



**CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING  
NOTICE & AGENDA  
JANUARY 20, 2026  
*Revised January 16, 2026***

Notice is given that the City Council of the City of North Salt Lake will hold a regular meeting on January 20, 2026 at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm followed by the regular session at 7:00 pm in the Council Chambers.

Meetings of the City Council may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy. The following items of business will be discussed; the order of business may be changed as time permits:

**WORK SESSION – 6:00 p.m.**

1. Semi-Annual Community Development Report by Sherrie Pace
2. *Discussion of Davis County Library Services by Joshua Johnson, Davis County Library Director*
3. Adjourn

**REGULAR SESSION – 7:00 p.m.**

1. Introduction by Mayor Brian Horrocks
2. Thought or Prayer ~ Tammy Clayton
3. Citizen Comment
4. Council Reports
5. City Attorney Report
6. Mayor's Report
7. City Manager Report
8. *Consideration of Councilmember Knowlton's Appointment to the Civic Events Committee*
9. Consideration of the Re-Appointments of Mason Bennett, Sam Ball, and Nicole Whetstone to Health and Wellness Committee with Terms Ending January 1, 2030
10. Annual Report of the Trails and Active Transportation Committee
11. Consideration of an Amended General Development Plan for Clifton Place South PUD Located at 1095 North Redwood Road, Brighton Homes Utah II, LLC, Applicant

12. Presentation of the FY25 Financial Audit
13. Public Hearing and Consideration of Resolution 2026-04R: A Resolution Amending the Fiscal Year 2025-2026 General Fund, Roads Capital Fund, Water Operating Fund, Storm Water Fund, Solid Waste Fund, and Fleet Fund Budgets
14. Consideration of Resolution 2026-05R: A Resolution Adopting the Highway 89 Corridor Agreement Between the City of North Salt Lake and the Utah Department of Transportation
15. Consideration of Resolution 2026-06R: A Resolution Adopting a Policy Document Related to City Council Action Items
16. Approval of City Council Minutes of January 6, 2026
17. Discussion of Action Items
18. Adjourn

**CLOSED SESSION**

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

City Council meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel:

<https://www.youtube.com/@nslutah4909/streams>

**Notice of Posting:**

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the forgoing agenda for the City Council meeting(s) were posted on the Utah Public Notice Website:

<https://www.utah.gov/pmnl/>, City's Website:

<https://www.nslcity.gov>, and at City Hall: 10 East Center Street, North Salt Lake.



Date Posted: *January 16, 2026*

  
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Wendy Page, City Recorder

# **Summary Guide of City Council Agenda Items for January 20, 2026**

This document is provided as a way to briefly understand the most important content and purposes of the agenda items at the upcoming meeting. It is hoped that this summary guide will assist you as you study in preparation for this meeting.

## Work Session – No Council Action Required

- a. Semi-Annual Department Report for Community Development – Sherrie Pace, Community Development Director
- b. Discussion of Davis County Library Services – Joshua Johnson, Davis County Library Director

## Regular Session

Items 4-7: City Council, City Attorney, Mayor and City Manager reports.

Item 8: Consideration of Councilmember Knowlton’s appointment to the Civic Events Committee – Council motion required. Proposed: Frances Marcus

Item 9: Consideration of re-appointments to the Health and Wellness Committee – Council motion required.

- a. All of the proposed appointments are for members who were previously appointed to fill unfinished terms.
- b. Proposed appointments (all ending January 1, 2030):
  - Sam Ball (Ted Knowlton)
  - Mason Bennett (Heidi Smoot)
  - Nicole Whetstone (Suzette Jackson)

Item 10: Annual Report of the Trails and Active Transportation Committee – No Council action required.

Item 11: Consideration of an amended General Development Plan for Clifton South PUD located at 1095 North Redwood Road – Council motion required.

- a. Clifton Place South PUD is on the southwest corner of 1100 North and Redwood Road and was approved as part of a larger development that also includes the northwest corner of this intersection.
- b. The proposed General Development Plan amendment makes several minor changes including a small reduction in the number of units, increases in parking spaces and several other adjustments.
- c. The Planning Commission recommended approval on January 13.

Item 12: Presentation of the FY25 Financial Audit – No Council action required.

- a. This item is required by State Code and includes the City’s independent auditor (K&C CPAs) reporting their findings to the City Council. The audited period is the FY25 budget year which began on July 1, 2024 and ended on June 30, 2025.
- b. The Council packet includes many pages of financial statements related to this item.

Item 13: Consideration of Resolution 2026-04R: A resolution amending the FY26 budgets for the following funds: General Fund, Roads Capital Fund, Water Operating Fund, Storm Water Fund, Solid Waste Fund and the Fleet Fund – City Council action required.

- a. The proposed adjustments are typical mid-year adjustments and can be required by several external factors such as new budget priorities following initial adoption, unavoidable emergency expenditures, differences in project costs versus adopted estimates, changes in revenues and many others.

Item 14: Consideration of Resolution 2026-05R: A resolution adopting the Highway 89 Corridor Agreement between the City and UDOT – City Council action required.

- a. This resolution adopts an agreement between the City and UDOT for the future development and redevelopment of the Highway 89 Corridor.
- b. Highway 89 is a State Road and therefore is under State jurisdiction for many of the road's features such as lane widths, size of right-of-way, sidewalks and trails, access points, access management policies, and many other details. This action will assist the City and UDOT in reviewing proposal of future development and redevelopment projects.

Item 15: Consideration of Resolution 2026-06R: A resolution adopting a policy document related to City Council's action items – City Council action required.

- a. The proposed policy has been created to implement the issues discussed on this matter in the January 6 meeting.



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## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Ken Leetham, City Manager

**DATE:** January 20, 2026

**SUBJECT:** Civic Events Committee Member Appointment

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### **RECOMMENDATION**

Councilmember Ted Knowlton recommends the appointment of Frances Marcus for Seat 6 to fill the vacancy left by Emily Carr for a term ending 1/1/2029.

### **BACKGROUND**

The Civic Events Committee was established by Resolution 2024-42R which states that each of the five Councilmembers of the City Council shall recommend one Citizen committee member for appointment to the Committee. Such appointments will be made by a majority vote of the City Council. Emily Carr has been serving on the Committee since January; however, has moved out of the State and is no longer able to continue service in Seat 6. This leaves a vacancy in Seat 6 which is appointed by Councilmember Knowlton.

### **PROPOSED MOTION**

I move that the City Council approve Councilmember Knowlton's proposed appointment of Frances Marcus to the Civic Events Committee with a term ending on 1/1/2029.

## Events Committee

Events Committee			
SEAT 1			
City Council Appointee (by Mayor)			
Appointed	4 Year Terms		
Tammy Clayton	1/7/2025		
SEAT 2			
CM Van Langeveld Appointee			
Appointed	Initial 3 Year Term		
Dallas Golden	2/4/2025-1/1/2028		
SEAT 3			
CM Baskin Appointee			
Appointed	4 Year Terms		
Elaxis Contreras	3/4/2025-1/1/2029		
SEAT 4			
CM Clayton Appointee			
Appointed	4 Year Terms		
Carolina Wakefield	2/18/2025-6/9/2025		
Sarah Jensen	7/15/25 - 1/1/2029		
SEAT 5			
CM Jackson Appointee			
Appointed	Initial 3 Year Term		
Catherine Johnson	2/18/25-1/1/2028		
SEAT 6			
CM Knowlton Appointee			
Appointed	4 Year Terms		
Emily Carr	2/18/25 -9/23/25		
	1/20/26 - 1/1/2029		



## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Ken Leetham, City Manager

**DATE:** January 20, 2026

**SUBJECT:** Health & Wellness Committee Member Appointments

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### **RECOMMENDATION**

The following appointments to the Health & Wellness Committee are being recommended by members of the City Council:

Councilmember Ted Knowlton recommends reappointment of Sam Ball  
Councilmember Heidi Smoot recommends reappointment of Mason Bennett  
Councilmember Suzette Jackson recommends reappointment of Nicole Whetstone

All proposed reappointments are for the terms ending on January 1, 2030.

### **BACKGROUND**

The Arts Committee was established by Resolution 2021-38R which states that each of the five Councilmembers of the City Council shall recommend one citizen committee member for appointment to the Committee. Such appointments will be made by a majority vote of the City Council. All three of these recommended citizens have been serving on the Committee finishing terms that previous citizens did not complete. Nicole Whetstone and Sam Ball have served for one year and Mason Bennett has served for two and a half years. They are all motivated appointees and have been serving with great effort and engagement.

Though initial terms on this Committee were for staggered time periods of three and four years, all appointments are now four years.

### **PROPOSED MOTION**

I move that the City Council approve the reappointments of Sam Ball, Mason Bennett and Nicole Whetstone to the Health & Wellness Committee for terms ending on 1/1/2030.

## NSL HEALTH & WELLNESS COMMITTEE

NSL HEALTH & WELLNESS COMMITTEE			
SEAT 1 (Non-Voting)		SEAT 2	
City Council Appointee (by Mayor)		Appointee by Council Member Tammy Clayton	
Appointed		Appointed	4 Year Terms (Initial 3 year)
Lisa Baskin	1/1/22 - 2/15/22	Janet Welsh	1/1/22 - 1/1/25
Alisa Van Langeveld	Appointed 3/15/22	Yemi Arunsi	1/1/25 - 4/7/25
Alisa Van Langeveld	Re-Appointed 1/6/26	Christine Seamons	Remaining Term: 6/3/25 - 1/1/29
SEAT 3		SEAT 4	
Appointee by Council Member Alisa VanLangeveld		Appointee by Council Member Suzette Jackson	
Appointed	4 Year Terms (Initial 3 year)	Appointed	4 Year Term
Valerie Walton	3/15/22 - 1/1/25 (resigned 1/8/24)	Mary Kay Porter	1/1/22 - 1/1/26 (resigned 11/2023)
Chase Larson	Remaining Term: 2/20/24 - 1/1/25 (resigned 7/8/24)	Jane Hall	Remaining Term: 1/1/24 - 1/1/26
Jeff Scroger	Remaining Term: 8/6/24 - 1/1/25	Nicole Whetstone	Remaining Term: 2/18/25 - 1/1/26
Jeff Scroger	1/1/25 - 1/1/29		1/1/26 - 1/1/30
SEAT 5		SEAT 6	
Appointee by Council Member Knowlton		Appointee by Council Member Lisa Baskin	
Appointed	4 Year Term	Appointed	4 Year Term
Corey Markisich	1/1/22 - 1/1/26 (resigned 7/16/24)	Rachel Butterfield	1/1/22 - 1/1/26 (resigned 6/2023)
Sam Ball	Remaining Term: 1/21/25 - 1/1/26	Mason Bennett	Remaining Term: 7/18/23-1/1/26
	1/1/26 - 1/1/30		1/1/26-1/1/30



## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Trails and Active Transportation Committee

**DATE:** January 20, 2026

**SUBJECT:** Trails and Active Transportation Committee Annual Report

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### **BACKGROUND**

The Trails and Active Transportation Committee made significant progress in 2025 by enhancing trail resources and community engagement. Key accomplishments included:

- Organized volunteer cleanups totaling over 200 hours (valued at \$7,000).
- Collaborated with the State Trail Crew, providing maintenance support valued at \$5,400.
- Hosted events such as National Trails Day and the Golden Spoke Ride.
- Secured a \$37,500 ORI grant to fund a Trails Master Plan.
- Initiated the South Davis Greenway Feasibility Study in partnership with neighboring cities.

Looking ahead to 2026, priorities focus on:

- Secure and stabilize funding for new construction and maintenance of trails.
- Implement high-priority elements of the Trails Master Plan.
- Continuing community programs and education to strengthen public involvement and support.
- Invest in staff and committee member training and resources for trail planning and maintenance to ensure long-term success.
- Update ordinances to modernize active transportation standards (e-bikes, bike lanes, etc.).

Attachments:

- 1) Appendix

## Attachment 1: Appendix

### **a. Ensure sufficient staff capacity and training for Trails and Active Transportation.**

- i. Ali Avery, Jon Rueckert, and TJ Riley carry heavy loads, overseeing items such as RFPs, stakeholder management, sign design and installation, volunteer logistics, data tools, and meeting support. Their experience, relationships, and institutional knowledge are not easily replaced.
- ii. Continue to invest in, recognize, and retain these staff members. Retaining this team will impact the success of trails and active transportation.
- iii. Maintain and actively use the travel/training budget to allow key staff and committee members to attend relevant conferences or workshops.

### **b. Adopt and operationalize the Committee's mission and goals.**

- i. Incorporate the Committee's mission statement and goals in city plans and policies.
- ii. Use these goals -- especially "increase active transportation use," "improve safety," and "develop, enhance, and maintain a network that connects destinations" -- as a filter for capital budgeting and grant applications.

### **c. Provide stable, predictable operating funding for events and outreach.**

- i. The Committee developed a comprehensive annual calendar, including Purge the Spurge, National Trails Day, monthly cleanups from May to October, and Jordan River events.
- ii. Continue and potentially increase the Committee's operating budget for:
  1. Event supplies and modest swag (shirts, stickers, banners).
  2. Promotion (digital ads and signs for major events).
  3. Training and/or conferences.
  4. Other partnership events (e.g., a citywide bike-to-work/school event or the Liberty Fest bike parking/valet initiative).

### **d. Advance supportive ordinances and standards (e-bikes, bike parking, events).**

- i. Recommend an e-bike ordinance update informed by regional practices and the Committee's input.
- ii. Adopt basic bike-parking requirements for public facilities and Town Center development projects
- iii. Coordinate with Events, Health & Wellness, and Police to pilot bike valet or secure bike parking at one or two major events in 2026, with the TAT Committee as a partner.

### **e. Champion community engagement.**

- i. Invite Council presence and visibility to enhance attendance and public buy-in for events like Purge the Spurge, National Trails Day, and others.

- ii. Use personal and official channels to promote sign-ups (social media posts, newsletter blurbs, and remarks at Council meetings).

f. **Support creation of a community stewardship / “Friends of Trails” structure.**

- i. Authorize staff to explore and, if appropriate, support formation of a “Friends of North Salt Lake Trails” or a South Davis Greenway nonprofit partner, with clear roles around fundraising, stewardship, and volunteer coordination.



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## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Sherrie Pace, Community Development Director

**DATE:** January 20, 2026

**SUBJECT:** Consideration of an amendment to the General Development Plan for Clifton Place South PUD, located at 1095 North Redwood Road

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### **RECOMMENDATION**

The Planning Commission recommended approval to the City Council of the proposed amendment to the General Development Plan for Clifton Place South PUD with the following conditions:

1. The fencing along Redwood Road shall be decorative metal with masonry columns;
2. Pedestrian connections shall be made from the internal sidewalks to the Redwood Road trail;
3. The driveway for the guest parking adjacent to the community amenities (pool and pickleball) shall be reconfigured to move the access to the south and inline with the development entry across Cutler Drive;
4. The General Development Plan be corrected for redline corrections of parking counts.

### **BACKGROUND**

P-District Rezones and General Development Plans (GDP) are regulated within Chapter 13 of the City's Land Use Ordinance. The code requires that an application for a General Development Plan and P-District Rezone be filed together, however, the recommendation on each application occurs separately. Step 1 requires the Planning Commission to hold a public hearing on the rezone request prior to the recommendation of the General Development Plan (concept plan) to the City Council. Step 2 occurs after City Council approval of the General Development Plan and includes recommendation of the rezone and development agreement with a final site plan or preliminary subdivision plat.

Clifton Place PUD History:

**July 12, 2022:** The Planning Commission held a public hearing for the Clifton Place PUD General Development Plan and P-District Rezone for Clifton Place PUD (North and South) and recommended approval to the City Council.

**July 19, 2022:** The City Council approved the General Development Plan (North and South)

**September 13, 2022:** PC recommended Preliminary Plan (North and South)

**October 4, 2022:** CC approved Preliminary Plan, P-District Rezone (ORD 2022-07), and Development Agreement (North and South)

**May 14, 2024:** PC recommended amendment to GDP (North)

**5/14/2024:** PC approved Preliminary Plan

**5/21/2024:** CC approved amended GDP and amended Development Agreement (North)

**9/9/2024:** Development Agreement executed

**9/12/2024:** Final Plat Signed (North ph. 1 & 3)

**10/1/2024:** CC approved revised ORD2024-06 for P-District Rezone (repealing ORD2022-07) removing South from the ordinance.

**7/15/2025:** Final Plat Signed (North ph. 2)

The developer has requested an amendment to the General Development Plan for Clifton Place South. After approval of the amended GDP, the City Council will consider final approval for the P-District rezone and Development Agreement.

The Planning Commission recommended the approval of the amended GDP at their meeting on January 13, 2026 with the findings and conditions listed in the proposed motion.

**REVIEW:**

The following table compares the existing approvals for Clifton Place (north and south combined) and proposed amendment to the approval for Clifton Place South:

	<b>Clifton Place (North &amp; South)</b>	<b>Original North</b>	<b>Final North</b>	<b>Original South</b>	<b>Proposed South</b>
<b>Dwelling Units</b>	185	74	68	111	102
<b>Acres</b>	10.295	4.25	4.25	7.29	7.29
<b>Density</b>	17.97 d.u./ac.	17.41 d.u./ac.	16 d.u./ac.	15 d.u./ac	14 d.u./ac

<b>Garages</b>	295	118	112	177	204
<b>Driveways</b>	134	66	62	68	107
<b>Guest Parking</b>	60	30	38	33	54 (19 shared)
<b>Total Parking</b>	489	214	212	278	366
<b>Parking Ratio</b>	2.64	2.9	3.11	2.5	3.6
<b>Commercial</b>	3.01 ac	1.87 ac	1.87 ac	1.14 ac	0.86 ac
<b>Comm. Parking</b>					39
<b>Landscaped Area</b>	191,161 sq. ft. (42.5%)	53,327 sq. ft. (29.3%)	59,822 sq. ft. (32.8%)		63,821 sq. ft. (20%)

The proposed amendment reduces the total unit count from 111 to 102 units. The commercial area was previously approved as a 1.14 ac lot which has been reduced to 0.86 ac. lot but does not reduce the amount of commercial floor area proposed. This reduction in lot size can be attributed to the change in shared infrastructure of interior roads with the residential portion of the development. Considering those shared facilities the commercial portion would be 1.10 ac.

Parking has been increased significantly with the addition of more guest parking and the shared parking between the commercial and residential areas. Additionally, the state code was amended in 2025 that garages with tandem spaces are required to be counted as 2 spaces, where as previously the City had only counted a tandem garage as 1 space (accounting for an increase of 31 spaces). Total parking ratio provided for the residential component is 3.66 spaces per unit and 1 space per 250 sq. ft. for the commercial area. City Code requires 2.25 spaces per dwelling unit and the highest parking requirement for most commercial uses is one space per 250 sq. ft. of floor area.

The proposed architecture is traditional style and identical to the units built on Clifton Place North with masonry brick, stucco, metal accents and fiber cement board. The units have 2-3 bedrooms, with end units being 2 stories and the middle units being 3 stories. Of the total unit types there are 31 units with 2 bedrooms and with tandem (single car width) garages. All remaining units have 2 car wide garages. 63 of the 102 units have full driveways.

The proposed GDP will include moving the existing trail away from the curb along Redwood Road to match the required cross section for a meandering 8' trail in 24' of landscaping behind the curb. Previous approval for the fencing along Redwood Road was for decorative metal with masonry columns. The developer had requested a change to allow a sight obscuring fence, but the DRC is recommending maintaining the previous approval for open decorative metal fencing and the Planning Commission concurred. Sight obscuring fencing limits access to the trail, creates opportunities for graffiti, and reduces the visibility for law enforcement into the development.

The amenities provided will be utilized by both the North and South phases and include 2 pickleball courts and a swimming pool with restroom/changing facility. There is a guest parking area adjacent

to the amenities that contains 15 parking spaces. The road access for this parking area from Cutler Drive will need to be located further South and in line with Kettering Dr across Cutler.

All other previous conditions related to the development shall be as previously approved by the development agreement for Clifton North. Upon approval of the GDP by the City Council, the applicant may apply for preliminary plat and upon approval will be forwarded to the City Council for final approval of the P-District rezone and Development Agreement.

### **PROPOSED MOTION**

I move that the City Council approve of the proposed amended General Development Plan for Clifton Place South PUD located at 1095 North Redwood Road with the following findings and conditions:

#### Findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of city code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequences which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

#### Conditions:

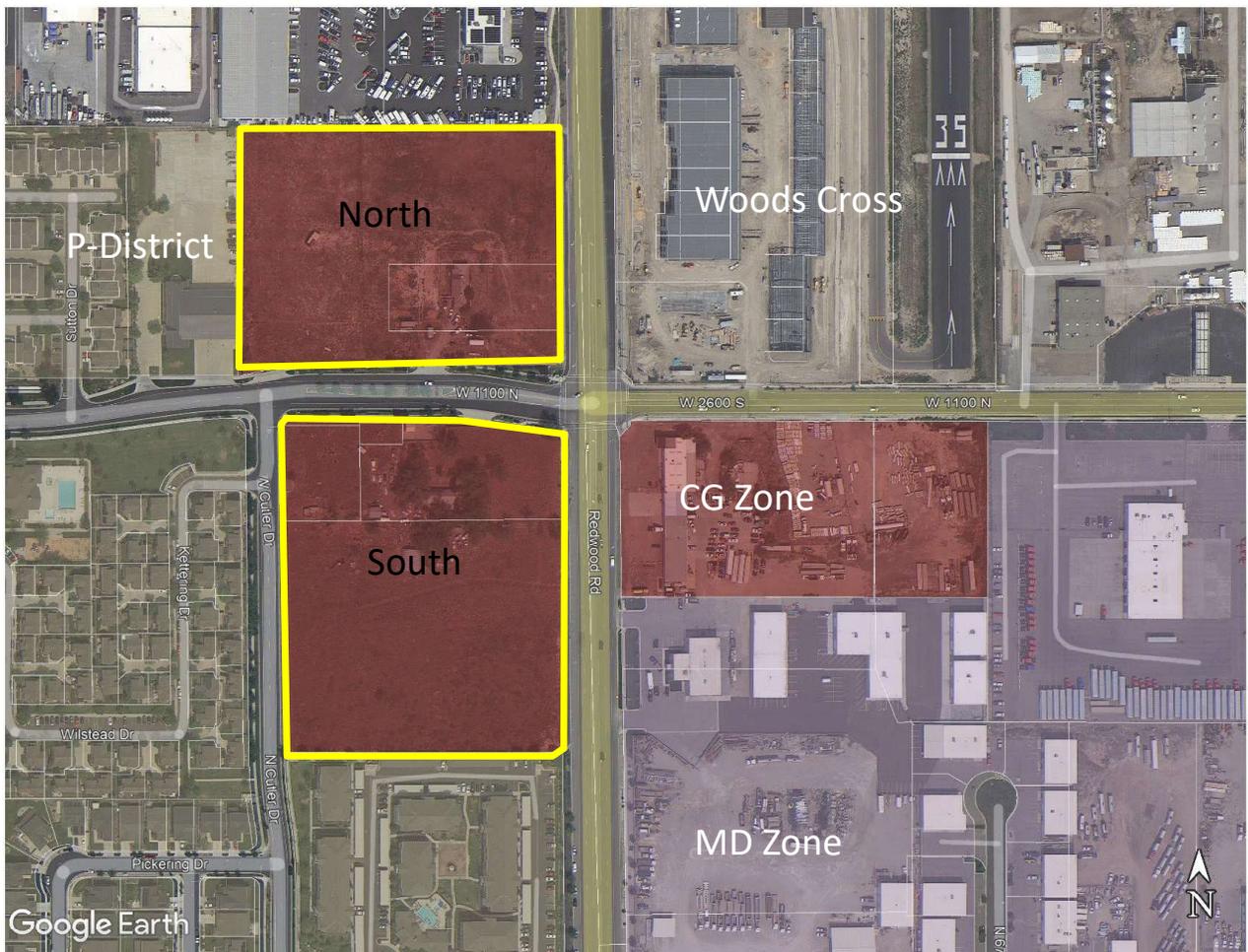
1. The fencing along Redwood Road shall be decorative metal with masonry columns;
2. Pedestrian connections shall be made from the internal sidewalks to the Redwood Road trail;
3. The driveway for the guest parking adjacent to the community amenities (pool and pickleball) shall be reconfigured to move the access to the south and in line with the Kettering Drive across Cutler Drive;
4. The General Development Plan be corrected for redline corrections of parking counts;
5. Subject to final approval of the P-District Rezone and Development Agreement.

