property**
400 **to the east;**
401 **2) The landscape within the park strip along Highway 89 be verified to be salt**
402 **tolerant; and**
403 **3) That the development agreement included language stating that no more than**
404 **three units could be owned by the same individual.**

405
406 **Council Member Porter seconded the motion.**

407
408 Council Member Horrocks asked if it should be clarified that more than three units could not be
409 owned by the same individual or entity.

410
411 **Council Member Baskin amended her motion to state in condition three that no more than**
412 **three units could be owned by the same individual or entity. Council Member Porter**
413 **seconded the amended motion. The motion was approved by Council Members Baskin,**
414 **Horrocks and Porter. Council Members Gordon and Mumford were excused.**

415
416 6. CONSIDERATION OF NEWSLETTER PUBLICATION AND DISTRIBUTION
417 OPTIONS

418
419 Ken Leetham said this item was to address the fact that currently the City newsletter did not
420 reach the entire population. He said there were several different options for reaching all residents
421 and staff recommended separating the newsletter from the utility bill to mail it to every resident
422 in the City. Mr. Leetham also suggested changing the frequency of the mailing to a bi-monthly
423 newsletter and sending it out every other month. He said the content could be more effective and
424 added that it would be nice for each elected official to provide content throughout the year.

425
426 Ken Leetham said that over the course of twelve months the cost would be approximately \$5,000
427 more than it currently cost.

428
429 Council Member Baskin said it appeared that approximately 5,000 more people would receive
430 the newsletter with this method.

431
432 Mayor Arave asked about the increased cost. Linda Horrocks explained that currently the
433 newsletter was mailed with the utility bills and if the newsletter was sent separately there would
434 be an additional cost for mailing.

435
436 Linda Horrocks also mentioned that she would like to start a campaign to get residents to sign up
437 for digital newsletters, which would hopefully bring down the mailing costs. Council Member
438 Porter was in favor of the online version of the newsletter.

439

440 Ken Leetham clarified that about 3,000 households were currently not receiving the newsletter.

441

442 Council Member Porter asked if there was a way to see how many people had subscribed or
443 viewed the digital version of the newsletter.

444

445 Ken Leetham said the City did not have to expand the paper outreach if there was desire to look
446 at other ways for the City to reach out to residents who did not receive a utility bill.

447

448 Council Member Baskin said to try out the separate mailing of the paper newsletter to all
449 residents. Council Member Porter was in agreement as he felt it would help to unite the
450 community.

451

452 Council Member Horrocks was also in favor of sending out the paper newsletter and then
453 encouraging residents to sign up for the digital version. Ken Leetham said staff would obtain
454 more information on costs to provide the paper version to residents.

455

456 7. ADJOURN INTO CLOSED SESSION

457

458 **At 7:56 p.m. Council Member Porter moved to go into closed session to discuss imminent**
459 **or pending litigation and the acquisition of real property. Council Member Horrocks**
460 **seconded the motion. The motion was approved by Council Members Baskin, Horrocks**
461 **and Porter. Council Members Gordon and Mumford were excused.**

462

463 8. RECONVENE INTO REGULAR SESSION

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465 **At 8:37 p.m. Council Member Porter moved to go out of closed session and into the regular**
466 **session. Council Member Horrocks seconded the motion. The motion was approved by**
467 **Council Members Baskin, Horrocks and Porter. Council Members Gordon and Mumford**
468 **were excused.**

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470 9. ADJOURN

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472 Mayor Arave adjourned the meeting at 8: 38 p.m.

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474 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday*
475 *January 5, 2021 by unanimous vote of all members present.*

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Linda Horrocks, City Recorder