#### Attachments

- 1) Aerial/Zoning Map
- 2) Approved GDP/Concept Plan
- 3) Proposed GDP/Concept Plan
- 4) Proposed Landscape Plan
- 5) Building Elevations

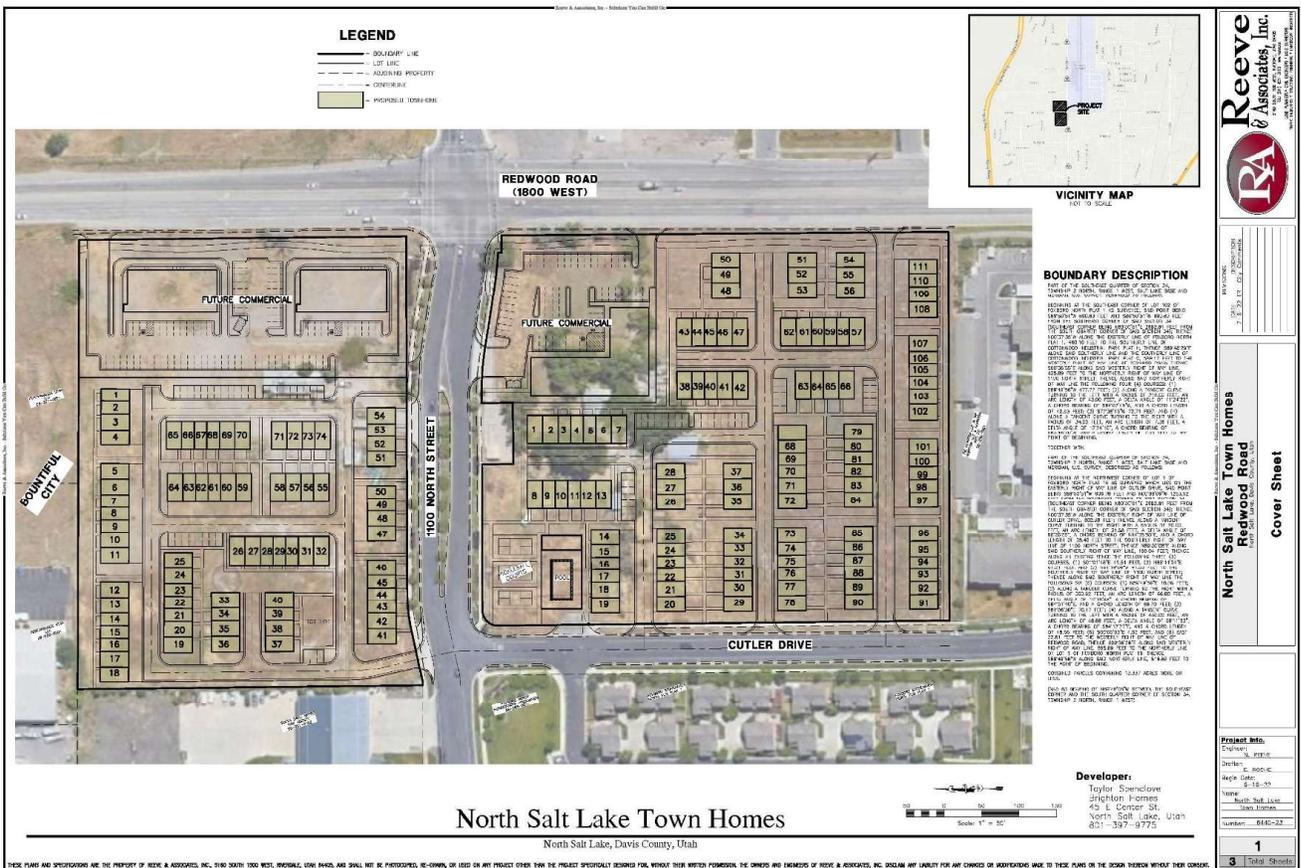


# Amendment General Development Plan Clifton Place South Zoning



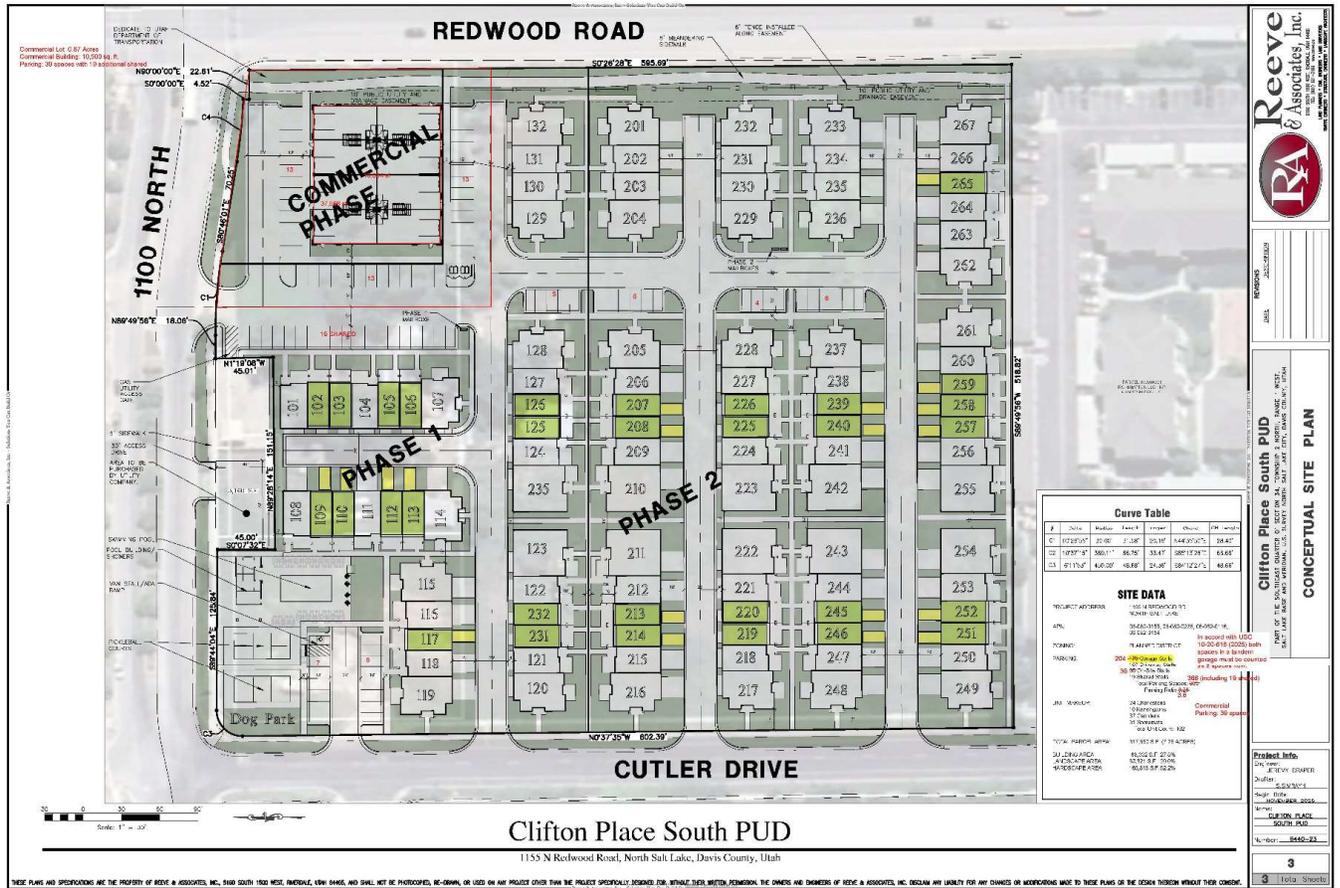


# Amendment General Development Plan Clifton Place South-Current





# Amendment General Development Plan Clifton Place South-Proposed



**Curve Table**

Station	Delta	Radius	Center	Offset	PI	Length
101+00.00	20.00°	250.00'	250.00'	250.00'	101+00.00	20.00'
101+20.00	20.00°	250.00'	250.00'	250.00'	101+20.00	20.00'
101+40.00	20.00°	250.00'	250.00'	250.00'	101+40.00	20.00'
101+60.00	20.00°	250.00'	250.00'	250.00'	101+60.00	20.00'

**SITE DATA**

TOTAL PARCEL AREA: 10.00 ACRES  
 TOTAL BUILDING AREA: 100,000 SQ FT  
 TOTAL PARKING: 300 SPACES  
 TOTAL PHASE 1: 100,000 SQ FT  
 TOTAL PHASE 2: 100,000 SQ FT

**Reeve & Associates, Inc.**

**RA**

**Clifton Place South PUD**

**CONCEPTUAL SITE PLAN**

**Project Info:**

Project Name: Clifton Place South PUD

Client: City of North Salt Lake

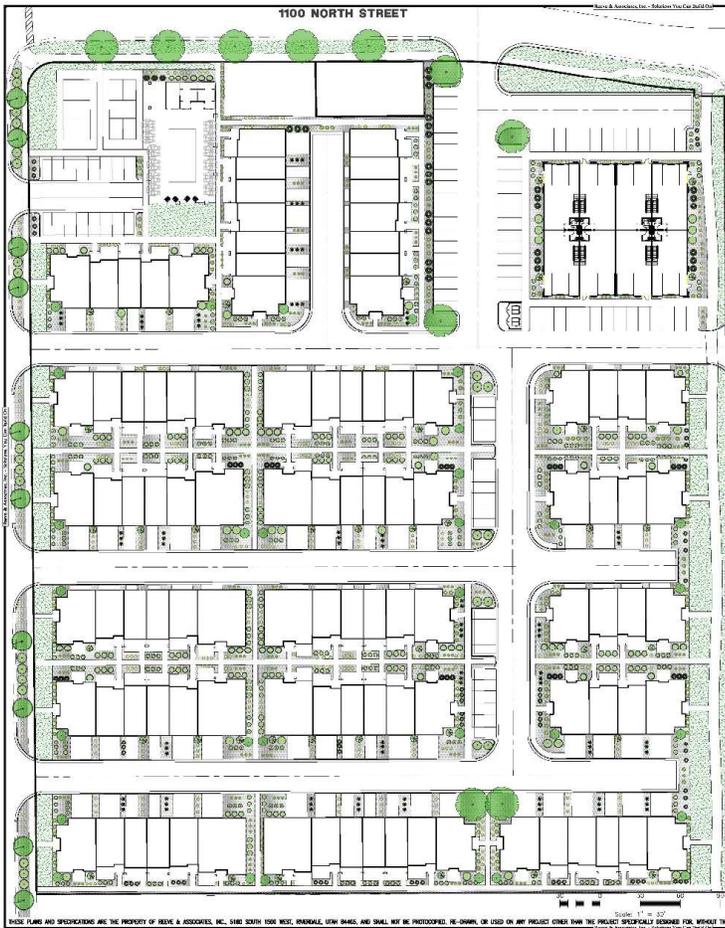
Project Number: 2020-001

Scale: 1" = 30'

Sheet Number: 3 of 3



# Amendment General Development Plan Clifton Place South-Landscape Plan



### PLANT TABLE

Plant	Scientific Name	Common Name	Size
1	Stair Concrete	Concrete	2' x 2'
2	Bank/Room Wall	Concrete	2' x 2'
3	Planter Box/Walkway	Concrete	2' x 2'
4	Concrete	Concrete	2' x 2'
5	Concrete	Concrete	2' x 2'
6	Concrete	Concrete	2' x 2'
7	Concrete	Concrete	2' x 2'
8	Concrete	Concrete	2' x 2'
9	Concrete	Concrete	2' x 2'
10	Concrete	Concrete	2' x 2'
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Clifton Townhomes  
Redwood Road  
Landscape Plan

Project Info:  
Client: [REDACTED]  
Date: [REDACTED]  
Scale: [REDACTED]

1 of 1 Total Sheets



# Amendment General Development Plan Clifton Place South-Building Elevations





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## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Heidi Voordeckers, Finance Director

**DATE:** January 20, 2026

**SUBJECT:** Annual Financial Report and Audit for the Fiscal Year ended June 30, 2025

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### **BACKGROUND**

In accordance with the Uniform Fiscal Procedures Act for Cities, annual financial reports are required to be prepared by staff in conformity with generally accepted accounting principles, and subject to independent audit within 180 days of the close of the fiscal year.

### **SUMMARY**

The City is required to undergo an external audit of its financial activities and statements at the conclusion of each fiscal year. This audit requires a review of the City's compliance with governmental accounting standards through various methods, including testing sample transaction data and examining accounting schedules. In addition, a review of the year-end financial statements is conducted to verify that the financial position of the City is stated fairly and with no material errors or omissions.

The attached comprehensive financial report was prepared by staff and audited by the firm K & C CPA's. Steve Rowley will be presenting a summary of this year's audit process as well as any additional information related to the presentation of the financial statements for the prior fiscal year, including the auditor's opinion on the accuracy of those statements.

### **PROPOSED MOTION**

There is no action required of the Council related to the presentation of the Annual Comprehensive Financial Report for the period ended June 30, 2025.



**CITY OF  
NORTH SALT LAKE**  

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**UTAH**

**ANNUAL COMPREHENSIVE FINANCIAL REPORT**

**For The Fiscal Year Ended June 30<sup>th</sup>, 2025**

**Together with Independent Auditor's Report**

Prepared by:  
City of North Salt Lake  
Finance Department

**CITY OF NORTH SALT LAKE  
TABLE OF CONTENTS**

	<u>Page</u>
<b>INTRODUCTORY SECTION</b>	
Letter of Transmittal .....	1
City Officials .....	4
Organizational Chart .....	5
<b>FINANCIAL SECTION</b>	
Independent Auditor’s Report.....	6
Management’s Discussion and Analysis .....	9
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position .....	21
Statement of Activities.....	22
Fund Financial Statements:	
Balance Sheet – Governmental Funds .....	23
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position .....	24
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds .....	25
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities .....	26
Statement of Revenues, Expenditures, and Changes in Fund Balances Budget to Actual – General Fund .....	27
Statement of Revenues, Expenditures, and Changes in Fund Balances Budget to Actual – Redevelopment Agency Special Revenue Funds .....	29
Statement of Revenues, Expenditures, and Changes in Fund Balances Budget to Actual – Debt Service Fund .....	30
Statement of Revenues, Expenditures, and Changes in Fund Balances Budget to Actual – Road Development Fund .....	31
Statement of Net Position – Proprietary Funds .....	32
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds .....	34
Statement of Cash Flows – Proprietary Funds .....	36
Notes to Financial Statements .....	38
Required Supplemental Information:	
Schedule of the Proportionate Share of the Net Pension Liability .....	69
Schedule of Contributions .....	71

**CITY OF NORTH SALT LAKE  
TABLE OF CONTENTS (Continued)**

	<u>Page</u>
Notes to the Schedules of Proportionate Share of the Net Pension Liability and Contributions .....	73
<b>Supplemental Information:</b>	
Statement of Revenues, Expenditures, and Changes in Fund Balances Budget to Actual – Capital Projects Fund .....	74
Combining Balance Sheet – Nonmajor Governmental Funds .....	75
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds .....	76
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Nonmajor Governmental Fund:	
Housing Special Revenue Fund .....	77
Local Building Authority Special Revenue Fund .....	78
Parks Development Capital Projects Fund .....	79
Police Facilities Capital Projects Fund .....	80
 <b>STATISTICAL SECTION (Unaudited)</b>	
Net Position by Component.....	81
Changes in Net Position .....	82
Fund Balances of Governmental Funds .....	84
Changes in Fund Balances of Governmental Funds .....	85
Assessed Value and Estimated Actual Value of Taxable Property.....	87
Property Tax Rates Direct and Overlapping .....	88
Principal Sales Tax Payers .....	89
Property Taxes Levied and Collections .....	90
Ratios of Outstanding Debt by Type .....	91
Ratios of General Bonded Debt Outstanding .....	92
Direct and Overlapping Governmental Activities Debt .....	93
Legal Debt Margin Information .....	94
Revenue Bond Coverage .....	95
Demographic and Economic Statistics .....	96
 <b>OTHER COMMUNICATION FROM INDEPENDENT AUDITORS</b>	
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 .....	97
Schedule of Expenditure of Federal Awards.....	101
Notes to Schedule of Expenditures of Federal Awards.....	102
Schedule of Findings and Questioned Costs .....	103
Independent Auditor’s Report on Compliance and on Internal Control Over Compliance as Required by the State Compliance Audit Guide .....	104

# **INTRODUCTORY SECTION**



November 5, 2025

To the Honorable Mayor, City Council, and Citizens of the City of North Salt Lake, Utah:

State law requires that all cities publish within six months of the close of the fiscal year a complete set of financial statements presented in conformance to generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a qualified, licensed certified public accounting firm. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of City of North Salt Lake, Utah for the fiscal year ended June 30, 2025.

These statements are prepared to comply with the reporting requirements promulgated by the Government Accounting Standards Board (GASB). City-wide statements consolidate all funds and component units of the City and use the full accrual basis of accounting with economic resources measurement focus. The City-wide statements make it easier to measure and analyze the changes in financial position over time.

This report consists of management's representation concerning the finances of the City of North Salt Lake. Consequently, management assumes full responsibility for the completeness and reliability of all information presented herein. To provide reasonable basis for making these presentations, management has established an internal control framework that is designed to both protect the City's assets from loss, theft, or misuse and to compile reliable information for the preparation of the financial statements in conformity to GAAP. The City's framework of internal controls is designed to provide reasonable rather than absolute assurance that the financial statements will be free of material misstatement. The cost of internal controls should not outweigh their benefit to the City. Because the cost of a control should not exceed the benefits to be derived, the objective is to provide reasonable, rather than absolute assurance, that the financial statements are free from any material misstatements.

City management believes that the data, as presented, is accurate in all material aspects and fairly sets forth the financial position and results of operations of the City as measured by the financial activities of its various funds. Disclosures necessary to enable the reader to gain an understanding of the City's financial affairs have also been included. Additional review and management analysis of the financial statements and financial position of the City is provided in the Management's Discussion and Analysis.

The financial statements have been audited by K&C CPA's, a licensed certified public accounting firm qualified to perform audits of municipal governments. This audit work represents the first year of contracted audit services with this firm. The goal of the independent audit was to provide reasonable assurance that the financial statements of City of North Salt Lake for the fiscal year ended June 30, 2025, are free of material misstatements. The independent audit involved examination, on a test basis, of evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that City of North Salt Lake's financial statements for the fiscal year ended June 30, 2025 are fairly presented in conformity with GAAP. The independent auditor's report is presented at the beginning of the financial section of this report.

Last, the City of North Salt Lake ACFR for the fiscal year ended June 30, 2025 contains a new section following the Financial Section, the Statistical Section, which presents detailed information as a context for understanding the financial statements, note disclosures, and required supplementary information. The Statistical Section also provides information to help the reader understand how the City's financial performance has changed over time, as well as assess the overall financial health of the City.

## **Community and History**

The City of North Salt Lake, located between the Davis–Salt Lake County line and the Great Salt Lake, developed from early pioneer settlements in the mid-1800s. In 1847, Brigham Young sent settlers north to find pastureland. Agriculture, livestock, and dairy farming were the first industries to take hold. Later, other businesses were established to provide services for travelers along what became U.S. Highway 89/91. The 1895 establishment of the Salt Lake Union Stockyards and the 1916 Cudahy Meat Packing Company made cattle a central part of the economy.

Water disputes led residents to incorporate as a town of approximately 456 acres on September 3, 1946, to better control local resources. The town, named after its post office, elected Ray Hatch as its first mayor in 1949 and built a municipal building with a fire department in 1958.

North Salt Lake became a third-class city in 1961 with 1,655 residents, growing to a fourth-class city with 16,322 residents in 2010. Today, the City of North Salt Lake is home to over 24,600 residents comprised of multiple housing communities on the east and west ends of the City with larger densities and industrial development at the City center.

## **Organization**

The City of North Salt Lake is a city of the fourth class (population between 10,000 and 30,000), operating under the six-member council form of government, with a City Manager by Ordinance. The legislative body, the City Council, is comprised of five members plus the Mayor. The Mayor and council members are elected to staggered four-year terms. The City Council establishes policies and procedures for the efficient administration and operation of the City and approves and amends the budget. The City Manager is hired by the City Council. The City Manager is responsible for the daily management of the City. The financial statements of the City include all government activities, organizations and functions for which the City is financially accountable as defined by the Governmental Accounting Standards Board. Based on these criteria, the Redevelopment Agency of the City of North Salt Lake and the Local Building Authority of the City of North Salt Lake are included in this report.

## **Services**

The City of North Salt Lake provides a full range of government services, including police, justice court, streets improvement and maintenance, culinary and irrigation water, storm water management, solid waste and recycling collection, planning and zoning, building inspection, and parks maintenance. The City also operates a golf course that contains a full-service event center and grill, which operates with financial independence from other City functions.

The City also values and celebrates community with several active committees (civic events, health and wellness, arts, trails, and youth city council) that, along with staff, host various City-wide events and recreation opportunities each year.

## **Economic Factors and Conditions**

The economic outlook for the City of North Salt Lake remains positive. The City has a thriving retail corridor along Redwood Road, as well as a healthy industrial and manufacturing core west of the I-15 corridor. Personal property from these businesses make up 13% of the City's assessed property tax value.

The highway 89 corridor is home to several automobile dealerships, which are the largest industry contributing to the City's sales tax revenues. The tax revenue base is further diversified by large retailers (Amazon) and building supply companies. Fiscal year 2025 sales tax revenues, which experienced a minor decline in the prior fiscal year, have returned to more stable growth at 3.9%. This compares to the inflation-driven sales tax growth of 10-14% in fiscal years 2021 and 2022.

Real property values in the City of North Salt Lake grew modestly at 4.75%, which was in-line with the Davis County average of 5.08%. Median home values in the City grew from \$550,000 to \$565,000 for single family residences and from \$377,000 to \$388,000 for condos/townhomes, while median commercial property values increased from

\$1.298M to \$1.359M (4.7%). As interest rates have remained high, construction permitting was down as of December 2024, with only 21 new construction permits issued. This compares to a five-year high of 165 new construction permits in 2021, when interest rates were more favorable. The City continues to see several developments in the planning phases and considers this period of slow development as deferred and not forgone growth.

The County continues to maintain a strong economic position with regard to unemployment. The Unemployment rate in June 2025 was at 3.0%, well below the national average of 4.2%. Average monthly wages grew by 3.8% in the last year (slightly below the statewide average) and labor force participation rates remain high at 82% for those ages 20-64.

To summarize, the City has weathered the economic downturn with significant success and without interruption, delay, or deferment of infrastructure maintenance or other city services.

### **Financial Policies**

State Code dictates that 5% to 35% of general fund revenue be kept in the unreserved fund balance of the general fund. Each year's budget plan targets an amount within that range and may be higher or lower depending on the operational and capital needs of that year. The total unassigned fund balances as a percentage of fiscal year 2025 revenue was 16.9%, compared to 21.2% in fiscal year 2024. The decrease in unassigned fund balance is due to the one-time commitment of \$1,500,000 in unassigned general fund balance to the Hatch Park Expansion project.

The Council and management endeavor to finance all City operations on a pay as you go basis, with debt issuances limited to those instances that are financially favorable to the City.

The City uses a five-year capital improvement plan to focus on upcoming projects that will require funding. Modification of the plan and reprioritization of projects takes place annually. When possible, the City seeks to align projects already approved in the capital plan with outside funding, such as grant awards.

### **Major Initiatives**

The fiscal year 2025 budget included over \$43.8 million in capital projects for streets, water, storm water, and parks. Of this amount, \$20 million has been committed to the Hatch Park expansion project. The City also dedicated funds for beautification projects, including tree planting, along several public corridors. Last, the budget authorized the additional cost for one police officer assigned as a school resource officer for Spectrum Academy. This position is partially (approximately 50%) funded by a grant from the school for the next two years.

### **Acknowledgements**

The preparation of this report could not have been accomplished without the dedicated services of the entire staff of the Finance Department, the City of North Salt Lake Audit Committee members, and the many City employees in other departments that contribute to the daily financial operations of the City. We thank the Mayor and members of the City Council for their interest and support in the financial operations of the City, for demonstrating continued fiscal responsibility, and for striving to achieve the highest possible standards in all operation of the City.

Respectfully submitted,



Heidi Voordeckers  
Finance Director

**CITY OF NORTH SALT LAKE**  
**Listing of Principal City Officials**

**GOVERNING BODY**

Mayor ..... Brian Horrocks  
Council Member ..... Lisa Baskin  
Council Member ..... Tammy Clayton  
Council Member ..... Suzette Jackson  
Council Member ..... Ted Knowlton  
Council Member ..... Alisa Van Langeveld

**ADMINISTRATION**

City Manager ..... Ken Leetham  
Assistant City Manager ..... David Frandsen

**STATUTORY APPOINTED OFFICIALS**

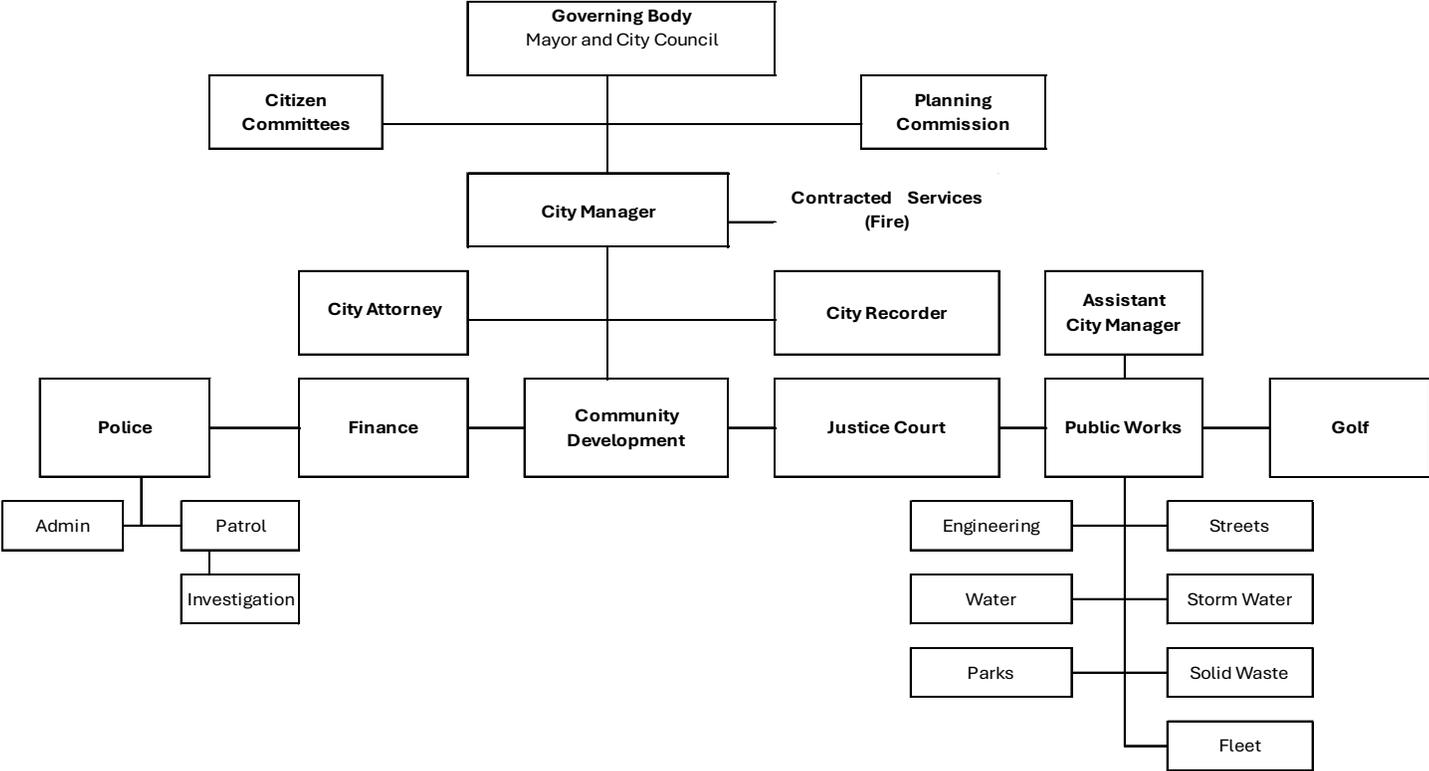
City Recorder ..... Wendy Page  
City Treasurer ..... Stacey Steckler  
Justice Court Judge ..... David Miller

**DEPARTMENT HEADS**

Police Chief ..... Craig Black  
Community Development Director ..... Sherrie Pace  
City Engineer ..... Karyn Baxter  
Director of Golf ..... Tyler Abbeglen  
Finance Director ..... Heidi Voordeckers  
Public Works Director ..... Jon Rueckert

# CITY OF NORTH SALT LAKE

## Organizational Chart



# **FINANCIAL SECTION**

## INDEPENDENT AUDITOR'S REPORT



CERTIFIED PUBLIC  
ACCOUNTANTS

Gary K. Keddington, CPA  
Marcus K. Arbuckle, CPA  
Steven M. Rowley, CPA

Honorable Mayor and  
Members of City Council  
City of North Salt Lake  
North Salt Lake City, Utah

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, the budgetary comparative statements, and the aggregate remaining fund information of the City, as of June 30, 2025, 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.

#### ***Basis for Opinions***

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

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

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

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

Telephone (801) 590-2600 | 1285 S. 1650 W. Suite 200, Woods Cross, UT 84087

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

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

### ***Required Supplementary Information***

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

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated December 31, 2025, on our consideration of the 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 the 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 City’s internal control over financial reporting and compliance.

*K&C, CPAs*

Woods Cross, Utah  
December 31, 2025

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

As management of the City of North Salt Lake, we offer 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, 2025. 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, 2025 by \$141,730,825. Of this amount, the unrestricted net position of \$23,984,787 may be used to meet the government's ongoing obligations to citizens and creditors.
- The City's overall net position increased by \$9,338,720 from the prior year. Business-type activities increased net position by \$6,385,675 while governmental activities had an increase in net position of \$2,953,045.
- As of the close of the fiscal year, the City of North Salt Lake's governmental funds reported a combined ending fund balance of \$42,835,006, a decrease of \$2,149,569 over the prior year. Of the total fund balance, \$3,751,627 is unassigned and available for spending. The remaining \$39,083,379 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 fiscal year, unassigned fund balance for the General Fund was \$3,853,878 or 27.24% of annual General Fund expenditures.
- The City of North Salt Lake's long-term debt obligations decreased by \$1,384,000. The decrease is attributable to scheduled payments made against the City's sales tax revenue and water revenue bonds.

**Overview of the Financial Statements**

This discussion and analysis are 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. In addition to the Basic Financial Statements, this report also contains the required Supplemental information, additional Supplemental information and fund data (including combining statements for non-major funds), and concludes with the Statistical Section.

**Government-wide financial statements.** The Statement of Net Position and the Statement of Activities, which immediately follow this MD&A, comprise the government-wide financial statements. These statements provide a broad overview with a long-term focus of the City's finances as a whole and are prepared using the full-accrual basis of accounting, similar to private-sector companies. This means all revenues and expenses are recognized regardless of when cash is received or spent, and all assets, liabilities, and deferred inflows/outflows of resources, including capital assets and long-term debt, are reported at the entity level.

The *statement of net position* presents financial information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the City's overall financial condition is getting better or worse. In evaluating the government's overall condition, however, additional non-financial factors should be considered such as the City's economic outlook, changes in its demographics, and the condition of its capital assets and infrastructure.

The *statement of activities* presents information showing how the City'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 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 a future fiscal period.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by

**CITY OF NORTH SALT LAKE**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**For The Year Ended June 30, 2025**

taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

The governmental activities of the City 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 funds.

**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 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 include reconciliations to provide a comparison between the two.

The City maintains twelve 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, Redevelopment Agency Funds, Debt Service-Rap Tax Fund, Capital Projects Fund, and Road Development fund, which are considered major funds. Data from the remaining funds, not meeting the definition of a major fund, 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 governmental funds, identifying operating expenditures and non-operating expenditures. A budgetary comparison statement has been provided for the aforementioned funds to demonstrate compliance with the fiscal year 2025 budget.

**Proprietary funds.** Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. Proprietary funds are presented using the full-accrual basis of accounting. The City uses a type of proprietary fund, called an enterprise fund, to report the same functions presented as business-type activities in the government-wide financial statements. The City maintains four 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 following major funds: Water, Storm Water, Solid Waste, and Golf.

*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. Because the fleet fund predominantly benefits governmental rather than business-type activities, it is included with governmental activities in the government-wide statements.

**CITY OF NORTH SALT LAKE**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**For The Year Ended June 30, 2025**

**Notes to Financial Statements.** The notes provide additional information essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes apply to both the government-wide financial statements and the fund financial statements and begin on page 39.

**Required Supplemental Information.** In addition to the basic financial statements and accompanying notes, this report also presents certain other Supplemental 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 major governmental funds including the General, Redevelopment Agency, Debt Service – Rap Tax, Capital Projects and Road Development Funds.

**Government-wide Financial Analysis**

As noted earlier, net position is an indicator of a government's overall financial position, including current resources, liabilities and investment in assets. For fiscal year 2025, the assets and deferred outflows exceeded liabilities and deferred inflows by \$141,730,825.

The largest portion of the City's net position totals \$106,938,549 (75.45%) and reflects investment in capital assets, including land, buildings, infrastructure, and machinery/equipment, less any outstanding debt used to acquire those assets. This is an increase of \$12,671,194 and is primarily related to business-type activities (investment in waterlines and storm water infrastructure). Of this amount, the City recognized \$4,066,000 in developer-contributed capital water infrastructure. Capital assets are used to provide services to citizens; therefore, they are not available for future spending. Although the City's investment in capital assets is reported net of related debt, the resources needed to repay this debt must be provided from other sources, since capital assets cannot be used to liquidate these liabilities.

<b>City of North Salt Lake's Net Position</b>						
	Governmental Activities		Business-type Activities		Total 2025	Total 2024
	2025	2024	2025	2024		
Current and other assets	\$ 52,770,140	\$ 53,616,898	\$ 5,864,555	\$ 6,483,051	\$ 58,634,695	\$ 60,099,949
Capital assets	72,718,617	67,940,172	47,568,800	40,640,359	120,287,417	108,580,531
Total assets	<u>125,488,757</u>	<u>121,557,070</u>	<u>53,433,356</u>	<u>47,123,409</u>	<u>178,922,113</u>	<u>168,680,479</u>
Deferred outflows of resources	<u>1,724,664</u>	<u>1,728,936</u>	<u>517,512</u>	<u>518,914</u>	<u>2,242,176</u>	<u>2,247,850</u>
Total Deferred outflows	<u>1,724,664</u>	<u>1,728,936</u>	<u>517,512</u>	<u>518,914</u>	<u>2,242,176</u>	<u>2,247,850</u>
Other liabilities	5,837,969	4,639,425	1,012,568	885,015	6,850,537	5,524,440
Long-term liabilities outstanding	<u>21,724,779</u>	<u>22,252,488</u>	<u>7,492,215</u>	<u>7,698,799</u>	<u>29,216,994</u>	<u>29,951,287</u>
Total liabilities	<u>27,562,748</u>	<u>26,891,913</u>	<u>8,504,783</u>	<u>8,583,814</u>	<u>36,067,531</u>	<u>35,475,727</u>
Deferred inflows of resources	<u>3,360,199</u>	<u>3,056,664</u>	<u>5,733</u>	<u>3,833</u>	<u>3,365,932</u>	<u>3,060,497</u>
Total Deferred inflows	<u>3,360,199</u>	<u>3,056,664</u>	<u>5,733</u>	<u>3,833</u>	<u>3,365,932</u>	<u>3,060,497</u>
Net Position:						
Net investment in capital assets	68,908,254	63,612,809	38,030,295	30,654,546	106,938,549	94,267,355
Restricted	10,523,105	11,746,917	284,384	1,838,404	10,807,489	13,585,321
Unrestricted	<u>16,859,115</u>	<u>17,977,702</u>	<u>7,125,672</u>	<u>6,561,726</u>	<u>23,984,787</u>	<u>24,539,429</u>
Total Net Position	<u>\$ 96,290,474</u>	<u>\$ 93,337,429</u>	<u>\$ 45,440,351</u>	<u>\$ 39,054,676</u>	<u>\$ 141,730,825</u>	<u>\$ 132,392,105</u>

An additional portion of the net position, \$10,807,489 (7.63%), represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$23,984,787 (16.92%), may be used to meet the government's ongoing obligations to citizens and creditors.

**CITY OF NORTH SALT LAKE**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**For The Year Ended June 30, 2025**

At the end of the 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.

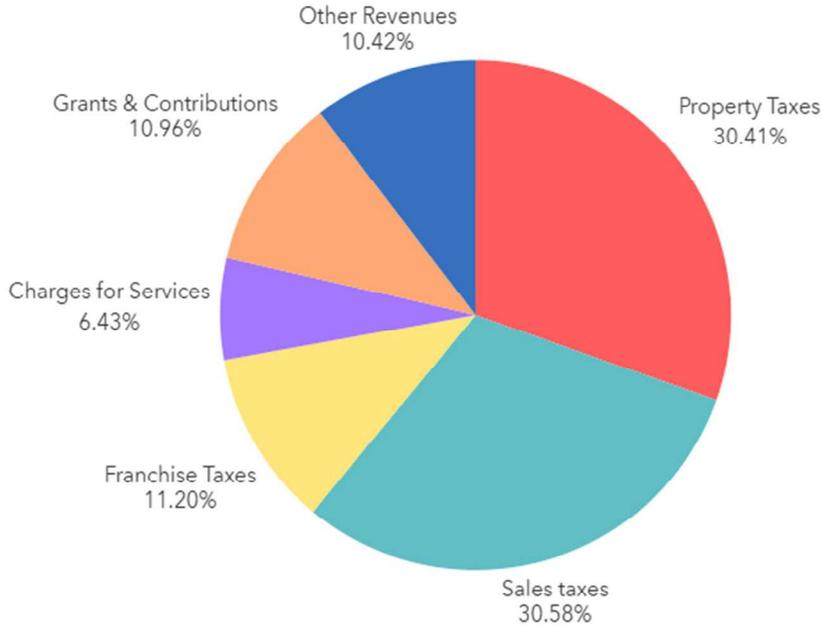
The City's overall net position increased \$9,338,720 (7.05%) from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

<b>City of North Salt Lake's Changes in Net Position</b>						
	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
<b>Revenues:</b>						
<b>Program revenues:</b>						
Charges for services	\$ 1,440,635	\$ 1,295,386	\$ 13,146,846	\$ 11,412,359	\$ 14,587,481	\$ 12,707,745
Operating grants and contributions	1,829,490	1,603,284	-	-	1,829,490	1,603,284
Capital grants and contributions	626,739	245,481	5,453,288	143,647	6,080,027	389,128
<b>General revenues:</b>						
Property taxes	6,814,303	6,506,170	-	-	6,814,303	6,506,170
Other taxes	9,360,818	8,815,338	-	-	9,360,818	8,815,338
Other	2,335,665	2,843,851	510,906	341,948	2,846,571	3,185,799
Total revenues	<u>22,407,650</u>	<u>21,309,510</u>	<u>19,111,040</u>	<u>11,897,954</u>	<u>41,518,690</u>	<u>33,207,464</u>
<b>Expenses:</b>						
General government	2,146,634	2,164,436	-	-	2,146,634	2,164,436
Public safety	8,293,017	7,187,646	-	-	8,293,017	7,187,646
Highways and public works	2,801,827	3,272,749	-	-	2,801,827	3,272,749
Community development	4,012,044	2,099,258	-	-	4,012,044	2,099,258
Parks, recreation, and public prope	1,377,529	1,678,297	-	-	1,377,529	1,678,297
Redevelopment	-	-	-	-	-	-
Interest on long-term debt	823,554	853,740	-	-	823,554	853,740
Water	-	-	5,961,706	4,988,332	5,961,706	4,988,332
Pressurized irrigation	-	-	-	-	-	-
Storm water	-	-	1,174,811	1,073,618	1,174,811	1,073,618
Solid waste	-	-	1,492,688	1,538,530	1,492,688	1,538,530
Golf course	-	-	4,096,160	3,344,772	4,096,160	3,344,772
Total expenses	<u>19,454,605</u>	<u>17,256,126</u>	<u>12,725,365</u>	<u>10,945,252</u>	<u>32,179,970</u>	<u>28,201,378</u>
Increase (Decrease) in Net Position	2,953,045	4,053,384	6,385,675	952,702	9,338,720	5,006,086
Net Position - beginning of year	93,337,429	89,284,045	39,054,676	38,101,974	132,392,105	127,386,019
Net Position - end of year	<u>\$ 96,290,474</u>	<u>\$ 93,337,429</u>	<u>\$ 45,440,351</u>	<u>\$ 39,054,676</u>	<u>\$ 141,730,825</u>	<u>\$ 132,392,105</u>

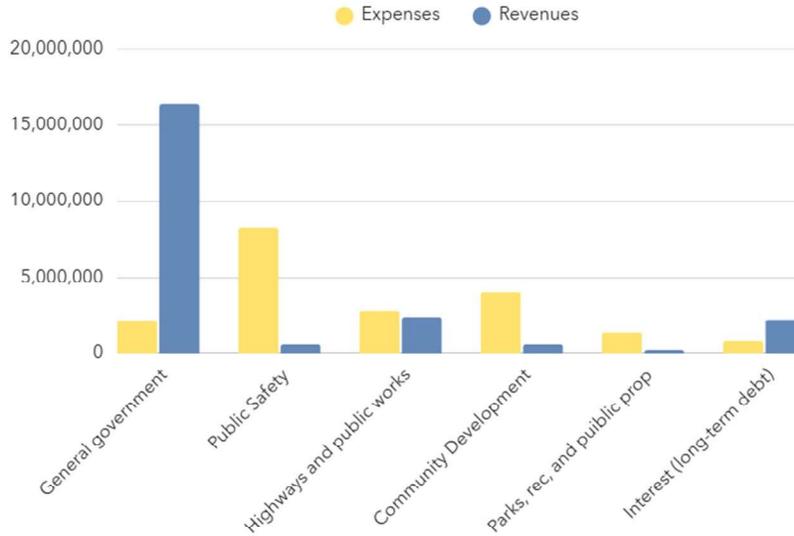
**Governmental activities.** Governmental activities increased the net position of the City by \$2,953,045 (3.16%). Comparison of total revenues and total expenditures to fiscal year 2024 shows an increase in revenues from governmental activities of \$1,098,140, while total expenses increased by \$2,198,479. An increase in collections of tax revenues (property and other) of \$853,613 contributed to 78% of the change, while expenditure increases are attributed to the rising cost of public safety as well as investment in the completion of the Foxboro Wetlands Park.