Action Items for Jan 5, 2021

Item	Staff	Description
New		
1	Tyler / Ken	Per the Mayor's request, staff to ask the architect to review the downstairs office area at the golf course. <i>Office #2 is clean and available for rent, but small and difficult to rent. Office #3 needs paint, carpet and new ceiling tiles. The cost is estimated to be around \$3,500. Tyler will start advertising some specials to get more interest in the rentable space. A full remodel of the space for a larger office space or other use would be upwards of \$9,000 to \$10,000.</i>
Current		
1	Sherrie/Craig	Staff to reach out to property owners of Williamsburg development to see if something could be done about the existing graffiti. <i>Code enforcement hearing was December 16th. The order requires the property owner to secure the site from trespassing, cure the violations before January 4, 2021. Failure to cure the violation, a fine of \$100 per day/per property (5) for the maximum penalty of \$1,000 per property was assessed. The Order allows the city to enter the property after January 18, 2021 to abate the nuisance. Bids are being collected, and any costs would be placed as a tax lien on the property.</i>
2	Ken	Staff to assist in forming a committee and solicit applications for a new City attorney. <i>Ken is working on this.</i>
3	Ken, Janice Sherrie	Staff to provide an updated projection for the Redwood Road CDA including the Amazon development as well as a discussion on how to utilize these funds to incentivize development to the Council. <i>The updated property tax projection was provided to Lewis Young and included in the annual Redevelopment Agency Report submitted to the State.</i>
4	Ken, Sherrie	Assignment to amend the Park and Recreation Element of the City's General Plan so that it includes Hatch Park, Tunnel Springs Expansion and Capital Projects and repairs. <i>An RFP is being prepared to complete the amendment.</i>
5	Paul	In conjunction with the re-routing of storm water near the 14 th hole on the golf course, Staff to research using the water in a water feature at the Eaglewood Sign in that same area. CM Horrocks mentioned that there is probably additional water in the storm drain coming down lower Foxhill, as it often floods the street onto Eaglewood. <i>Staff is evaluating several potential options for fixing this storm drain and including potential water features as a part of the design of the repair. Will report to CC when staff report is more complete.</i>
6	David	Staff to review whether the second Saturday pickup was worth the cost/had value. Staff to also research options for pickup of heavier items and a potential replacement for the second Saturday pickup. <i>Staff is preparing a report for the City Council on this.</i>
7	Craig Ken	Potential for implicit bias training for City Council, Planning Commission, and staff. <i>Police Department completed training for this in December.</i>
8	David, Linda	Reschedule service projects -- including Purge the Spurge at Wild Rose Trail (with YCC and residents help). <i>Staff will evaluate the feasibility of projects depending on COVID-19 restrictions.</i>
9	David, Sherrie	Staff to prepare policy (or review current policy) related to tree removal particularly when related to sidewalk damage. <i>Staff is working on a follow-up report to the City Council.</i>
10	Tyler, Julie McLachlan	Look at the possibility of expanding a recreation program up at the golf course. Clinics, lessons, paid classes/workshops, etc. <i>This idea will be included in the new proposals related to the golf course and efforts to increase revenues.</i>
11	Sherrie, DRC	Council requested zoning recommendations from staff for two parcels on the east side of Orchard Drive north of Center Street, Odell Lane, and the RM-20-zoned neighborhood on the west side of Orchard Drive south of Center Street. <i>See attached memo to Council regarding recommendation.</i>
12	Ken	Staff would prepare a proposal related to small insurance claims and a fund to pay for these types of items in-house rather than submitting them through insurance.
13	Paul David Ken	Various assignments related to water and water planning including: collection of water usage data by area, analysis and recommendation related to water conservation rate structure, and long-range planning for water needs. <i>RFP for this project was published on December 8, 2020. Several firms expressed interest in submitting proposals which are due on January 28, 2021.</i>
14	Linda Ken	CM Porter asked for recognition/formalization of the City's History Committee on a future agenda. <i>Staff reviewing history committees of other cities and will draft resolution.</i>



CITY OF NORTH SALT LAKE

COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054

(801) 335-8700

(801) 335-8719 Fax

To: Honorable Mayor & City Council
From: Sherrie Pace, Community Development Director
CC: Ken Leetham, City Manager
Date: January 5, 2021
Re: Orchard Drive Properties Zoning

Comments:

Several months ago the Council asked staff to evaluate the zoning of several parcels on the east side of Orchard Drive that are currently zoned RM-20 and R1-7. Attached are maps identifying the properties in question.

RM-20 Zone:

Approximately 100 North Orchard Drive. There are 4 parcels zoned RM-20 with the following uses:

1.	01-073-0002	76 N. Orchard Dr.	6 dwelling units (duplex & four-plex)	0.43 ac.
2.	01-073-0001	404 East 100 North	2 dwelling units (duplex)	0.38 ac.
3.	01-073-0003	410 East 100 North	2 dwelling units (duplex)	0.44 ac.
4.	01-047-0142	420 East 100 North	1 dwelling unit (single family)	0.56 ac.