**CITY OF NORTH SALT LAKE  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
For The Year Ended June 30, 2025**

**REVENUES BY SOURCE -  
GOVERNMENTAL ACTIVITIES**



**EXPENSES AND CHARGE FOR SERVICE REVENUES -  
GOVERNMENTAL ACTIVITIES**

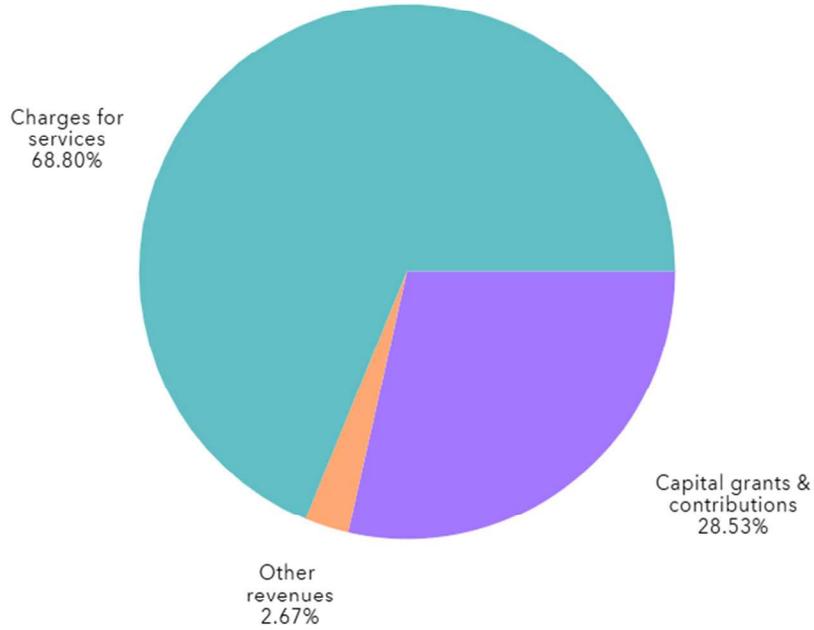


**Business-type activities.** Business-type activities increased the City’s net position by \$6,385,675 or 16.35%. As indicated by the data in the table on page 12, the change in the City’s net position from business activities this year was an increase of \$5,432,973 between the current and the previous fiscal year. In comparison to the previous fiscal year, revenues from all business-type activities increased by \$7,213,086, while expenses from all business-type activities increased by \$1,780,113.

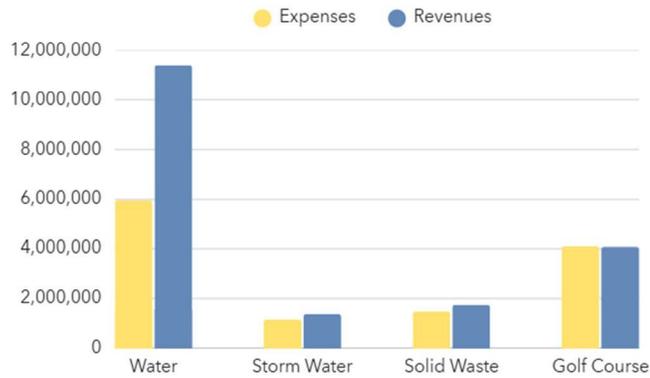
The graphs presented on the following page reflect only regular operating revenues and expenses from business-type activities and not the effects of special one-time items or transfers.

**CITY OF NORTH SALT LAKE  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
For The Year Ended June 30, 2025**

**REVENUES BY SOURCE -  
BUSINESS-TYPE ACTIVITIES**



**EXPENSES AND CHARGE FOR SERVICE REVENUES -  
BUSINESS-TYPE ACTIVITIES**



**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.

**CITY OF NORTH SALT LAKE**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**For The Year Ended June 30, 2025**

As of the end of the fiscal year, the City's governmental funds reported combined ending fund balance of \$42,835,006, a decrease of \$2,149,569 from the prior fiscal year. Of this amount, \$3,751,627 (8.76%) is available for spending at the government's discretion. The remaining \$39,083,379 of fund balance is not available for new spending because it is non-spendable in form, specifically prepaid expenses of \$87,411 and legally restricted by parties outside the financial reporting entity for 1) impact fees totaling \$2,277,346, 2) Class C and transportation tax eligible road projects of \$1,595,723, 3) capital projects of \$20,544,505, 4) local building authority uses of \$71,876, and 5) low-income housing uses of \$1,150,655. An additional \$13,355,864 is assigned to specific fund purposes.

**General Fund:** The General Fund is the City's chief operating fund. At the end of the fiscal year, the unassigned fund balance of the General Fund was \$3,853,878, with \$1,500,000 assigned as a contribution to the Hatch Park expansion project. As a measure of the General Fund's liquidity, it may be useful to compare this amount to total fund expenditures of \$14,146,301 (27.24%). The fund balance of the City's General Fund increased \$774,963 from activities during the current fiscal year, representing a 16.61% change in fund balance.

Total revenues in the general fund increased by 5.43%, or \$745,340 while expenditures increased by 4.54%, or \$614,872.

Changes in revenue are primarily attributed to increases in tax revenues, as follows: sales tax revenue - \$259,646, franchise tax revenues - \$285,834, and property tax revenue - \$146,037. Additionally, Court revenues and development fees grew by \$149,924 and \$93,822, respectively.

The principal changes in general fund expenditures are related to police, totaling \$409,615 and consisting largely of wages and benefits. The department added a school resources officer for Spectrum Academy, of which \$70,000 annually is grant funded through FY 2026. Contracted services for fire increased by 3.94%, or \$69,906 and parks maintenance expenditures increased by \$114,319, largely due to increased facilities costs and new investment in tree planting. Increases of \$94,160 in community development were related to contracted services for general plan updates, which was also partially grant funded.

**Redevelopment Agency Funds:** These funds have a combined total fund balance of \$5,031,169, of which \$2,386,504 is restricted for the Foxboro Wetlands Park project. There was a net decrease in fund balance of \$1,385,103, which consisted of tax increment collections of \$2,839,111 plus interest income of \$256,506, less developer contributions totaling \$1,304,318, debt service payments on the Foxboro Wetlands Park project of \$374,900, and transfers to the General fund and Housing fund of \$349,839. In addition, the Redwood Road project area contributed \$740,000 to offset the annual debt service payments on the Hatch Park expansion project. Additional information related to the specific project area activity may be found in Note 13.

**Debt Service Fund – Rap Tax Fund:** This fund has a total fund balance of \$17,397,285, of which \$17,499,536 is restricted for parks capital improvements. Year over year fund balance increased by \$321,881, which was the result of a larger transfer in contribution from the Redwood Road RDA to better cover debt service payments in FY 2025. The ending result was a negative unrestricted cash balance of \$102,251, which the City will continue to address in FY 2026.

**Capital Projects Fund:** This fund has a total fund balance of \$8,390,779, 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, 2025, the fund balance in the capital projects fund decreased by \$271,455 compared to last year's increase of \$187,319. The decrease in the City's capital projects fund balance is primarily a result of a \$705,000 transfer to the Road Development fund for annual streets preservation projects.

**Road Development Fund:** This fund has a total fund balance of \$4,464,778, of which \$2,214,938 is restricted for impact fee related road projects and \$1,595,723 is restricted for the construction of eligible Class C Road and Transportation Tax projects. The remaining \$654,117 is assigned for road development projects. The net decrease in

**CITY OF NORTH SALT LAKE**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**For The Year Ended June 30, 2025**

fund balance during the current fiscal year was \$1,524,320 compared to last year's decrease of \$13,091. The net change in fund balance consisted of impact fee revenue in the amount of \$63,930, intergovernmental revenues of \$2,108,099, interest revenues of \$328,569, offset by investment in highway and public improvement projects of \$3,884,814. Comparatively, \$2,628,301 was spent on highway and public improvement projects in the prior fiscal year.

**Proprietary funds.** At June 30, 2025, the City's proprietary funds reported combined ending net position of \$45,440,351, an increase of \$6,385,675 over the prior year. The unrestricted portion of proprietary fund net position has a balance of \$7,125,672. The remaining \$38,314,679 of net position is not available for new spending because it is invested in capital assets totaling \$38,030,295, or legally restricted by parties outside the financial reporting entity for debt service totaling \$65,125, capital investment of \$399,444, and impact fees totaling \$123,886.

**Water Fund** –The water fund began the fiscal year with a combined net position of \$28,018,229. At the close of the fiscal year, total net position increased to \$33,627,380, an increase of \$5,609,151. The increase in fund balance was related to a \$973,862 increase in metered sales, which was the result of a 8% increase in user fees and a return to pre-drought culinary and irrigation water consumption. Operating expenditures increased across almost all areas, with a net increase of \$975,499 for the year. The fund continues to monitor rising power and water purchase costs with the need to continue replacing old meters with those that are equipped with tower-read radios.

**Storm Water** - This fund has a total net position of \$8,452,905. During the year ended June 30, 2025, the storm water fund's net position increased \$351,881 compared to a prior year increase of \$159,401. User fee revenues increased by \$165,755 from the prior year, which is reflective of the rate increases that have taken effect to support an expanded capital infrastructure plan. Operating expenditures of \$1,152,566 increased by \$83,501 from the prior year, which is attributed to a decrease in equipment expenditure and an increase in salaries and benefits.

**Solid Waste** – The solid waste fund recognizes revenues and expenditures related to recycling and waste removal services, with the majority of the service contracted to an outside service provider. This fund has a total net position of \$929,212, increasing by \$297,845 from the previous year. Operating revenues increased by \$34,775 from the prior year, which was the result of no fee increase and the continued addition of annexed customers who late to sign up for service. Fund expenditures decreased by \$45,842, with half of this amount in salaries and wages. Due to the overall health of the fund, rates were not increased in fiscal year 2026 and the City anticipates no growth in fund balance in the new fiscal year.

**Golf Fund** - This fund has a total net position of \$2,430,854 which increased by \$126,798, compared to a decrease of \$143,480 in the prior year. The fund experienced a net operating gain in the amount of \$339,804 compared to an operating gain of \$338,287 in the prior fiscal year. Of this year's operating gain, approximately \$160,000 is recorded as a receivable for construction reimbursement from Gateway Parks, who operated the winter tubing service for the City. Overall revenues at the course increased in all areas, including admissions (\$264,077), equipment and facility rentals (\$30,080), and concessions and merchandise sales (\$266,874). Similarly, operating expenditures intended to support these services increased by \$733,189.

**Budgetary Highlights**

During the fiscal year the general fund budget expenditures were amended by resolution of the City Council following a public hearing at least quarterly, with an original budgeted expenditure of \$14,463,500 and final budgeted expenditure of \$14,634,746. Actual expenditures were \$14,146,301, with the police department, planning department, and streets department ending the fiscal year significantly under budget. Total revenues were higher than the final budget by \$410,549, or 2.9%. Taxes, the largest source of revenue for the general fund was \$675,746 or 5.6%, while charges for service related to development fees were under budget by \$246,587 or 27.8%.

**CITY OF NORTH SALT LAKE**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**For The Year Ended June 30, 2025**

**Capital Asset and Debt Administration**

**Capital assets.** The City's investment in capital assets for its governmental and business-type activities at June 30, 2025 amounts to \$120,287,417 (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 \$11,706,887 (10.78%) consisting of increases of \$4,778,445 in governmental activities and \$6,928,442 in business-type activities. Major capital asset activity during the current fiscal year has been summarized in the tables on pages 18 and 19 of this report.

**CITY OF NORTH SALT LAKE  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
For The Year Ended June 30, 2025**

<b>City of North Salt Lake's Schedule of Capital Asset Changes From Prior Year</b>			
	Governmental Activities	Business-type Activities	Totals
Current year expenses Foxboro Wetlands Park	1,711,163	-	1,711,163
Current year expenses Hatch Park Expansion	585,526	-	585,526
Current year expenses Dog Park	15,523	-	15,523
Current year expenses Main St. (I-15 to 1000 N)	142,339	-	142,339
Current year expenses 400 West Street Reconstruction	1,579,443	-	1,579,443
Current year expenses 1100 N RR Cross Widen (60-80)	213,786	-	213,786
Current year expenses Redwood Rd Sidewalk	1,120	-	1,120
Current year expense Cynthia Way	427,867	-	427,867
Current year expense 850 N, 900 N, & Madsen Ln (Street)	8,385	-	8,385
Current year expense Coventry, Freedom Dr, and Freedom Circle	1,644	-	1,644
Current year expense Windsor Dr., Windsor Ct., and Ascot Dr.	200,000	-	200,000
Elk Hollow Rd. Rebuild	372,790	-	372,790
150 N Waterline Streets portion	105,084	-	105,084
Nancy Way	94,711	-	94,711
Parkway Dr., Canyon Lane, and Eagle Pass	50,260	-	50,260
Sider Dr, 175 N, 750 E, and 575 E	10,209	-	10,209
4000 South	97,024	-	97,024
Dorothea and Bernice Reconstruction	227,102	-	227,102
Signal 400 W & 1100 N	313,302	-	313,302
Add'l Lacey Way (Maria, Gary, Nancy)	9,748	-	9,748
Complete Concrete Boat Ramp	176,857	-	176,857
Building Repairs	81,652	-	81,652
Vehicles, Machinery, and Equipment	610,329	220,019	830,348
Completed PRV Vault and Valve Replacement	-	130,370	130,370
Current year expense Center St Water Line Uppercross	-	755	755
Current year expense 850 N, 900 N, & Madsen Ln (Water Line)	-	10,755	10,755
Lacey Way Water line	-	100,329	100,329
Mountainview, Sky View, Wild Flower, and Sego Lily Water Line	-	18,100	18,100
Eaglewood Hole 7 & 11, Lake Enlargement project	-	178,132	178,132
Water System Back-up Generators HPMG Grant	-	1,241,895	1,241,895
Gary Way Emergency Repairs	-	82,885	82,885
150 N Water Line Replacement	-	61,138	61,138
Sensus Tower Read System Improvements	-	56,323	56,323
Elk Hollow Water Line	-	647,598	647,598
400 West Water Line	-	213,564	213,564
Developer Contribution: Eaglewood Cove Phase 13	-	3,945,000	3,945,000
Developer Contribution: Lofts Phase 2	-	121,000	121,000
Current year expenses Flood Control Hole 7	-	285,745	285,745
Current year expense Coventry, Freedom Dr, and Freedom Circle (Storm)	-	102,404	102,404
Heavy Equipment Purchase - Street Sweeper	-	372,360	372,360
Current year expense - Simulators	-	2,398	2,398
Pond Repair - Hole 8	-	74,013	74,013
Driving Range Upgrade and Trackman System	-	403,114	403,114
Gateway Parks Infrastructure	-	146,754	146,754
Golf Machinery and Equipment	-	473,662	473,662
Less current year deletions	(65,950)	(202,537)	(268,487)
Less current year depreciation expense (Fleet is in governmental)	(2,257,415)	(1,943,089)	(4,200,504)
Add current year accumulated depreciation deletions	65,950	185,756	251,706
<b>Total</b>	<b>\$ 4,778,447</b>	<b>\$ 6,928,442</b>	<b>11,706,889</b>

**CITY OF NORTH SALT LAKE  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
For The Year Ended June 30, 2025**

<b>City of North Salt Lake's Capital Assets (Net of depreciation)</b>						
	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	\$ 26,656,614	\$ 25,812,146	\$ 2,551,013	\$ 2,551,013	\$ 29,207,627	\$ 28,363,159
Water rights	-	-	2,864,051	2,864,052	2,864,051	2,864,052
Construction in progress	6,347,081	3,367,849	455,706	957,390	6,802,787	4,325,239
Buildings	3,943,919	4,131,044	4,052,166	4,154,429	7,996,085	8,285,473
Improvements	6,339,241	6,238,100	-	-	6,339,241	6,238,100
Golf course	-	-	2,618,687	1,974,212	2,618,687	1,974,212
Water distribution system	-	-	26,673,583	20,294,143	26,673,583	20,294,143
Storm water system	-	-	6,442,126	6,671,083	6,442,126	6,671,083
Machinery, equip, and vehicles	1,873,082	1,795,815	1,911,466	1,174,037	3,784,548	2,969,852
Infrastructure	27,558,680	26,595,218	-	-	27,558,680	26,595,218
<b>Total</b>	<b>\$ 72,718,617</b>	<b>\$ 67,940,172</b>	<b>\$ 47,568,800</b>	<b>\$ 40,640,359</b>	<b>\$ 120,287,417</b>	<b>\$ 108,580,531</b>

Additional information on the City's capital assets may be found in Note 5 of this report.

**Long-term debt.** At the end of the current fiscal year, the City had \$24,931,426 in outstanding long-term debt. All of the bonded debt was secured by specific revenue sources.

<b>City of North Salt Lake's Outstanding debt</b>						
	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Notes payable	\$ -	\$ -	\$ 657,000	\$ 657,000	\$ 657,000	\$ 657,000
Sales Tax revenue bonds	18,359,000	19,317,000	3,810,000	3,915,000	22,169,000	23,232,000
Water revenue bonds	-	-	1,344,000	1,557,000	1,344,000	1,557,000
RDA bonds	230,000	338,000	-	-	230,000	338,000
Capital leases	-	-	531,426	531,426	531,426	531,426
<b>Total</b>	<b>\$ 18,589,000</b>	<b>\$ 19,655,000</b>	<b>\$ 6,342,426</b>	<b>\$ 6,660,426</b>	<b>\$ 24,931,426</b>	<b>\$ 26,315,426</b>

During the 2025 fiscal year, the City's total debt decreased by \$1,384,000. Additional information on the City's long-term debt, including individual schedules, may be found in Note 8 of this report.

**Economic Factors and Next Year's Budgets and Rates**

- Unemployment rates in Davis County are slightly below the State of Utah at 3.0 percent, down from 3.4 percent for the prior reporting period.
- The City continues to anticipate flat sales tax revenues, but ended fiscal year 2025 with an increase of 3.9% over the prior fiscal year.
- Certified tax rate (CTR) revenues are expected to come in higher than budgeted calculations. The prior year's collections were \$3,345,228 compared to \$2,952,079 in CTR calculated property tax revenues. It is expected that this year's collections will exceed CTR calculated property tax revenues of \$3,016,022. Collection rates continue to surpass surrounding communities at 95.88%.
- Continued decreases in interest rates and inflation are expected, though it is unclear when the State will see an impact on housing costs and wages.

**CITY OF NORTH SALT LAKE  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
For The Year Ended June 30, 2025**

These and other factors were considered when preparing the City of North Salt Lake's budget for the 2025-2026 fiscal year.

**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, 2025**

	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>Assets</b>			
Cash and cash equivalents	\$ 18,015,066	\$ 5,157,305	\$ 23,172,371
Receivables:			
Accounts net	341,490	-	341,490
Taxes	3,706,336	1,767,374	5,473,710
Intergovernmental	2,057,801	-	2,057,801
Internal balances	2,921,931	(2,921,931)	-
Inventories	-	1,094,514	1,094,514
Prepays	87,411	482,909	570,320
Restricted cash and cash equivalents	25,640,105	284,384	25,924,490
Net pension asset	-	-	-
Capital assets not being depreciated:			
Land	26,656,614	2,551,013	29,207,627
Water rights	-	2,864,051	2,864,051
Construction in progress	6,347,081	455,706	6,802,787
Capital assets, net of accumulated depreciation:			
Buildings	3,943,919	4,052,166	7,996,085
Improvements other than buildings	6,339,241	-	6,339,241
Golf course	-	2,618,687	2,618,687
Water distribution system	-	26,673,583	26,673,583
Storm water system	-	6,442,126	6,442,126
Machinery, equipment, and vehicles	1,873,082	1,911,466	3,784,548
Infrastructure	27,558,680	-	27,558,680
<b>Total Assets</b>	<b>125,488,757</b>	<b>53,433,356</b>	<b>178,922,113</b>
<b>Deferred Outflows of Resources</b>			
Deferred outflows of resources relating to pensions	1,724,664	517,512	2,242,176
<b>Total Assets and Deferred Outflows of Resources</b>	<b>127,213,421</b>	<b>53,950,868</b>	<b>181,164,289</b>
<b>Liabilities</b>			
Accounts payable	2,171,009	733,276	2,904,285
Accrued liabilities	448,825	88,544	537,369
Developer and customer deposits	787,313	1,281	788,594
Unearned revenue	2,430,822	189,467	2,620,289
Noncurrent liabilities:			
Due within one year	1,706,321	662,415	2,368,736
Due in more than one year	18,179,125	6,177,309	24,356,434
Net pension liability	1,839,333	652,491	2,491,824
<b>Total Liabilities</b>	<b>27,562,748</b>	<b>8,504,783</b>	<b>36,067,531</b>
<b>Deferred Inflows of Resources</b>			
Deferred inflows relating to pensions	15,717	5,733	21,450
Deferred inflows for property taxes	3,344,482	-	3,344,482
<b>Total Deferred Inflows of Resources</b>	<b>3,360,199</b>	<b>5,733</b>	<b>3,365,932</b>
<b>Net Position</b>			
Net investment in capital assets	68,908,254	38,030,295	106,938,549
Restricted for:			
Impact fees	2,277,346	130,951	2,408,297
Debt service	-	65,125	65,125
Class C and Transportation Tax Projects	1,595,723	-	1,595,723
Construction Projects	5,427,505	-	5,427,505
Equipment Purchases	-	88,309	88,309
Local building authority	71,876	-	71,876
Housing restriction	1,150,655	-	1,150,655
Unrestricted	16,859,115	7,125,672	23,984,787
<b>Total Net Position</b>	<b>96,290,474</b>	<b>45,440,351</b>	<b>141,730,825</b>
<b>Total Liabilities, Deferred Inflows, and Net Position</b>	<b>\$ 127,213,421</b>	<b>\$ 53,950,867</b>	<b>\$ 181,164,288</b>

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, 2025

Functions/Programs	Program Revenues				Net Revenue (Expense) and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
<b>Government Activities</b>							
General governmental	\$ 2,146,634	\$ -	\$ -	\$ 93,493	\$ (2,053,141)	\$ -	\$ (2,053,141)
Public safety	8,293,017	567,268	36,694	-	(7,689,055)	-	(7,689,055)
Highways and public improvements	2,801,827	188,087	1,753,613	428,416	(431,711)	-	(431,711)
Community development	4,012,044	589,141	-	16,030	(3,406,873)	-	(3,406,873)
Parks, recreation, and public property	1,377,529	96,139	39,183	88,800	(1,153,407)	-	(1,153,407)
Interest on long-term debt	823,554	-	-	-	(823,554)	-	(823,554)
<b>Total Governmental Activities</b>	<b>19,454,605</b>	<b>1,440,635</b>	<b>1,829,490</b>	<b>626,739</b>	<b>(15,557,741)</b>	<b>-</b>	<b>(15,557,741)</b>
<b>Business-type Activities</b>							
Water	5,961,706	6,037,664	-	5,374,394	-	5,450,352	5,450,352
Storm water	1,174,811	1,305,359	-	78,894	-	209,442	209,442
Solid waste	1,492,688	1,754,610	-	-	-	261,922	261,922
Golf course	4,096,160	4,049,213	-	-	-	(46,947)	(46,947)
<b>Total Business-type Activities</b>	<b>12,725,365</b>	<b>13,146,846</b>	<b>-</b>	<b>5,453,288</b>	<b>-</b>	<b>5,874,769</b>	<b>5,874,769</b>
<b>Total Government</b>	<b>\$ 32,179,970</b>	<b>\$ 14,587,481</b>	<b>\$ 1,829,490</b>	<b>\$ 6,080,027</b>	<b>(15,557,741)</b>	<b>5,874,769</b>	<b>(9,682,972)</b>
			<b>General Revenues</b>				
			Property taxes		6,814,303	-	6,814,303
			Sales taxes		6,850,924	-	6,850,924
			Franchise taxes		2,509,894	-	2,509,894
			Unrestricted investment earnings		2,159,989	265,141	2,425,130
			Miscellaneous		150,147	185,266	335,413
			Gain (Loss) on sale of capital assets		25,529	60,499	86,028
			<b>Total General Revenues</b>		<b>18,510,786</b>	<b>510,906</b>	<b>19,021,692</b>
			Changes in Net Position		2,953,045	6,385,675	9,338,720
			<b>Net Position, Beginning</b>		<b>93,337,429</b>	<b>39,054,676</b>	<b>132,392,105</b>
			<b>Net Position, Ending</b>		<b>\$ 96,290,474</b>	<b>\$ 45,440,351</b>	<b>\$ 141,730,825</b>

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

**CITY OF NORTH SALT LAKE**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
**June 30, 2025**

	General	Redevelopment Agency	Debt Srv Rap Tax	Capital Projects	Road Development	Nonmajor Governmental Funds	Total Governmental Funds
<b>Assets</b>							
Cash and cash equivalents	\$ 5,074,048	\$ 2,952,961	\$ -	\$ 5,633,607	\$ 3,535,092	\$ 240,073	\$ 17,435,781
Receivables:							
Accounts - net	53,608	-	-	-	284,704	-	338,312
Taxes	3,326,969	259,838	119,529	-	-	3,178	3,709,514
Intergovernmental	1,723,835	-	-	-	333,966	-	2,057,801
Prepays	87,411	-	-	-	-	-	87,411
Due from other funds	-	-	-	2,921,931	-	-	2,921,931
Restricted cash and cash equivalents	-	2,386,504	17,499,536	-	3,810,661	1,943,404	25,640,105
<b>Total Assets</b>	<b>\$10,265,871</b>	<b>\$ 5,599,303</b>	<b>\$ 17,619,065</b>	<b>\$ 8,555,538</b>	<b>\$ 7,964,423</b>	<b>\$ 2,186,655</b>	<b>52,190,855</b>
<b>Liabilities</b>							
Cash deficit	\$ -	\$ -	221,780	\$ -	\$ -	\$ -	\$ 221,780
Accounts payable	505,025	308,296	-	164,759	1,068,823	76,949	2,123,852
Accrued liabilities	447,600	-	-	-	-	-	447,600
Unearned revenue	-	-	-	-	2,430,822	-	2,430,822
Developer and customer deposits	787,313	-	-	-	-	-	787,313
<b>Total Liabilities</b>	<b>1,739,938</b>	<b>308,296</b>	<b>221,780</b>	<b>164,759</b>	<b>3,499,645</b>	<b>76,949</b>	<b>5,789,587</b>
<b>Deferred Inflows of Resources</b>							
Unavailable revenues - property taxes	3,084,644	259,838	-	-	-	-	3,344,482
<b>Total Deferred Inflows of Resources</b>	<b>3,084,644</b>	<b>259,838</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,344,482</b>
<b>Fund Balances</b>							
Nonspendable:							
Prepaid items	87,411	-	-	-	-	-	87,411
Restricted:							
Impact fees	-	-	-	-	2,214,938	62,408	2,277,346
Class C and Transportation Tax projects	-	-	-	-	1,595,723	-	1,595,723
Capital projects	-	2,386,504	17,499,536	-	-	658,465	20,544,505
Local building authority	-	-	-	-	-	71,876	71,876
Housing restriction	-	-	-	-	-	1,150,655	1,150,655
Assigned:							
Road development	-	-	-	-	654,117	-	654,117
Construction projects	1,500,000	-	-	8,390,779	-	166,303	10,057,082
Debt service	-	2,644,665	-	-	-	-	2,644,665
Unassigned	3,853,878	-	(102,251)	-	-	-	3,751,627
<b>Total Fund Balances</b>	<b>5,441,289</b>	<b>5,031,169</b>	<b>17,397,285</b>	<b>8,390,779</b>	<b>4,464,778</b>	<b>2,109,707</b>	<b>42,835,006</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$10,265,871</b>	<b>\$ 5,599,303</b>	<b>\$ 17,619,065</b>	<b>\$ 8,555,538</b>	<b>\$ 7,964,423</b>	<b>\$ 2,186,655</b>	<b>52,190,855</b>

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, 2025**

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

<b>Total fund balance - governmental funds</b>	<b>\$ 42,835,006</b>
Deferred outflows of resources, a consumption of net position that applies to future periods, is not shown in the fund statements.	1,662,075
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	71,277,020
Long-term liabilities are not due and payable in the current period and therefore are not recorded in the funds.	(21,624,205)
Deferred inflows of resources, report net position that applies to future periods, is not shown in the fund statements	(15,141)
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.	2,155,718
<b>Total net position - governmental activities</b>	<b><u>\$ 96,290,474</u></b>

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, 2025**

	General	Redevelopment Agency	Debt Srv Rap Tax	Capital Projects	Road Development	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues</b>							
Taxes	\$ 12,706,046	\$ 2,839,111	\$ 629,964	\$ -	\$ -	\$ -	\$ 16,175,121
Licenses and permits	250,366	-	-	-	-	-	250,366
Rental income	-	-	-	-	-	321	321
Intergovernmental	140,188	-	-	-	2,108,099	39,183	2,287,470
Charges for services	639,173	-	-	-	-	-	639,173
Fines and forfeitures	507,843	-	-	-	-	-	507,843
Impact fees	-	-	-	-	63,930	104,830	168,760
Interest	167,794	256,506	852,750	412,245	328,569	103,414	2,121,278
Miscellaneous	63,285	-	-	-	42,933	-	106,218
<b>Total Revenues</b>	<b>14,474,695</b>	<b>3,095,617</b>	<b>1,482,714</b>	<b>412,245</b>	<b>2,543,531</b>	<b>247,748</b>	<b>22,256,550</b>
<b>Expenditures</b>							
Current:							
General government	1,915,497	1,711,663	-	-	-	-	3,627,160
Public safety	7,857,717	-	-	-	-	-	7,857,717
Highways and public improvements	1,870,537	-	-	-	685,839	-	2,556,376
Community development	953,884	1,304,318	3,100	-	-	5,477	2,266,779
Parks, recreation, and public property	1,548,666	-	-	-	-	-	1,548,666
Debt service:							
Principal	-	305,000	653,000	-	-	108,000	1,066,000
Interest	-	69,900	742,356	-	-	11,298	823,554
Capital outlay:							
General government	-	-	-	87,700	-	-	87,700
Highways and public improvements	-	-	-	-	3,884,814	-	3,884,814
Parks, recreation, and public property	-	-	-	-	-	789,769	789,769
<b>Total Expenditures</b>	<b>14,146,301</b>	<b>3,390,881</b>	<b>1,398,456</b>	<b>87,700</b>	<b>4,570,653</b>	<b>914,544</b>	<b>24,508,535</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>328,394</b>	<b>(295,264)</b>	<b>84,258</b>	<b>324,545</b>	<b>(2,027,122)</b>	<b>(666,796)</b>	<b>(2,251,985)</b>
<b>Other Financing Sources (Uses)</b>							
Transfer in	344,153	-	740,000	109,000	705,000	810,261	2,708,414
Transfer out	-	(1,089,839)	(502,377)	(705,000)	(202,198)	(209,000)	(2,708,414)
Sale of capital assets	15,554	-	-	-	-	-	15,554
Contributions	86,862	-	-	-	-	-	86,862
<b>Total Other Financing Sources (Uses)</b>	<b>446,569</b>	<b>(1,089,839)</b>	<b>237,623</b>	<b>(596,000)</b>	<b>502,802</b>	<b>601,261</b>	<b>102,416</b>
<b>Net Change in Fund Balances</b>	<b>774,963</b>	<b>(1,385,103)</b>	<b>321,881</b>	<b>(271,455)</b>	<b>(1,524,320)</b>	<b>(65,535)</b>	<b>(2,149,569)</b>
<b>Fund Balance, Beginning</b>	<b>4,666,326</b>	<b>6,416,272</b>	<b>17,075,403</b>	<b>8,662,234</b>	<b>5,989,098</b>	<b>2,175,242</b>	<b>44,984,575</b>
<b>Fund Balance, Ending</b>	<b>\$ 5,441,289</b>	<b>\$ 5,031,169</b>	<b>\$ 17,397,284</b>	<b>\$ 8,390,779</b>	<b>\$ 4,464,778</b>	<b>\$ 2,109,707</b>	<b>\$ 42,835,006</b>

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

**CITY OF NORTH SALT LAKE**  
**RECONCILIATIONS 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, 2025**

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

<b>Net change in fund balances - total governmental funds</b>	\$ (2,149,569)
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.	
Depreciation expense	(2,257,415)
Less internal service fund depreciation expense included in net revenue below	465,745
	(1,791,670)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the statement of net position.	
	6,576,540
Repayment of bond principal is an expenditure in the funds, but the repayment reduces long-term liabilities in the statement of net position.	
	1,101,227
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.	
	(218,460)
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.	
	(239,304)
The Statement of Activities includes the net pension benefit (expense) from the adoption of GASB 68, which is not included in the fund statements.	
	(325,719)
 <b>Change in net position of governmental activities</b>	 <b>\$ 2,953,045</b>

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

**CITY OF NORTH SALT LAKE**  
**STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -**  
**BUDGET TO ACTUAL – GENERAL FUND**  
**For The Year Ended June 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with final budget
	Original	Final		
<b>Revenues</b>				
Taxes:				
Property	\$ 3,229,300	\$ 3,229,300	\$ 3,345,228	\$ 115,928
Sales and use	6,760,000	6,760,000	6,850,924	90,924
Franchise	2,041,000	2,041,000	2,509,894	468,894
Licenses and permits	250,000	250,000	250,366	366
Intergovernmental revenues	109,600	161,136	140,187	(20,949)
Charges for services	853,000	885,760	639,173	(246,587)
Fines and forfeitures	375,000	500,000	507,843	7,843
Interest	150,000	150,000	167,795	17,795
Miscellaneous	70,000	86,950	63,285	(23,665)
<b>Total Revenues</b>	<b>13,837,900</b>	<b>14,064,146</b>	<b>14,474,695</b>	<b>410,549</b>
<b>Expenditures</b>				
Current:				
General government:				
Legislative	284,000	284,000	270,041	13,959
Administrative	1,016,100	1,027,200	1,019,413	7,787
Buildings	180,800	180,800	159,583	21,217
Judicial	469,600	480,600	466,460	14,140
Total general government	1,950,500	1,972,600	1,915,497	57,103
Public safety:				
Police department	6,221,920	6,210,166	6,013,409	196,757
Fire department	1,844,310	1,844,310	1,844,308	2
Total public safety	8,066,230	8,054,476	7,857,717	196,759
Public works:				
Streets department	1,877,480	1,809,980	1,734,891	75,089
Engineering	148,330	148,330	135,646	12,684
Total public works	2,025,810	1,958,310	1,870,537	87,773
Community Development				
Planning and zoning	588,110	753,460	659,849	93,611
Building inspection	288,900	288,900	294,035	(5,135)
Total community development	877,010	1,042,360	953,884	88,476
Parks	1,543,950	1,607,000	1,548,666	58,334
<b>Total Expenditures</b>	<b>\$ 14,463,500</b>	<b>\$ 14,634,746</b>	<b>\$ 14,146,301</b>	<b>\$ 488,445</b>

**CITY OF NORTH SALT LAKE**  
**STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -**  
**BUDGET TO ACTUAL – GENERAL FUND (Continued)**  
**For The Year Ended June 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with final budget
	Original	Final		
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	\$ (625,600)	\$ (570,600)	\$ 328,394	\$ 898,994
<b>Other Financing Sources (Uses)</b>				
Appropriations from fund balance	-	-	-	-
Transfer in	338,310	337,535	344,153	(6,618)
Transfer out	-	(1,500,000)	-	(1,500,000)
Contributions	85,000	85,000	86,862	(1,862)
<b>Total Other Financing Sources (Uses)</b>	<u>423,310</u>	<u>(1,077,465)</u>	<u>446,569</u>	<u>(1,508,480)</u>
<b>Net Change in Fund Balance</b>	<u>\$ (202,290)</u>	<u>\$ (1,648,065)</u>	<u>774,963</u>	<u>\$ (609,486)</u>
<b>Fund Balance, Beginning</b>			<u>4,666,326</u>	
<b>Fund Balance, Ending</b>			<u>\$ 5,441,289</u>	

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

**CITY OF NORTH SALT LAKE**  
**STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -**  
**BUDGET TO ACTUAL – REDEVELOPMENT AGENCY FUNDS**  
**For The Year Ended June 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Taxes	\$ 2,855,200	\$ 2,839,130	\$ 2,839,111	\$ (19)
Interest	121,050	121,050	256,506	135,456
<b>Total Revenues</b>	<u>2,976,250</u>	<u>2,960,180</u>	<u>3,095,617</u>	<u>135,437</u>
<b>Expenditures</b>				
Improvements	3,944,240	3,944,240	1,711,663	2,232,577
Community	1,435,460	1,309,810	1,304,318	5,492
Principal	305,000	305,000	305,000	-
Interest	69,900	69,900	69,900	-
<b>Total Expenditures</b>	<u>5,754,600</u>	<u>5,628,950</u>	<u>3,390,881</u>	<u>2,238,069</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>(2,778,350)</u>	<u>(2,668,770)</u>	<u>(295,264)</u>	<u>2,373,506</u>
<b>Other Financing Sources (Uses)</b>				
Transfer out	(745,750)	(1,089,845)	(1,089,839)	6
<b>Total Other Financing Sources (Uses)</b>	<u>(745,750)</u>	<u>(1,089,845)</u>	<u>(1,089,839)</u>	<u>6</u>
<b>Net Change in Fund Balance</b>	<u>\$ (745,750)</u>	<u>\$ (1,089,845)</u>	<u>(1,385,103)</u>	<u>\$ 6</u>
<b>Fund Balance, Beginning</b>			<u>6,416,272</u>	
<b>Fund Balance, Ending</b>			<u>\$ 5,031,169</u>	

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

**CITY OF NORTH SALT LAKE**  
**STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -**  
**BUDGET TO ACTUAL – DEBT SERVICE FUND**  
**For The Year Ended June 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Sales taxes	\$ 695,000	\$ 695,000	\$ 629,964	\$ (65,036)
Interest	305,360	795,360	852,750	57,390
<b>Total Revenues</b>	<u>1,000,360</u>	<u>1,490,360</u>	<u>1,482,714</u>	<u>(7,646)</u>
<b>Expenditures</b>				
Debt service:				
Principal	653,000	653,000	653,000	-
Interest	742,360	742,360	742,356	4
Fees	5,000	5,000	3,100	1,900
<b>Total Expenditures</b>	<u>1,400,360</u>	<u>1,400,360</u>	<u>1,398,456</u>	<u>1,904</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>(400,000)</u>	<u>90,000</u>	<u>84,258</u>	<u>(5,742)</u>
<b>Other Financing Sources (Uses)</b>				
Transfer In	400,000	740,000	740,000	-
Transfer Out	(10,300,000)	(17,300,000)	(502,377)	16,797,623
Proceeds from Borrowing	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<u>(9,900,000)</u>	<u>(16,560,000)</u>	<u>237,623</u>	<u>16,797,623</u>
<b>Net Change in Fund Balance</b>	<u><u>\$(10,300,000)</u></u>	<u><u>\$(16,470,000)</u></u>	<u>321,881</u>	<u><u>\$16,791,881</u></u>
<b>Fund Balance, Beginning</b>			<u>17,075,404</u>	
<b>Fund Balance, Ending</b>			<u><u>\$17,397,285</u></u>	

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

**CITY OF NORTH SALT LAKE**  
**STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -**  
**BUDGET TO ACTUAL – ROAD DEVELOPMENT FUND**  
**For The Year Ended June 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Impact fees	\$ 429,590	\$ 429,590	\$ 63,930	\$ (365,660)
Intergovernmental revenues	1,642,000	4,720,900	2,108,099	(2,612,801)
Interest	206,000	206,000	328,568	122,568
Miscellaneous	-	-	42,933	42,933
<b>Total Revenues</b>	<u>2,277,590</u>	<u>5,356,490</u>	<u>2,543,530</u>	<u>(2,812,960)</u>
<b>Expenditures</b>				
Highways and public improvements	3,473,570	11,182,410	4,570,653	6,611,757
<b>Total Expenditures</b>	<u>3,473,570</u>	<u>11,182,410</u>	<u>4,570,653</u>	<u>6,611,757</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>(1,195,980)</u>	<u>(5,825,920)</u>	<u>(2,027,123)</u>	<u>3,798,797</u>
<b>Other Financing Sources (Uses)</b>				
Transfer in	705,000	705,000	705,000	-
Transfer Out	(195,580)	(195,580)	(202,198)	(6,618)
<b>Total Other Financing Sources (Uses)</b>	<u>509,420</u>	<u>509,420</u>	<u>502,802</u>	<u>(6,618)</u>
<b>Net Change in Fund Balance</b>	<u>\$ (686,560)</u>	<u>\$ (5,316,500)</u>	<u>(1,524,321)</u>	<u>\$ 3,792,179</u>
<b>Fund Balance, Beginning</b>			<u>5,989,098</u>	
<b>Fund Balance, Ending</b>			<u>\$ 4,464,778</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, 2025

	Business-type Activities				Governmental Activities	
	Water	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund - Fleet
<b>Assets</b>						
<b>Current Assets</b>						
Cash and cash equivalents	\$ 2,436,149	\$ 1,447,265	\$ 915,728	\$ 358,163	\$ 5,157,305	\$ 801,065
Receivables:						
Accounts receivable, net	1,221,711	160,222	181,755	203,686	1,767,374	-
Due from other funds	-	-	-	-	-	-
Inventories	890,558	-	-	203,956	1,094,514	-
Prepaid expenses	481,217	-	-	1,692	482,909	-
<b>Total Current Assets</b>	<b>5,029,635</b>	<b>1,607,487</b>	<b>1,097,483</b>	<b>767,497</b>	<b>8,502,102</b>	<b>801,065</b>
<b>Noncurrent Assets</b>						
Restricted cash and cash equivalents	-	210,268	-	74,116	284,384	-
Net pension asset	-	-	-	-	-	-
Capital assets:						
Land	197,538	-	-	2,353,475	2,551,013	-
Water rights	2,864,052	-	-	-	2,864,052	-
Buildings	294,908	-	-	4,497,113	4,792,021	-
Golf course	-	-	-	5,530,444	5,530,444	-
Water distribution system	42,135,277	-	-	-	42,135,277	-
Storm water system	-	9,026,788	-	-	9,026,788	-
Machinery, equipment, and vehicles	1,753,005	448,468	79,724	2,219,198	4,500,395	5,457,199
Construction-in-progress	13,191	442,515	-	-	455,706	-
Less accumulated depreciation	(16,899,148)	(2,638,773)	(79,724)	(4,669,251)	(24,286,896)	(4,015,602)
<b>Total Noncurrent Assets</b>	<b>30,358,823</b>	<b>7,489,266</b>	<b>-</b>	<b>10,005,095</b>	<b>47,853,184</b>	<b>1,441,597</b>
<b>Total Assets</b>	<b>35,388,458</b>	<b>9,096,753</b>	<b>1,097,483</b>	<b>10,772,592</b>	<b>56,355,286</b>	<b>2,242,662</b>
<b>Deferred outflows of resources</b>						
Deferred outflows of resources relating to pensions	274,294	69,852	15,061	158,305	517,512	62,589
<b>Total Assets and Deferred Outflows of Resources</b>	<b>\$ 35,662,752</b>	<b>\$ 9,166,605</b>	<b>\$ 1,112,544</b>	<b>\$ 10,930,897</b>	<b>\$ 56,872,798</b>	<b>\$ 2,305,251</b>

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 (Continued)**  
**For The Year Ended June 30, 2025**

	Business-type Activities				Governmental Activities	
	Water	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund - Fleet
	<b>Liabilities</b>					
<b>Current Liabilities</b>						
Accounts payable	\$ 352,228	\$ 87,260	\$ 160,900	\$ 132,888	\$ 733,276	\$ 47,161
Compensated absences	87,422	26,335	2,163	102,768	218,688	11,957
Accrued liabilities	13,733	1,974	-	72,837	88,544	1,225
Unearned Revenue	-	-	-	189,467	189,467	-
Leases payable	-	70,875	-	52,716	123,591	-
Revenue and general obligation bonds payable	183,507	28,493	-	108,136	320,136	-
<b>Total Current Liabilities</b>	<b>636,890</b>	<b>214,937</b>	<b>163,063</b>	<b>658,812</b>	<b>1,673,702</b>	<b>60,343</b>
<b>Noncurrent Liabilities</b>						
Compensated absences	77,524	23,353	1,918	91,134	193,929	10,604
Customer deposits	1,281	-	-	-	1,281	-
Due to other funds	-	-	-	2,921,931	2,921,931	-
Notes payable	-	-	-	657,000	657,000	-
Leases payable	-	233,881	-	173,955	407,836	-
Net pension liability	337,132	88,617	17,984	208,758	652,491	78,012
Revenue and general obligation bonds payable	979,849	152,151	-	3,786,544	4,918,544	-
<b>Total Noncurrent Liabilities</b>	<b>1,395,786</b>	<b>498,002</b>	<b>19,902</b>	<b>7,839,322</b>	<b>9,753,012</b>	<b>88,616</b>
<b>Total Liabilities</b>	<b>2,032,676</b>	<b>712,939</b>	<b>182,965</b>	<b>8,498,134</b>	<b>11,426,714</b>	<b>148,959</b>
<b>Deferred inflows of resources</b>						
Deferred inflows of resources relating to pensions	2,696	761	367	1,909	5,733	576
<b>Total Liabilities and Deferred Inflows of Resources</b>	<b>2,035,372</b>	<b>713,700</b>	<b>183,332</b>	<b>8,500,043</b>	<b>11,432,447</b>	<b>149,535</b>
<b>Net Position</b>						
Net investment in capital assets	29,195,467	6,793,598	-	9,358,443	38,030,295	1,441,598
Restricted:						
Debt service	-	-	-	65,125	65,125	-
Equipment	-	79,317	-	8,991	88,309	-
Construction	-	-	-	-	-	-
Impact fees	-	130,951	-	-	130,951	-
Unrestricted	4,431,913	1,449,039	929,212	(7,001,706)	7,125,672	714,118
<b>Total Net Position</b>	<b>33,627,380</b>	<b>8,452,905</b>	<b>929,212</b>	<b>2,430,854</b>	<b>45,440,351</b>	<b>2,155,716</b>
<b>Total Liabilities, Deferred Inflows and Net Position</b>	<b>\$ 35,662,752</b>	<b>\$9,166,605</b>	<b>\$ 1,112,544</b>	<b>\$ 10,930,897</b>	<b>\$56,872,798</b>	<b>\$ 2,305,251</b>

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**  
**For The Year Ended June 30, 2025**