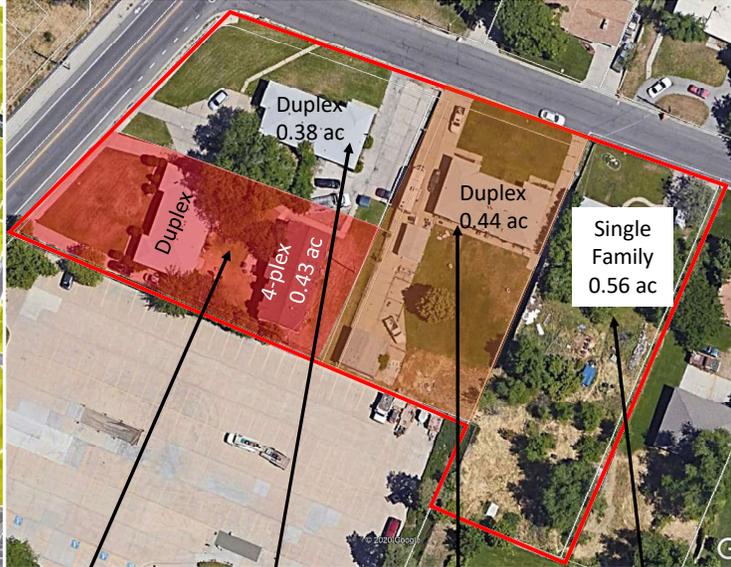
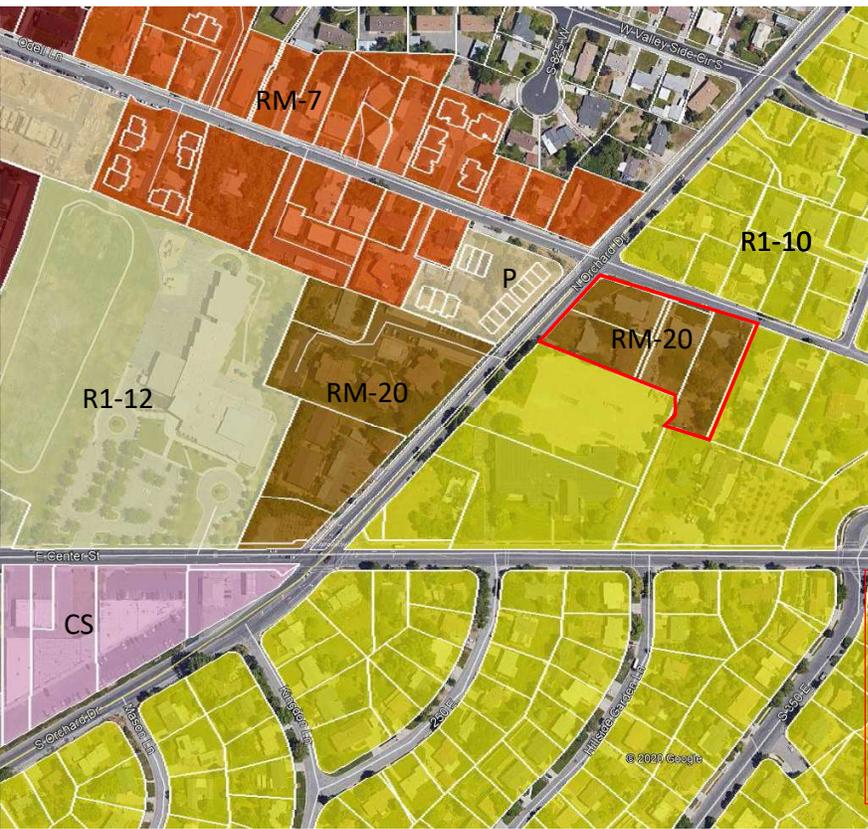
The single family dwelling lot (#4) is recommended to be rezoned to R1-10. The two lots (#2 & #3) with duplexes are recommended for rezone to R1-7, which allows duplexes on lot sizes of at least 10,000 sq. ft. The final lot (#1) containing 6 dwelling units has a built density of 14 units/acre, the only zone will allow the current use and not create a non-conforming density and thus is recommended to remain RM-20.

R1-7 Zone:

Approximately 200 North Orchard Drive. There are 3 parcels zoned R1-7 with the following uses:

1.	01-048-0154	218 N. Orchard Drive	2 dwelling units (duplex)	0.31 ac.
2.	01-048-0138	204 N. Orchard Drive	2 dwelling units (duplex)	0.31 ac.
3.	01-048-0050	194 N. Orchard Drive	1dwelling unit (single family)	0.23 ac.

The two lots (#1 & #2) are recommended to remain R1-7, as legally conforming lots with a duplex. The remaining lot is a single family home on a 10,000 sq. ft., under the current zoning the single family home would be allowed to convert to a duplex, and would only allow the single family if the zoning were changed to R1-10. As the lot will likely remain single family and the maximum added would be 1 additional dwelling unit, with little impact to the adjacent properties, it is recommended that this lot also remain R1-7.



01-073-0002	01-073-0001	01-073-0003	01-047-0337
David Holbrook	David Holbrook	Jordan Benson	David Smith
6 d.u.	2 d.u.	2 d.u.	1 d.u.
0.43 acres	0.38 acres	0.44 acres	0.56 acres
14 d.u./ac			