	Business-type Activities				Governmental Activities	
	Water	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund - Fleet
	<b>Operating Revenues</b>					
Charges for services:						
Metered water sales	\$ 6,014,532	\$ -	\$ -	\$ -	\$ 6,014,532	\$ -
User fees	-	1,305,359	1,754,610	-	3,059,969	566,070
Connection and servicing fees	23,132	-	-	-	23,132	-
Admissions and fees	-	-	-	1,754,157	1,754,157	-
Equipment and facility rents	-	-	-	1,004,210	1,004,210	-
Concession and merchandise sales	-	-	-	1,290,846	1,290,846	-
Miscellaneous	11,521	-	-	173,745	185,266	17,171
<b>Total Operating Revenues</b>	<b>6,049,185</b>	<b>1,305,359</b>	<b>1,754,610</b>	<b>4,222,958</b>	<b>13,332,112</b>	<b>583,241</b>
<b>Operating Expenses</b>						
Salaries and benefits	1,512,666	504,625	63,065	1,898,321	3,978,677	343,333
Office expense and supplies	559,164	102,073	66,917	111,299	839,453	-
Equipment - supplies and maintenance	358,992	80,316	-	308,710	748,018	41,311
Buildings and grounds - supplies and maintenance	50,302	-	-	46,652	96,954	-
Special department supplies	248,300	-	19,293	-	267,593	-
Power purchases	581,723	-	-	59,530	641,253	-
Water purchases	1,060,658	-	-	248,068	1,308,726	-
Professional services	216,021	195,579	4,202	184,761	600,563	-
Contracted services	-	-	1,339,211	-	1,339,211	-
Merchandise	-	-	-	578,958	578,958	-
Depreciation	1,289,826	268,176	-	385,086	1,943,088	465,745
Miscellaneous	56,858	1,797	-	61,769	120,424	-
<b>Total Operating Expenses</b>	<b>5,934,510</b>	<b>1,152,566</b>	<b>1,492,688</b>	<b>3,883,154</b>	<b>12,462,918</b>	<b>850,389</b>
<b>Operating Income (Loss)</b>	<b>\$ 114,675</b>	<b>\$ 152,793</b>	<b>\$ 261,922</b>	<b>\$ 339,804</b>	<b>\$ 869,194</b>	<b>\$ (267,148)</b>

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, 2025**

	Business-type Activities				Governmental Activities	
	Water	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund - Fleet
<b>Nonoperating Income (Expense)</b>						
Interest income	\$ 144,998	\$ 84,220	\$ 35,923	\$ -	\$ 265,141	\$ 38,713
Interest expense	(27,196)	(22,245)	-	(213,006)	(262,447)	-
Gain (loss) from sale of capital assets	2,280	58,219	-	-	60,499	9,975
<b>Total Nonoperating Income (Expense)</b>	<b>120,082</b>	<b>120,194</b>	<b>35,923</b>	<b>(213,006)</b>	<b>63,193</b>	<b>48,688</b>
Income (loss) before contributions and transfers	234,757	272,987	297,845	126,798	932,387	(218,460)
<b>Capital Contributions</b>	4,066,000	-	-	-	4,066,000	-
<b>Grants</b>	1,102,703	-	-	-	1,102,703	-
<b>Impact Fees</b>	205,691	78,894	-	-	284,585	-
<b>Change in Net Position</b>	<b>5,609,151</b>	<b>351,881</b>	<b>297,845</b>	<b>126,798</b>	<b>6,385,675</b>	<b>(218,460)</b>
<b>Net Position, Beginning</b>	<b>28,018,229</b>	<b>8,101,024</b>	<b>631,367</b>	<b>2,304,056</b>	<b>39,054,676</b>	<b>2,374,176</b>
<b>Net Position, Ending</b>	<b>\$ 33,627,380</b>	<b>\$ 8,452,905</b>	<b>\$ 929,212</b>	<b>\$ 2,430,854</b>	<b>\$ 45,440,351</b>	<b>\$ 2,155,716</b>

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, 2025

	<b>Business-type Activities</b>					<b>Governmental Activities</b>
	<b>Water</b>	<b>Storm Water</b>	<b>Solid Waste</b>	<b>Golf</b>	<b>Total Enterprise</b>	<b>Internal Service Fund - Fleet</b>
<b>Cash Flows From Operating Activities</b>						
Receipts from customers and users	\$ 5,673,280	\$ 1,291,838	\$ 1,756,089	\$ 4,023,377	\$ 12,744,584	\$ 583,241
Receipts from customer deposits	292	-	-	-	292	-
Payments to suppliers and service providers	(3,294,714)	(327,688)	(1,433,256)	(1,576,896)	(6,632,554)	6,605
Payments to employees and related benefits	(1,439,181)	(466,317)	(59,555)	(1,786,175)	(3,751,228)	(324,778)
<b>Net cash flows from operating activities</b>	<b>939,677</b>	<b>497,833</b>	<b>263,278</b>	<b>660,306</b>	<b>2,361,094</b>	<b>265,068</b>
<b>Cash Flows From Non-Capital Financing Activities</b>						
Due to/from other funds	-	-	-	-	-	-
<b>Net cash flows from non-capital financing activities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash Flows From Capital and Related Financing Activities</b>						
Acquisition and construction of capital assets	(2,961,863)	(760,509)	-	(1,099,940)	(4,822,312)	(459,320)
Proceeds from sales of capital assets	2,280	75,000	-	-	77,280	9,975
Impact fees and interest subsidies received	1,308,394	78,894	-	-	1,387,288	-
Principal paid on capital bonds and leases	(184,371)	(96,233)	-	(158,418)	(439,022)	-
Interest paid on capital bonds and leases	(27,196)	(22,245)	-	(213,006)	(262,447)	-
<b>Net cash flows from capital and related financing activities</b>	<b>\$ (1,862,756)</b>	<b>\$ (725,093)</b>	<b>\$ -</b>	<b>\$ (1,471,364)</b>	<b>\$ (4,059,213)</b>	<b>\$ (449,345)</b>

**CITY OF NORTH SALT LAKE**  
**STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS (Continued)**  
**For The Year Ended June 30, 2025**

	Business-type Activities				Governmental Activities	
	Water	Storm Water	Solid Waste	Golf	Total Enterprise	Internal Service Fund - Fleet
<b>Cash Flows From Investing Activities</b>						
Interest on investments	\$ 144,998	\$ 84,220	\$ 35,923	\$ -	\$ 265,141	\$ 38,713
<b>Net cash flows from investing activities</b>	144,998	84,220	35,923	-	265,141	38,713
<b>Net Increase (Decrease) In Cash and Cash Equivalents</b>	(778,081)	(143,040)	299,201	(811,058)	(1,432,978)	(145,564)
<b>Cash and Cash Equivalents, Beginning</b>	3,214,224	1,800,577	616,527	1,243,337	6,874,666	946,629
<b>Cash and Cash Equivalents, Ending</b>	\$ 2,436,143	\$ 1,657,537	\$ 915,728	\$ 432,279	\$ 5,441,688	\$ 801,065
<b>Reconciliation of operating income to net cash flows from operating activities</b>						
Earnings (loss) from operations	\$ 114,675	\$ 152,793	\$ 261,922	\$ 339,804	\$ 869,194	\$ (267,148)
Adjustments to reconcile earnings (loss) to net cash flows from operating activities:						
Depreciation	1,289,826	268,176	-	385,086	1,943,088	465,745
Changes in assets and liabilities						
Accounts receivable, net	(375,905)	(13,521)	1,479	(199,581)	(587,528)	-
Inventories	(166,818)	-	-	(21,450)	(188,268)	-
Prepaid expenses	(36,992)	-	-	(1,692)	(38,684)	-
Net pension liability	47,027	17,564	2,514	41,796	108,901	13,047
Accounts payable	36,783	51,552	(3,633)	21,027	105,729	46,691
Compensated absences	26,458	20,744	996	70,350	118,548	5,508
Accrued liabilities	4,331	525	-	24,966	29,822	1,225
Customer deposits	292	-	-	-	292	-
<b>Net cash flows from operating activities</b>	\$ 939,677	\$ 497,833	\$ 263,278	\$ 660,306	\$ 2,361,094	\$ 265,068

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

## 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 blended component units:

### Blended Component Units

The City of North Salt Lake Redevelopment Agency (RDA) was established to prepare and carry out plans to improve, rehabilitate, and redevelop certain areas within the City. The RDA is governed by a board of trustees composed of the City Mayor and members of the City Council. Although it is a legally separate entity from the City, the RDA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the RDA. The RDA is included in these financial statements as the Redevelopment Agency special revenue fund. Separate financial statements are not issued for the RDA.

The City of North Salt Lake Local Building Authority (LBA) was established to finance and construct municipal buildings that are then leased to the City. The LBA is governed by a board of trustees composed of the City Council. Although it is a legally separate entity from the City, the LBA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the LBA. The LBA is included in these financial statements as the Local Building Authority special revenue Fund. Separate financial statements are not issued for the LBA.

### 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, 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.

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 are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely significantly on user fees and charges for support.

## NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 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 awarding agency 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 sources. Amounts paid to reduce the 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 are 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.

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.

## **NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

The Redevelopment Agency Funds are designated for the collection of tax increment revenues during the life of the City's redevelopment project areas, with expenditures consisting of commitments to development agreements, low-income housing, and parks projects.

The Debt Service – Rap Tax Fund is a special revenue fund that accounts for RAP Tax revenues and associated debt service on parks projects.

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, Class C Road distributions, and transportation taxes received.

The City reports the following major proprietary funds:

The Water Fund accounts for the activities of the City's culinary water, pressurized irrigation, and second water distribution systems.

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.

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.

## **NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### Budgets

Annual budgets are prepared and adopted by resolution of the Legislative Body of the City of North Salt Lake on or before June 30 for the following fiscal year, in accordance with State law.

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 35% of current year general fund revenues.

By resolution, the City Council may 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.

### 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 previous years certified tax rate budgeted revenue, state law requires the City to provide public notice to property owners and hold a public hearing. When these special public hearings are necessary, the adoption of the final budget is made subsequent to June 30. 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 to relieve the lien, with any additional proceeds

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

distributed to the property owner. 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 that exceeds 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.

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

## NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### 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.

### 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

City employees accrue vacation leave up to a maximum of 240 hours (340 hours for department heads) according to the following schedule, with any unpaid leave paid to employees at retirement or termination.

<u>Years of Service</u>	<u>Hours Accrued Per Pay Period</u>
0-24 months	3.07 (80 hours per year)
2-5 years	3.7 hours (96 hours per year)
5-10 years	4.62 (120 hours per year)
10-15 years	5.54 (144 hours per year)
15-20 years	6.15 (160 hours per year)
Over 20	6.77 (176 hours per year)

## **NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Sick leave is earned at a rate of 3.7 hours per pay period (96.2 hours per year), to a maximum of 1,440 hours. Sick pay amounts are charged to expenditures when incurred. Once each year, employees with at least 120 hours of accumulated sick leave may convert 1/3 of that year's unused sick leave to pay. Upon retirement, the City may pay the employee up to 50% of unused accumulated sick leave hours depending upon years of service. 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 classifications 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.

Assigned fund balance classifications include 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.
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.”

## NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

### Leases

As of July 1, 2021 the City of North Salt Lake adopted GASB Statement No. 87, Leases. The implementation of this standard establishes a single model for lease accounting based on the foundational principal that leases are financings of the right to use an underlying asset. The standard requires recognition of certain lease assets and liabilities for leases that were previously classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract.

As a Lessee, it is the City's policy to recognize a lease liability and an intangible right to use a leased asset in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of \$10,000 or more for equipment leases, and an initial, individual value of \$25,000 or more for property, plant, and infrastructure leases. At the commencement of a lease, the City initially measures the lease liability at the present values of payments expected to be made during the term of the lease. Characteristics of lease contracts or agreements do not meet the definition of a lease per the application of this statement, including:

1. Leases under twelve months are considered short-term arrangements;
2. Lease-purchase agreements that transfer ownership of the asset to the City at the end of the contract; and,
3. Lease arrangements that do not convey the right to control the underlying asset, including determining the nature and manner of use.

As a Lessor, it is the City's policy to recognize a lease receivable and deferred inflow of resources in the government-wide and governmental fund financial statements. At the commencement of a lease, the City initially measures the lease receivable at the present value of the lease payments expected to be received during the lease term.

The City monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease asset and liability, or lease receivable and deferred inflows of resources, if certain changes occur that are expected to significantly affect the amount of the lease liability or lease receivable. Information regarding current lease-purchase agreements may be found in Note 8 of this financial report.

### Subscription-Based Information Technology Arrangements

As of July 1, 2022 the City of North Salt Lake adopted GASB Statement No. 96, Subscription-Based Information Technology Arrangements (SBITAs). The implementation of this standard enhances the relevance and reliability of the City's financial statements by requiring it to report a subscription asset and subscription liability for a SBITA and to disclose essential information about the arrangement.

As a subscriber, it is the City's policy to recognize the present value of future SBITA subscription payments expected to be made during the SBITA term. Generally, the City recognizes an intangible right-to-use subscription asset and subscription liability for subscription contracts or agreements with a total value of \$25,000 or more for a contract period longer than twelve months. When determining the contract term, the City must consider any options to extend as well as the reasonable expectation that those options will be exercised.

Once identified, the City recognizes the subscription liability at the commencement of the subscription term, which is when the subscription asset is placed into service. The subscription liability is initially measured at the present value of subscription payments expected to be made during

## NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

the subscription term. Future subscription payments are discounted using the interest rate charged by the SBITA vendor, or by the City's incremental borrowing rate if the interest rate is not readily determinable. The City recognizes amortization of the discount on the subscription liability as an outflow of resources (for example, interest expense) in subsequent financial reporting periods. The subscription asset is initially measured as the sum of (1) the initial subscription liability amount, (2) payments made to the SBITA vendor before commencement of the subscription term, and (3) capitalizable implementation costs, less any incentives received from the SBITA vendor at or before the commencement of the subscription term. The City recognizes amortization of the subscription asset as an outflow of resources over the subscription term.

Certain characteristics of SBITA contracts or agreements do not meet the scope of a SBITA per the application of this statement, including:

1. Agreements covering a right to use period of twelve months or less;
2. Those that do not meet the \$25,000 capitalization threshold set by the City, either individually or when "like" subscriptions are aggregated (e.g., multiple desktop licenses for the same subscription based program).

The City monitors contracts and agreements and identifies changes in circumstances that would require recognition of a SBITA asset and liability.

GASB Statement No. 101, titled *Compensated Absences*, was issued in June 2022. It revises the accounting and reporting guidance for liabilities related to compensated absences, such as vacation leave, sick leave, and other forms of paid time off provided by state and local governments. The statement is designed to simplify and improve consistency in recognizing and measuring these liabilities, and replaces the guidance provided in previous standards, such as GASB No. 16. The City has adopted this standard for the fiscal year ending June 30, 2025.

GASB Statement No. 102, *Certain Risk Disclosures*, was issued in 2023 to enhance the transparency of risks that governments face, particularly those that could impact their ability to acquire resources or manage expenditures effectively. This statement outlines disclosure requirements for specific risk categories, including concentrations (e.g., dependence on a single funding source) and constraints, and applies to risks that expose governments to heightened possibilities of loss or harm. The City has adopted this standard for the fiscal year ending June 30, 2025.

### Pending Accounting Pronouncements

GASB Statement No. 103, *Financial Reporting Model Improvements*, was issued on May 28, 2025. It focuses on enhancing the effectiveness of financial reporting for state and local governments by addressing limitations and application issues in the financial reporting model established under GASB Statement 34. The updates include clarifications and modifications in several areas, including removing repetitive explanations in the management's discussion and analysis (MD&A), reclassification of budgetary comparisons as required Supplemental information, changes to proprietary fund statement reporting categories, and other items. The City anticipated adoption of this standard in the fiscal year ending June 30, 2026.

## 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

## **NOTE DEPOSITS AND INVESTMENTS (Continued)**

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, 2025, \$631,569 of the City's \$1,096,130 balance of deposits was exposed to custodial credit risk because it was uninsured and uncollateralized.

### ***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

**NOTE DEPOSITS AND INVESTMENTS (Continued)**

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 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. For the year ended June 30, 2025, the City had investments of \$48,049,866 with the PTIF, all of which mature in less than one year and are not rated.

**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.

At June 30, 2025, the City had the following recurring fair value measurements.

	<b>Fair Value Measurements Using</b>			
	<b>Total</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
<b>Investments by fair value level</b>				
Debt securities:				
Utah Public Treasurer's Investment Fund	\$ 48,049,866	\$ -	\$ 48,049,866	\$ -
Total debt securities	<u>\$ 48,049,866</u>	<u>\$ -</u>	<u>\$ 48,049,866</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, 2025 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.

**NOTE DEPOSITS AND INVESTMENTS (Continued)**

As of June 30, 2025, 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	\$ 48,049,866	\$ 48,049,866	-	-	-
	\$ 48,049,866	\$ 48,049,866	-	-	-

**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, 2025, the City’s investments had the following quality ratings:

Investment Type	Fair Value	Quality Ratings			
		AAA	AA	A	Unrated
PTIF Investments	\$ 48,049,866	-	-	-	\$ 48,049,866
	\$ 48,049,866	-	-	-	\$ 48,049,866

**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, 2025:

Cash on hand and on deposit:	
Cash on deposit	\$ 1,043,893
Petty cash	3,100
PTIF investment	48,049,868
Total cash and investments	<u>\$ 49,096,861</u>

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

Cash	\$ 23,172,371
Restricted Cash	25,924,490
Total cash and investments	<u>\$ 49,096,861</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	\$ 65,125	\$ 65,125	\$ 65,125
Sales Tax Bonds Debt Service Reserves	152,271	152,271	152,271
LBA Debt Service Reserves	71,876	71,876	71,876
Impact Fees	2,408,297	2,408,297	2,408,297
Leased Equipment	88,309	88,309	88,309
Construction projects	20,392,233	5,275,233	20,392,233
Redevelopment low income housing	1,150,655	1,150,655	1,150,655
Unspent B&C Road Money	1,595,723	1,595,723	1,595,723
	<u>\$25,924,490</u>	<u>\$ 10,807,490</u>	<u>\$ 25,924,490</u>

### NOTE 4 ALLOWANCE FOR DOUBTFUL ACCOUNTS

The allowance for doubtful accounts receivable at June 30, 2025 for all funds is \$10,000.

### NOTE 5 CAPITAL ASSETS

A summary of changes in capital assets for the year ended June 30, 2025, is as follows:

	Balance 30-Jun-24	Additions	Deletions	Transfers/ Reclassifications	Balance 30-Jun-25
Governmental Activities					
Capital assets, not being depreciated					
Land	\$ 25,812,146	\$ -	\$ -	844,468	\$ 26,656,614
Construction in progress	3,367,849	4,886,796	-	(1,907,564)	6,347,081
Total capital assets, not being depreciated	<u>29,179,995</u>	<u>4,886,796</u>	<u>-</u>	<u>(1,063,095)</u>	<u>33,003,695</u>
Capital assets, being depreciated					
Infrastructure	35,756,982	1,280,228	-	868,426	37,905,636
Buildings	8,042,561	81,651	-	-	8,124,212
Improvements other than buildings	9,236,369	176,856	-	194,669	9,607,894
Machinery, equipment, and vehicles	7,263,280	610,329	(93,053)	-	7,780,556
Total capital assets, being depreciated	<u>60,299,192</u>	<u>2,149,064</u>	<u>(93,053)</u>	<u>1,063,095</u>	<u>63,418,298</u>
Less accumulated depreciation for					
Infrastructure	(9,161,763)	(1,185,193)	-	-	(10,346,956)
Buildings	(3,911,517)	(268,776)	-	-	(4,180,293)
Improvements other than buildings	(2,998,269)	(270,384)	-	-	(3,268,653)
Machinery, equipment, and vehicles	(5,467,465)	(533,062)	93,053	-	(5,907,474)
Total accumulated depreciation	<u>(21,539,015)</u>	<u>(2,257,415)</u>	<u>93,053</u>	<u>-</u>	<u>(23,703,376)</u>
Total capital assets, being depreciated, net	<u>38,760,177</u>	<u>(108,350)</u>	<u>-</u>	<u>1,063,095</u>	<u>39,714,922</u>
Governmental activities capital assets, net	<u>\$ 67,940,172</u>	<u>\$ 4,778,445</u>	<u>\$ -</u>	<u>-</u>	<u>\$ 72,718,617</u>

**NOTE 5 CAPITAL ASSETS (Continued)**

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

Governmental activities	
General government	263,133
Public safety	242,637
Highways and public improvements	1,407,891
Parks, recreation, and public property	343,754
Total depreciation expense - governmental activities	<u>2,257,415</u>

The Enterprise Funds' property, plant and equipment consist of the following at June 30, 2025:

	Balance 30-Jun-24	Additions	Deletions	Transfers/ Reclassifications	Balance 30-Jun-25
<b>Business-type Activities</b>					
Capital assets, not being depreciated					
Land	\$ 2,551,013	-	\$ -	\$ -	2,551,013
Water rights	2,864,052	-	-	-	2,864,052
Construction in progress	957,390	402,058	-	(903,741)	455,706
Total capital assets, not being depreciated	<u>6,372,455</u>	<u>402,058</u>	<u>-</u>	<u>(903,741)</u>	<u>5,870,771</u>
Capital assets, being depreciated					
Buildings	4,792,021	-	-	-	4,792,021
Golf course	4,782,526	623,880	-	124,037	5,530,444
Water distribution system	34,559,240	6,796,332	-	779,704	42,135,276
Storm water system	9,026,788	-	-	-	9,026,788
Machinery, equipment, and vehicles	3,636,892	1,066,041	(202,537)	-	4,500,395
Total capital assets, being depreciated	<u>56,797,466</u>	<u>8,486,253</u>	<u>(202,537)</u>	<u>903,741</u>	<u>65,984,924</u>
Less accumulated depreciation for					
Buildings	(637,591)	(102,263)	-	-	(739,854)
Golf course	(2,808,314)	(103,443)	-	-	(2,911,757)
Water distribution system	(14,265,097)	(1,196,597)	-	-	(15,461,694)
Storm water system	(2,355,705)	(228,956)	-	-	(2,584,662)
Machinery, equipment, and vehicles	(2,462,855)	(311,830)	185,756	-	(2,588,929)
Total accumulated depreciation	<u>(22,529,562)</u>	<u>(1,943,088)</u>	<u>185,756</u>	<u>-</u>	<u>(24,286,896)</u>
Total capital assets, being depreciated, net	<u>34,267,904</u>	<u>6,543,165</u>	<u>(16,781)</u>	<u>903,741</u>	<u>41,698,028</u>
Business-type activities capital assets, net	<u>\$ 40,640,359</u>	<u>6,945,223</u>	<u>\$ (16,781)</u>	<u>\$ -</u>	<u>47,568,800</u>

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

Business-type Activities	
Water	\$ 1,289,826
Storm Water	268,176
Golf Course	385,086
Total depreciation expense - business-type activities	<u>\$ 1,943,088</u>

## **NOTE 6 DEFERRED OUTFLOWS/INFLOWS OF RESOURCES**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources represent a consumption of net assets that applies to future periods and that deferred inflows of resources represent a consumption of net assets that applies to future periods, and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City reports deferred charges on refunding and deferred outflows related to pensions in this category. Deferred charges on refunding are the result of a difference in carrying value of the new debt and the reacquisition price of the old debt. The amount is deferred and amortized over the shorter of the life of the refunded debt or the new debt. Deferred outflows related to pensions result from the differences in the estimates used to calculate the net pension liability and asset reported in each fund, as well as any pension contributions made after the pension actuarial measurement date and the end of the fiscal year.

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. The City reports deferred inflows from property taxes and deferred inflows related to pensions in this category. Deferred inflows for property taxes are the result of property taxes levied during the fiscal year, but are unavailable and have not met time requirements to be recognized as revenue during the fiscal year. Deferred inflows related to pensions result from the differences in the estimates used to calculate the net pension liability and asset reported in each fund.

## **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 comply with all City ordinances.

**NOTE 8 LONG-TERM DEBT**

The following is a summary of long-term debt transactions of the City for the year ended June 30, 2025:

	Long-term debt payable at 6/30/2024	Additions	Reductions	Long-term debt payable at 6/30/2025	Due within One Year
<b>Governmental activities</b>					
Series 2022 Sales Tax Rev Bond	\$ 15,539,000	\$ -	\$ 422,000	\$ 15,117,000	\$ 435,000
Series 2021 Sales Tax Rev Bond	2,330,000	-	305,000	2,025,000	315,000
Plus unamortized premium	246,589	-	35,227	211,362	35,227
Series 2019 Sales Tax Refunding	1,448,000	-	231,000	1,217,000	233,000
Series 2016 Lease Rev Bond	338,000	-	108,000	230,000	113,000
Compensated Absences	840,272	924,299	679,487	1,085,084	575,094
<b>Governmental activity long-term liabilities</b>	<b>\$ 20,741,861</b>	<b>\$ 924,299</b>	<b>\$ 1,780,714</b>	<b>\$ 19,885,445</b>	<b>\$ 1,706,321</b>
<b>Business-type activities</b>					
Series 2022 Water Refunding	\$ 1,557,000	\$ -	\$ 213,000	\$ 1,344,000	\$ 212,000
Series 2021 Sales Tax Rev Bond	3,915,000	-	105,000	3,810,000	105,000
Plus unamortized premium	87,817	-	3,136	84,681	3,136
Eaglewood Development N/P	657,000	-	-	657,000	-
Compass Development N/P	-	-	-	-	-
2025 Equipment Lease	649,312	-	117,886	531,426	123,591
Compensated Absences	294,069	323,476	204,927	412,617	218,688
<b>Business-type activity long-term liabilities</b>	<b>\$ 7,160,198</b>	<b>\$ 323,476</b>	<b>\$ 643,950</b>	<b>\$ 6,839,724</b>	<b>\$ 662,415</b>

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

For the year ended June 30, 2025, \$823,554 of interest was charged as a direct expense on the *statement of activities* for Governmental activities and \$262,447 of interest was charged to expense in the Business-type Activities. No interest in Governmental or Business-Type Activities was capitalized for the year ended June 30, 2025.

**Government-type activities:**

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 2016 Lease Revenue Bonds, as of June 30, 2025, are as follows:

Year Ending June 30,	Interest Rate	Principal	Interest	Total
2026	3.95%	113,000	9,085	122,085
2027	4.12%	117,000	4,820	121,820
<b>Total</b>		<b>\$ 230,000</b>	<b>\$ 13,905</b>	<b>\$ 243,905</b>

**NOTE 8 LONG-TERM DEBT (Continued)**

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 15 and December 15 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 2019-Sales Tax Refunding Revenue Bonds, as of June 30, 2025, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	1.82%	233,000	22,149	255,149
2027	1.82%	239,000	17,909	256,909
2028	1.82%	245,000	13,559	258,559
2029	1.82%	250,000	9,100	259,100
2030	1.82%	250,000	4,550	254,550
Total		<u>\$ 1,217,000</u>	<u>\$ 67,267</u>	<u>\$ 1,284,267</u>

Sales Tax Revenue Bonds Series 2021

On September 30, 2021, the City issued \$7,455,000 in Series 2021 Sales Tax Revenue Bonds for the purpose of financing the development of the Foxboro Wetlands Park (\$3,215,000), and improvements to the Eaglewood Golf Course (\$4,240,000). Principal payments on the bonds are due June 15 of each year and conclude in December 2031 for the Foxboro Park Project and December 2051 for the Eaglewood Golf Course project. Interest payments are due on June 15 and December 15 of each year beginning December 15, 2021 and end on June 15, 2031 for the Foxboro Park Project and June 15, 2051 for the Eaglewood Golf Course project. Cost of issuance was \$80,000 with a reoffering premium of \$446,360 split between the projects based on the debt repayment schedule. This bond issuance was rated AA+ with an average interest cost of 1.908%.

The annual debt service requirements to maturity, including principal and interest, for the Series 2021 Sales Tax Revenue Bonds, as of June 30, 2025, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	3.00%	315,000	60,750	375,750
2027	3.00%	325,000	51,300	376,300
2028	3.00%	330,000	41,550	371,550
2029	3.00%	340,000	31,650	371,650
2030	3.00%	350,000	21,450	371,450
2031	3.00%	365,000	10,950	375,950
Total		<u>\$ 2,025,000</u>	<u>\$ 217,650</u>	<u>\$ 2,242,650</u>
Plus unamortized premium		<u>211,363</u>		
Total		<u>\$ 2,236,363</u>		

**NOTE 8 LONG-TERM DEBT (Continued)**

Sales Tax Revenue Bonds Series 2022

On December 7, 2022, the City issued \$16,692,000 in Series 2022 Sales Tax Revenue Bonds for the purpose of financing the cost of expansion and improvements to Hatch Park. Principal payments on the bonds are due June 15 of each year and conclude on June 15, 2047. Interest payments are due on June 15 and December 15 of each year beginning June 15, 2023 and ending on June 15, 2047. The bonds were issued through a direct placement with a cost of issuance of \$92,000. The bonds carry an average interest cost of 4.889% and are callable at any time.

The annual debt service requirements to maturity, including principal and interest, for the Series 2022 Sales Tax Revenue Bonds, as of June 30, 2025, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	3.40%	435,000	702,076	1,137,076
2027	3.50%	450,000	687,286	1,137,286
2028	3.60%	466,000	671,536	1,137,536
2029	3.70%	483,000	654,760	1,137,760
2030	3.80%	501,000	636,889	1,137,889
2031-2035	3.09% - 4.3%	2,816,000	2,872,681	5,688,681
2036-2040	4.4% - 4.8%	3,475,000	2,211,764	5,686,764
2041-2045	4.9% - 5.3%	4,395,000	1,291,896	5,686,896
2046-2047	5.5% - 5.7%	2,096,000	178,764	2,274,764
		<u>\$ 15,117,000</u>	<u>\$ 9,907,652</u>	<u>\$ 25,024,652</u>

2025 Golf Equipment and Street Sweeper Capital Lease

On June 26, 2025, the City entered into an equipment lease purchase in the amount of \$649,312. The lease is secured by capital equipment with a historical cost of \$649,312 and the City took possession of the equipment in July, August, and September of 2025. Payments are due in June of each year until 2029. The lease has an interest rate of 4.84%. The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2025, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	4.84%	123,591	25,721	149,312
2027	4.84%	129,573	19,739	149,312
2028	4.84%	135,844	13,468	149,312
2029	4.84%	142,419	6,893	149,312
		<u>\$ 531,427</u>	<u>\$ 65,821</u>	<u>\$ 597,248</u>

**Business-type activities:**

Water Revenue Bonds, Series 2022

On March 8, 2022, the City issued the Series 2022 Water Refunding Bonds. The purpose of the issuance was to refund the outstanding Series 2010 Water Revenue Bonds. The refunding provided a net present value savings of 19.94%, or \$394,051, with an average annual cash flow savings of approximately \$48,354. Principal payments on the bonds are due on March 1<sup>st</sup> of each year through 2031 and interest payments are due on March 1<sup>st</sup> and September 1<sup>st</sup> of each year through 2031. The bonds carry an average coupon rate of 2.16%. The original debt funded projects in both the Water Fund and Storm Water Fund, therefore the amortization schedule below may be split using each fund's percentage of the outstanding debt as follows: Water 86.56% and Storm Water 13.44%.

**NOTE 8 LONG-TERM DEBT (Continued)**

The annual debt service requirements to maturity, including principal and interest for the Series 2022 Water Revenue Bonds at June 30, 2025 are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	1.50%	212,000	29,572	241,572
2027	1.85%	217,000	26,392	243,392
2028	2.10%	221,000	22,378	243,378
2029	2.30%	225,000	17,737	242,737
2030	2.50%	230,000	12,562	242,562
2031	2.85%	239,000	6,812	245,812
		<u>\$ 1,344,000</u>	<u>\$ 115,451</u>	<u>\$ 1,459,451</u>

Sales Tax Revenue Bonds Series 2021

On September 30, 2021, the City issued \$7,455,000 in Series 2021 Sales Tax Revenue Bonds for the purpose of financing the development of the Foxboro Wetlands Park (\$3,215,000), and improvements to the Eaglewood Golf Course (\$4,240,000). Principal payments on the bonds are due June 15<sup>th</sup> of each year and conclude in December 2031 for the Foxboro Park Project, and December 2051 for the Eaglewood Golf Course project. Interest payments are due on June 15 and December 15 of each year beginning December 15, 2021 and ending on June 15, 2031 for the Foxboro Park Project and June 15, 2051 for the Eaglewood Golf Course project. Cost of issuance was \$80,000 with a reoffering premium of \$446,360 split between the projects based on the debt repayment schedule. This bond issuance was rated AA+ with an average interest cost of 1.908%.

The annual debt service requirements to maturity, including principal and interest, for the Series 2021 Sales Tax Revenue Bonds, as of June 30, 2025, are as follows:

<u>Year Ending June 30,</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	3.00%	105,000	87,388	192,388
2027	3.00%	110,000	84,238	194,238
2028	3.00%	115,000	80,938	195,938
2029	3.00%	115,000	77,488	192,488
2030	3.00%	120,000	74,038	194,038
2031-2035	2% - 3%	650,000	321,788	971,788
2036-2040	2% - 2.125%	720,000	252,638	972,638
2041-2045	2.125% - 2.25%	795,000	174,544	969,544
2046-2050	2.25%	890,000	82,238	972,238
2050-2051	2.25%	190,000	4,275	194,275
		<u>3,810,000</u>	<u>\$ 1,239,570</u>	<u>\$ 5,049,570</u>
Plus unamortized premium		<u>84,680</u>		
Total		<u>\$ 3,894,680</u>		

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.

**NOTE 8 LONG-TERM DEBT (Continued)**

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. The computation of payment on this note is not determinable as it is based on net income. The golf course had an operating gain for the current year, but unrestricted net position remains negative.

**NOTE 9 INTERGOVERNMENTAL REVENUE**

Intergovernmental revenue for the year ended June 30, 2025 consists of the following:

<u>Revenue Source</u>	<u>Amount</u>	<u>% of Total</u>
Utah Class C Road Allotment	1,103,203	32.54%
Intergovernmental - Fuel Tax	640,410	18.89%
Intergovernmental - UDOT	121,268	3.58%
Intergovernmental - Davis County	243,218	7.17%
FEMA HPMG Grant	1,102,703	32.53%
Utah Liquor Law Enforcement Grant	36,694	1.08%
Intergovernmental - Parks	39,183	1.16%
Intergovernmental - Court Contribution	10,000	0.29%
Department of Justice Grant	93,493	2.76%
	<u>3,390,172</u>	<u>100.00%</u>
Governmental Funds	2,287,469	
Proprietary Funds	<u>1,102,703</u>	
	<u>3,390,172</u>	

Of the \$3,390,172 in total intergovernmental revenues, nearly 33%, or \$1,102,703 was attributed to proprietary fund projects.

**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 on the following page illustrates the coverage limits and deductibles for the various areas of risks that the City is exposed to:

**NOTE 10 RISK MANAGEMENT (Continued)**

	<u>Coverage Limits</u>	<u>Deductible</u>
General Liability	5,000,000	-
Auto Bodily Injury	5,000,000	-
Auto Property Damage	5,000,000	-
Underinsured Motorist	100,000	-
Uninsured Motorist	100,000	-
Building	34,323,951	1,000 *
Building Contents	3,208,456	1,000 *
Electronic Data Processing	59,800	1,000 *
Equipment in the Open	2,476,183	1,000 *
Mobile Equipment	138,731	1,000 *
Position Bond	1,000,000	-

\* Deductible is per incidence

**NOTE 11 INTERFUND TRANSACTIONS**

At June 30, 2025, the City’s internal balances due to or from other activities were as follows:

	<u>Due from</u>	
	<u>Enterprise</u>	
<u>Due To</u>	<u>Golf</u>	<u>Total</u>
	<u>Fund</u>	
Governmental:		
Capital Projects Fund	<u>\$ 2,921,931</u>	<u>\$ 2,921,931</u>
Total	<u>\$2,921,931</u>	<u>\$2,921,931</u>

The Golf Fund payable represents transferred subsidies made to the Golf Fund from fiscal years 1994 through 2020. The City anticipates establishing a repayment schedule in a future fiscal year.

In addition to the above balance, transfers were made which will not be repaid. These transfers occurred primarily to finance programs that are accounted for in one fund but with resources collected in other funds in accordance with budgetary requirements, including:

- The Capital Projects Fund transferred funds to the Roadway Development Fund unrestricted roads projects.
- The Redevelopment Agency transferred funds to the General Fund as reimbursement for administrative expenditures, and transfers to the Housing Fund to restrict balances for eligible low income housing projects.
- 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.
- The transfer from the RDA to the RAP tax fund was to fund a portion of the annual debt payment.

**NOTE 11 INTERFUND TRANSACTIONS (Continued)**

Interfund transfers for the year ended June 30, 2025 are listed below.

	Transfer - In	Transfer - Out
Governmental:		
General Fund	\$ 344,153	\$ -
Redevelopment Agency	-	1,089,839
Housing Agency	207,884	-
Building Authority Fund	100,000	-
Debt Service Fund	740,000	502,377
Capital Projects Fund	109,000	705,000
Parks Capital Fund	502,377	100,000
Police Facilities Fund	-	109,000
Roadway Devel. Fund	705,000	202,198
	<u>\$ 2,708,414</u>	<u>\$ 2,708,414</u>

**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

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 South Davis Metro Fire Agency \$1,844,310 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 and distributed funds as follows:

- Project Area 1 – Eaglewood Village
  - Increment and interest collected: \$760,704
  - Development expenditures: \$722,259
  - Administrative fee transferred to General Fund: \$38,014
- Project Area 2 – Redwood Road
  - Increment and interest collected: \$1,690,181
  - Development expenditures: \$2,958,074
  - Administrative fee transferred to General Fund: \$73,939
  - Transfer to Housing Fund for low-income housing projects: \$147,878
- Project Area 3 – Highway 89
  - Increment and interest collected: \$606,566
  - Development expenditures: \$450,047
  - Administrative fee transferred to General Fund: \$30,003
  - Transfer to Housing Fund for low-income-housing projects: \$60,006

## **NOTE 14 SUBSEQUENT EVENTS**

The City has no subsequent events to report at this time.

## **NOTE 15 PENSION PLAN**

### General Information about the Pension Plan

#### **Plan Description:**

Eligible plan participants are provided with pensions through the Utah Retirement Systems. Participation in Utah Retirement Systems are comprised of the following Pension Trust Funds:

#### **Defined Benefit Plans**

Public Employees Noncontributory Retirement System (Noncontributory System); is a multiple employer, cost sharing, public employee retirement system.

Public Safety Retirement System (Public Safety System) is a cost-sharing, multiple-employer public employee 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.

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 Utah State Retirement 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 East 200 South, Salt Lake City, Utah 84102 or visiting the website: [www.urs.org/general/publications](http://www.urs.org/general/publications).

**NOTE 15 PENSION PLAN (Continued)**

**Benefits Provided:**

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

<b>Summary of Benefits by System</b>				
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*	1.50% per year to June 30, 2020; 2.00% per year July 1, 2020 to present	Up to 2.5%

\* Actuarial reductions are applied.

\*\* All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

**NOTE 15 PENSION PLAN (Continued)**

**Contribution Rate Summary**

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 Utah State Retirement 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 as of June 30, 2025 are as follows:

	Tier 1 - DB System			Tier 2 - DB Hybrid System			Tier 2 - 401(k) Option				
	Employee	Employer	ER 401(k)	Tier 2 Fund	Employee	Employer	ER 401(k)	Tier 2 Fund	Employee	Employer	ER 401(k)
Noncontributory System 15 - Local Government	-	16.97	-	111	0.70	15.19	-	211	-	5.19	10.00
Public Safety Retirement System Noncontributory 43 Other Dev A with 2.5% COLA	-	33.54	-	122	4.73	25.33	-	222	-	11.33	14.00

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

**Contribution Summary**

For fiscal year ended June 30, 2025, the employer and employee contributions to the Systems were as follows:

<b>System</b>	<b>Employer Contributions</b>	<b>Employee Contributions</b>
Noncontributory System	\$ 436,504	\$ -
Public Safety System	487,133	-
Tier 2 Public Employees System	297,392	12,853
Tier 2 Public Safety and Firefighter	238,792	44,591
Tier 2 DC Only System	9,385	-
Tier 2 DC Only Public Safety and Firefighter	9,125	-
<b>Total Contributions</b>	<b>\$ 1,478,331</b>	<b>\$ 57,444</b>

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.

**NOTE 15 PENSION PLAN (Continued)**

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

At June 30, 2025, we reported a net pension liability of \$2,491,824 and a net pension asset of \$ 0.

**Measurement Date: December 31, 2024**

	<b>Net Pension Asset</b>	<b>Net Pension Liability</b>	<b>Proportionate Share</b>	<b>Proportionate Share December 31, 2023</b>	<b>Change (Decrease)</b>
Noncontributory System	\$ -	\$ 860,655	0.2714046%	0.2607248%	0.0106799%
Public Safety System	\$ -	\$ 1,358,554	0.8780148%	0.8726436%	0.0053712%
Tier 2 Public Employees System	\$ -	\$ 190,021	0.0637144%	0.0565554%	0.0071590%
Tier 2 Public Safety and Firefighter System	\$ -	\$ 82,594	0.1826139%	0.1803601%	0.0022537%
<b>Total Net Pension Asset/Liability</b>	<b>\$ -</b>	<b>\$ 2,491,824</b>			

The net pension asset and liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024 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, 2025, we recognized pension expense of \$1,952,531.

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

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 788,538	\$ 5,649
Changes in assumptions	\$ 180,977	\$ 1,317
Net difference between projected and actual earnings on pension plan investments	\$ 511,867	\$ -
Changes in proportion and differences between contributions and proportionate share of contributions	\$ 37,407	\$ 14,485
Contributions subsequent to the measurement date	\$ 723,387	\$ -
<b>Total</b>	<b>\$ 2,242,176</b>	<b>\$ 21,450</b>

\$723,387 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

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:

**NOTE 15 PENSION PLAN (Continued)**

Year ended December 31,	Deferred Outflows (Inflows) of Resources
2025	\$ 674,778
2026	\$ 853,552
2027	\$ (180,837)
2028	\$ (11,249)
2029	\$ 60,161
Thereafter	\$ 100,935

**Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources**

For the year ended June 30, 2025, we recognized pension expense of \$ 781,804.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 512,827	\$ -
Changes in assumptions	\$ 71,192	\$ -
Net difference between projected and actual earnings on pension plan investments	\$ 259,243	\$ -
Changes in proportion and differences between contributions and proportionate share of contributions	\$ -	\$ 9,483
Contributions subsequent to the measurement date	\$ 216,531	\$ -
Total	<u>\$ 1,059,793</u>	<u>\$ 9,483</u>

\$ 216,531 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

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
2025	\$ 486,614
2026	\$ 471,566
2027	\$ (105,193)
2028	\$ (19,209)
2029	\$ -
Thereafter	\$ -

**NOTE 15 PENSION PLAN (Continued)**

**Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources**

For the year ended June 30, 2025, we recognized pension expense of \$ 843,971.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 143,560	\$ -
Changes in assumptions	\$ -	\$ -
Net difference between projected and actual earnings on pension plan investments	\$ 235,126	\$ -
Changes in proportion and differences between contributions and proportionate share of contributions	\$ -	\$ 740
Contributions subsequent to the measurement date	\$ 235,188	\$ -
Total	<u>\$ 613,873</u>	<u>\$ 740</u>

\$ 235,188 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

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
2025	\$ 157,016
2026	\$ 333,744
2027	\$ (95,503)
2028	\$ (17,312)
2029	\$ -
Thereafter	\$ -

**Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources**

For the year ended June 30, 2025, we recognized pension expense of \$ 207,285.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

**NOTE 15 PENSION PLAN (Continued)**

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 82,148	\$ 1,309
Changes in assumptions	\$ 63,465	\$ 20
Net difference between projected and actual earnings on pension plan investments	\$ 12,145	\$ -
Changes in proportion and differences between contributions and proportionate share of contributions	\$ 28,047	\$ 2,100
Contributions subsequent to the measurement date	\$ 143,964	\$ -
Total	\$ 329,769	\$ 3,429

\$ 143,964 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

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
2025	\$ 21,653
2026	\$ 33,590
2027	\$ 14,363
2028	\$ 17,748
2029	\$ 42,342
Thereafter	\$ 52,682

**Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources**

For the year ended June 30, 2025, we recognized pension expense of \$ 119,470.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 50,004	\$ 4,340
Changes in assumptions	\$ 46,320	\$ 1,297
Net difference between projected and actual earnings on pension plan investments	\$ 5,354	\$ -
Changes in proportion and differences between contributions and proportionate share of contributions	\$ 9,359	\$ 2,161
Contributions subsequent to the measurement date	\$ 127,704	\$ -
Total	\$ 238,741	\$ 7,798

\$ 127,704 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

## NOTE 15 PENSION PLAN (Continued)

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
2025	\$ 9,494
2026	\$ 14,652
2027	\$ 5,496
2028	\$ 7,524
2029	\$ 17,820
Thereafter	\$ 48,253

### Actuarial Assumptions

The total pension liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.5 - 9.5 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted for an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members in the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2023, valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

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 and is applied consistently to each defined benefit pension plan. 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:

Asset Class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long-term Expected Portfolio Real Rate of Return
Equity Securities	35.00%	7.01%	2.45%
Debt Securities	20.00%	2.54%	0.51%
Real Assets	18.00%	5.45%	0.98%
Private Equity	12.00%	10.05%	1.21%
Absolute Return	15.00%	4.36%	0.65%
Cash and Cash Equivalents	0.00%	0.49%	0.00%
Totals	100.00%		5.80%
		Inflation	2.50%
		Expected arithmetic nominal return	8.30%

**NOTE 15 PENSION PLAN (Continued)**

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.35% that is net of investment expense.

*Discount rate:* The discount rate used to measure the total pension liability was 6.85 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.

*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 6.85 percent, as well as what the proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (5.85 percent) or 1 percentage point higher (7.85 percent) than the current rate:

<b>System</b>	<b>1% Decrease or 5.85%</b>	<b>Discount Rate of 6.85%</b>	<b>1% Increase or 7.85%</b>
Noncontributory System	\$ 3,639,866	\$ 860,655	\$ (1,470,203)
Public Safety System	\$ 4,173,673	\$ 1,358,554	\$ (938,539)
Tier 2 Public Employees System	\$ 567,547	\$ 190,021	\$ (103,657)
Tier 2 Public Safety and Firefighter	\$ 281,639	\$ 82,594	\$ (76,545)
<b>Total Contributions</b>	<b>\$ 8,662,725</b>	<b>\$ 2,491,824</b>	<b>\$ (2,588,944)</b>

**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.

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

- 401(k) plan
- 457(b) plan
- Roth IRA Plan

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

	<b>2025</b>	<b>2024</b>	<b>2023</b>
<b>401(k) Plan</b>			
Employer Contributions	\$ 372,773	\$ 364,894	\$ 307,283
Employee Contributions	\$ 168,771	\$ 119,764	\$ 106,180
<b>457 Plan</b>			
Employer Contributions	\$ 18,725	\$ 17,388	\$ 15,574
Employee Contributions	\$ 45,809	\$ 24,487	\$ 21,482
<b>Roth IRA Plan</b>			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	\$ 69,639	\$ 68,405	\$ 51,931

## **REQUIRED SUPPLEMENTAL INFORMATION**

**CITY OF NORTH SALT LAKE**  
**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY**  
**UTAH RETIREMENT SYSTEMS**  
**For the Year Ended June 30, 2025**

**with a measurement date of December 31, 2024**

Last 10 fiscal years\*

		<u>Noncontributory System</u>	<u>Public Safety System</u>	<u>Tier 2 Public Employees System</u>	<u>Tier 2 Public Safety and Firefighters System</u>
Proportion of the net pension liability (asset)	2025	0.2714046%	0.8780148%	0.0637144%	0.1826139%
	2024	0.2607248%	0.8726436%	0.0565554%	0.1803601%
	2023	0.2631296%	0.8771052%	0.0611624%	0.1999402%
	2022	0.2650405%	0.8241249%	0.05246320%	0.1671625%
	2021	0.2608962%	0.7666225%	0.05184120%	0.1677735%
	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%
Proportion share of the net pension liability (asset)	2025	\$ 860,655	\$ 1,358,554	\$ 190,021	\$ 82,594
	2024	\$ 604,768	\$ 1,248,023	\$ 110,078	\$ 67,490
	2023	\$ 450,675	\$ 1,134,163	\$ 66,599	\$ 16,680
	2022	\$ (1,517,915)	\$ (669,307)	\$ (22,204)	\$ (8,449)
	2021	\$ 133,825	\$ 636,152	\$ 7,456	\$ 15,048
	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)
Covered employee payroll	2025	\$ 2,572,501	\$ 1,667,410	\$ 1,886,313	\$ 833,580
	2024	\$ 2,444,734	\$ 1,617,834	\$ 1,462,152	\$ 683,394
	2023	\$ 2,349,398	\$ 1,561,121	\$ 1,331,508	\$ 615,172
	2022	\$ 2,331,039	\$ 1,386,571	\$ 973,023	\$ 399,748
	2021	\$ 2,313,474	\$ 1,282,892	\$ 829,034	\$ 331,582
	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

**CITY OF NORTH SALT LAKE**  
**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (Continued)**  
**UTAH RETIREMENT SYSTEMS**  
**For the Year Ended June 30, 2025**

Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	2025	34.46%	81.48%	10.07%	9.91%
	2024	24.74%	77.14%	7.53%	9.94%
	2023	19.18%	72.65%	5.00%	2.71%
	2022	-65.12%	-48.27%	-2.28%	-2.11%
	2021	5.78%	49.59%	0.90%	4.54%
	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%
Plan fiduciary net position as a percentage of the total pension liability	2025	96.02%	93.30%	87.44%	90.10%
	2024	96.90%	93.44%	89.58%	89.10%
	2023	97.50%	93.60%	92.30%	96.40%
	2022	108.70%	104.20%	103.80%	102.8%
	2021	99.20%	95.50%	98.30%	93.10%
	2020	93.70%	90.90%	96.50%	89.60%
	2019	87.00%	84.70%	90.80%	95.60%
	2018	91.90%	90.20%	97.40%	103.00%
	2017	87.30%	86.50%	95.10%	103.60%
	2016	87.80%	87.10%	100.20%	110.70%

See accompanying notes to required Supplemental information.

**CITY OF NORTH SALT LAKE  
SCHEDULE OF CONTRIBUTIONS  
UTAH RETIREMENT SYSTEM**

	<b>As of fiscal year ended June 30,</b>	<b>Actuarial Determined Contributions</b>	<b>Contributions in relation to the contractually required contribution</b>	<b>Contributions deficiency (excess)</b>	<b>Covered Employee Payroll</b>	<b>Contributions as a percentage of covered employee payroll</b>
<b>Noncontributory System</b>						
	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%
	2021	421,996	421,996	-	2,344,577	18.00%
	2022	422,366	422,366	-	2,298,991	18.37%
	2023	413,538	413,538	-	2,313,719	17.87%
	2024	466,907	466,907	-	2,612,974	17.87%
	2025	436,504	436,504	-	2,588,567	16.86%
<b>Public Safety System</b>						
	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%
	2021	408,230	408,230	-	1,342,250	30.41%
	2022	432,769	432,769	-	1,438,056	30.09%
	2023	467,116	467,116	-	1,554,107	30.06%
	2024	519,802	519,802	-	1,715,609	30.30%
	2025	487,133	487,133	-	1,639,382	29.71%
<b>Tier 2 Public Employees System*</b>						
	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%
	2021	133,976	133,976	-	847,946	15.80%
	2022	178,704	178,704	-	1,112,035	16.07%
	2023	227,588	227,588	-	1,422,102	16.00%
	2024	267,726	262,726	-	1,642,454	16.00%
	2025	297,392	297,392	-	1,957,817	15.19%
<b>Tier 2 Public Safety and Firefighter System*</b>						
	2016	\$ 23,489	\$ 23,489	\$ -	\$ 104,394	22.50%
	2017	42,782	42,782	-	190,866	22.41%

**CITY OF NORTH SALT LAKE  
SCHEDULE OF CONTRIBUTIONS (Continued)  
UTAH RETIREMENT SYSTEM**

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%
2021	88,295	88,295	-	340,943	25.90%
2022	133,714	133,714	-	517,670	25.83%
2023	166,693	166,693	-	645,349	25.83%
2024	195,812	195,812	-	758,079	25.83%
2025	238,792	238,792	-	942,725	25.33%

**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%
2021	6,431	6,431	-	109,627	5.87%
2022	8,752	8,752	-	130,817	6.69%
2023	10,995	10,995	-	177,625	6.19%
2024	11,220	11,220	-	181,259	6.19%
2025	9,385	9,385	-	180,820	5.19%

**Tier 2 Public Safety  
and Firefighter  
DC Only  
System\***

2021	\$ -	\$ -	\$ -	\$ -	0.00%
2022	-	-	-	-	0.00%
2023	5,662	5,662	-	47,857	11.83%
2024	9,213	9,213	-	77,880	11.83%
2025	9,125	9,125	-	80,542	11.33%

\* 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 8.1b 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  
NOTES TO THE SCHEDULE OF PROPORTIONATE SHARE OF THE NET POSITION  
LIABILITIES AND CONTRIBUTIONS  
UTAH RETIREMENT SYSTEM**

**Changes in Assumptions:**

There were no changes in the actuarial assumptions or methods since the prior actuarial valuation.

# **SUPPLEMENTAL INFORMATION**

**CITY OF NORTH SALT LAKE**  
**STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -**  
**BUDGET TO ACTUAL – CAPITAL PROJECTS FUND**  
**For The Year Ended June 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with final budget
	Original	Final		
<b>Revenues</b>				
Interest	\$ 225,000	\$ 225,000	\$ 412,245	\$ 187,245
<b>Total Revenues</b>	225,000	225,000	412,245	187,245
<b>Expenditures</b>				
General government	100,000	100,000	87,700	12,300
Public safety	-	-	-	-
<b>Total Expenditures</b>	100,000	100,000	87,700	12,300
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	125,000	125,000	324,545	199,545
<b>Other Financing Sources (Uses)</b>				
Transfer in	109,000	109,000	109,000	-
Transfer out	(705,000)	(2,455,500)	(705,000)	1,750,500
<b>Total Other Financing Sources (Uses)</b>	(596,000)	(2,346,500)	(596,000)	1,750,500
<b>Net Change in Fund Balance</b>	\$ (471,000)	\$ (2,221,500)	(271,455)	\$ 1,950,045
<b>Fund Balance, Beginning</b>			8,662,234	
<b>Fund Balance, Ending</b>			\$ 8,390,779	

**CITY OF NORTH SALT LAKE**  
**COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS**  
**June 30, 2025**

	<b>Housing Agency</b>	<b>Local Building Authority</b>	<b>Park Development</b>	<b>Police Facilities</b>	<b>Total Nonmajor Governmental Funds</b>
<b>Assets</b>					
Cash and cash equivalents	\$ -	147,869	\$ 92,204	\$ -	240,073
Prepays	-	-	-	-	-
Intergovernmental Receivable	-	-	3,178	-	3,178
Restricted cash and cash equivalents	1,150,655	71,876	658,465	62,408	1,943,404
<b>Total Assets</b>	<b>\$ 1,150,655</b>	<b>219,745</b>	<b>\$ 753,847</b>	<b>\$ 62,408</b>	<b>2,186,655</b>
<b>Liabilities and Fund Balances</b>					
<b>Liabilities</b>					
Accounts payable	-	-	76,949	-	76,949
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>76,949</b>	<b>-</b>	<b>76,949</b>
<b>Fund Balances</b>					
Restricted:					
Impact fees	-	-	-	62,408	62,408
Developer payment	-	-	-	-	-
Debt service	-	-	-	-	-
Local Building Authority	-	71,876	-	-	71,876
Construction Projects - RAP Tax	-	-	658,465	-	658,465
Housing Restriction	1,150,655	-	-	-	1,150,655
Assigned	-	147,869	18,434	-	166,303
Unassigned	-	-	-	-	-
<b>Total Fund Balances</b>	<b>1,150,655</b>	<b>219,745</b>	<b>676,899</b>	<b>62,408</b>	<b>2,109,707</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 1,150,655</b>	<b>219,745</b>	<b>\$ 753,847</b>	<b>\$ 62,408</b>	<b>2,186,655</b>

**CITY OF NORTH SALT LAKE**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS**  
**For The Year Ended June 30, 2025**

	<b>Housing Agency</b>	<b>Local Building Authority</b>	<b>Park Development</b>	<b>Police Facilities</b>	<b>Total Nonmajor Governmental Funds</b>
<b>Revenues</b>					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Rental income	-	321	-	-	321
Intergovernmental	-	-	39,183	-	39,183
Impact fees	-	-	88,800	16,030	104,830
Miscellaneous	-	-	-	-	-
Interest	45,907	10,834	41,742	4,931	103,414
<b>Total Revenues</b>	<b>45,907</b>	<b>11,155</b>	<b>169,725</b>	<b>20,961</b>	<b>247,748</b>
<b>Expenditures</b>					
Community development	-	5,477	-	-	5,477
Parks, recreation, and public property	-	-	789,769	-	789,769
Debt service:					
Principal	-	108,000	-	-	108,000
Interest	-	11,298	-	-	11,298
<b>Total Expenditures</b>	<b>-</b>	<b>124,775</b>	<b>789,769</b>	<b>-</b>	<b>914,544</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>45,907</b>	<b>(113,620)</b>	<b>(620,044)</b>	<b>20,961</b>	<b>(666,796)</b>
<b>Other Financing Sources (Uses)</b>					
Transfer in	207,884	100,000	502,377	-	810,261
Transfer out	-	-	(100,000)	(109,000)	(209,000)
Proceeds from Borrowing	-	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>207,884</b>	<b>100,000</b>	<b>402,377</b>	<b>(109,000)</b>	<b>601,261</b>
Net Change in Fund Balances	253,791	(13,620)	(217,667)	(88,039)	(65,535)
<b>Fund Balance, Beginning</b>	<b>896,864</b>	<b>233,365</b>	<b>894,566</b>	<b>150,447</b>	<b>2,175,242</b>
<b>Fund Balance, Ending</b>	<b>\$ 1,150,655</b>	<b>\$ 219,745</b>	<b>\$ 676,899</b>	<b>\$ 62,408</b>	<b>\$ 2,109,707</b>

**CITY OF NORTH SALT LAKE**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCE – BUDGET AND ACTUAL – NONMAJOR HOUSING SPECIAL REVENUE FUND**  
**For The Year Ended June 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Intergovernmental	\$ -	\$ -	\$ -	\$ -
Interest	18,000	18,000	45,907	27,907
<b>Total Revenues</b>	<u>18,000</u>	<u>18,000</u>	<u>45,907</u>	<u>27,907</u>
<b>Expenditures</b>				
Community	-	-	-	-
<b>Total Expenditures</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>18,000</u>	<u>18,000</u>	<u>45,907</u>	<u>27,907</u>
<b>Other Financing Sources (Uses)</b>				
Transfer in	203,020	203,020	207,884	4,864
<b>Total Other Financing Sources (Uses)</b>	<u>203,020</u>	<u>203,020</u>	<u>207,884</u>	<u>4,864</u>
<b>Net Change in Fund Balance</b>	<u>\$ 203,020</u>	<u>\$ 203,020</u>	253,791	<u>\$ 4,864</u>
<b>Fund Balance, Beginning</b>			<u>896,864</u>	
<b>Fund Balance, Ending</b>			<u>\$ 1,150,655</u>	

**CITY OF NORTH SALT LAKE**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCE – BUDGET AND ACTUAL – NONMAJOR LOCAL BUILDING AUTHORITY SPECIAL REVENUE FUND**  
**For The Year Ended June 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Rent	\$ -	\$ -	\$ 321	\$ 321
Interest	5,000	5,000	10,834	5,834
<b>Total Revenues</b>	<u>5,000</u>	<u>5,000</u>	<u>11,155</u>	<u>6,155</u>
<b>Expenditures</b>				
Community Development	5,050	5,050	5,477	(427)
Debt service:				
Principal	108,000	108,000	108,000	-
Interest	12,610	12,610	11,298	1,312
<b>Total Expenditures</b>	<u>125,660</u>	<u>125,660</u>	<u>124,775</u>	<u>885</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>(120,660)</u>	<u>(120,660)</u>	<u>(113,620)</u>	<u>7,040</u>
<b>Other Financing Sources (Uses)</b>				
Transfer in	100,000	100,000	100,000	-
<b>Total Other Financing Sources (Uses)</b>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>-</u>
<b>Net Change in Fund Balance</b>	<u>\$ 100,000</u>	<u>\$ 100,000</u>	<u>(13,620)</u>	<u>\$ -</u>
<b>Fund Balance, Beginning</b>			<u>233,365</u>	
<b>Fund Balance, Ending</b>			<u>\$ 219,745</u>	

**CITY OF NORTH SALT LAKE**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCE – BUDGET AND ACTUAL – PARKS DEVELOPMENT CAPITAL PROJECTS FUND**  
**For The Year Ended June 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Impact fees	\$ 551,000	\$ 551,000	\$ 88,800	\$ (462,200)
Intergovernmental	549,020	1,021,225	39,183	(982,042)
Miscellaneous	-	-	-	-
Interest	47,500	47,500	41,742	(5,758)
<b>Total Revenues</b>	<u>1,147,520</u>	<u>1,619,725</u>	<u>169,725</u>	<u>(1,450,000)</u>
<b>Expenditures</b>				
Current:				
Improvements	11,109,300	22,850,050	789,769	22,060,281
<b>Total Expenditures</b>	<u>11,109,300</u>	<u>22,850,050</u>	<u>789,769</u>	<u>22,060,281</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>(9,961,780)</u>	<u>(21,230,325)</u>	<u>(620,044)</u>	<u>20,610,281</u>
<b>Other Financing Sources (Uses)</b>				
Transfer in	10,300,000	20,550,500	502,377	20,048,123
Transfer out	(100,000)	(100,000)	(100,000)	-
Sale of capital assets	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<u>10,200,000</u>	<u>20,327,250</u>	<u>402,377</u>	<u>19,924,873</u>
<b>Net Change in Fund Balance</b>	<u>\$ 238,220</u>	<u>\$ (903,075)</u>	<u>(217,667)</u>	<u>\$ 685,408</u>
<b>Fund Balance, Beginning</b>			<u>894,566</u>	
<b>Fund Balance, Ending</b>			<u>\$ 676,899</u>	

**CITY OF NORTH SALT LAKE**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCE – BUDGET AND ACTUAL – NONMAJOR POLICE FACILITIES CAPITAL PROJECTS FUND**  
**For The Year Ended June 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Impact fees	\$ 106,500	\$ 106,500	\$ 16,030	\$ (90,470)
Interest	5,000	5,000	4,931	(69)
<b>Total Revenues</b>	<u>111,500</u>	<u>111,500</u>	<u>20,961</u>	<u>(90,539)</u>
<b>Other Financing Sources (Uses)</b>				
Transfer out	(109,000)	(109,000)	(109,000)	-
<b>Total Other Financing Sources (Uses)</b>	<u>(109,000)</u>	<u>(109,000)</u>	<u>(109,000)</u>	<u>-</u>
<b>Net Change in Fund Balance</b>	<u>\$ 2,500</u>	<u>\$ 2,500</u>	<u>(88,039)</u>	<u>\$ (90,539)</u>
<b>Fund Balance, Beginning</b>			<u>150,447</u>	
<b>Fund Balance, Ending</b>			<u>\$ 62,408</u>	

# **STATISTICAL SECTION**

**City of North Salt Lake**Net Position by Component  
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Governmental Activities</b>										
Net investment in capital assets	\$ 59,429,033	\$ 56,865,547	\$ 56,780,563	\$ 57,552,844	\$ 65,948,708	\$ 60,013,400	\$ 59,510,803	\$ 60,667,128	\$ 63,612,809	\$ 68,908,254
Restricted	2,225,230	2,708,686	2,784,365	2,908,571	3,760,974	5,781,798	9,376,518	10,198,802	11,746,918	10,523,105
Unrestricted	1,516,767	4,458,734	6,605,573	6,942,858	360,238	11,278,700	15,017,015	18,418,115	17,977,702	16,859,115
Total governmental activities net assets	63,171,030	64,032,967	66,170,501	67,404,273	70,069,920	77,073,898	83,904,336	89,284,045	93,337,429	96,290,474
<b>Business-type activities</b>										
Net investment in capital assets	28,124,564	26,509,518	26,261,187	25,986,479	27,463,979	28,667,189	28,120,823	30,828,670	31,654,546	38,030,295
Restricted	571,493	712,856	776,655	811,498	1,228,055	2,127,026	4,853,450	2,207,174	838,404	284,384
Unrestricted	1,883,341	5,321,757	6,502,086	7,524,793	7,178,045	8,204,150	6,351,085	5,066,130	6,561,726	7,125,672
Total business-type activities net assets	30,579,398	32,544,131	33,539,928	34,322,770	35,870,079	38,998,365	39,325,358	38,101,974	39,054,676	45,440,351
<b>Primary government</b>										
Net investment in capital assets	87,553,597	83,375,065	83,041,750	83,539,323	93,412,687	88,680,589	87,631,626	91,495,798	95,267,355	106,938,549
Restricted	2,796,723	3,421,542	3,561,020	3,720,069	4,989,029	7,908,824	14,229,968	12,405,976	12,585,322	10,807,489
Unrestricted	3,400,108	9,780,491	13,107,659	14,467,651	7,538,283	19,482,850	21,368,100	23,484,245	24,539,428	23,984,787
Total primary government net assets	\$ 93,750,428	\$ 96,577,098	\$ 99,710,429	\$ 101,727,043	\$ 105,939,999	\$ 116,072,263	\$ 123,229,694	\$ 127,386,019	\$ 132,392,105	\$ 141,730,825

**City of North Salt Lake**

Changes in Net Position

Last Ten Fiscal Years

(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Expenses</b>										
<u>Governmental Activities</u>										
General governmental	\$ 2,389,412	\$ 2,592,031	\$ 1,781,285	\$ 2,578,761	\$ 2,024,347	\$ 2,165,716	\$ 1,261,480	\$ 2,096,239	\$ 2,164,436	\$ 2,146,634
Public safety	4,157,769	4,522,247	4,714,790	5,258,423	5,372,842	5,585,833	5,719,258	6,940,989	7,187,646	8,293,017
Highways and public improvements	2,843,079	2,414,351	2,416,780	2,458,376	2,700,536	2,816,754	2,994,267	3,293,483	3,272,749	2,801,827
Community development	591,048	552,388	1,201,333	1,327,770	2,013,284	1,829,903	2,241,341	1,938,707	2,099,258	4,012,044
Parks, recreation, and public property	1,022,710	1,091,886	1,176,697	1,229,561	1,292,482	1,095,772	1,125,305	1,320,814	1,678,297	1,377,529
Interest on long-term debt	167,430	163,920	207,531	182,263	125,968	73,760	127,587	534,059	853,740	823,554
<b>Total governmental activities</b>	<b>11,171,448</b>	<b>11,336,823</b>	<b>11,498,416</b>	<b>13,035,154</b>	<b>13,529,459</b>	<b>13,567,738</b>	<b>13,469,238</b>	<b>16,124,291</b>	<b>17,256,126</b>	<b>19,454,605</b>
<u>Business-type activities</u>										
Water	3,833,506	3,769,045	3,832,217	4,093,798	4,514,835	4,591,710	4,583,986	5,352,602	4,988,332	5,961,706
Storm water	510,952	565,694	612,976	665,970	752,092	776,159	926,049	916,895	1,073,618	1,174,811
Solid waste	826,496	865,284	914,144	997,394	1,141,185	1,299,255	1,433,069	1,498,636	1,538,530	1,492,688
Golf course	1,450,687	1,492,540	1,534,030	1,597,694	1,547,726	1,608,247	1,937,537	2,451,923	3,344,772	4,096,160
<b>Total business-type activities</b>	<b>6,621,641</b>	<b>6,692,563</b>	<b>6,893,367</b>	<b>7,354,856</b>	<b>7,955,838</b>	<b>8,275,371</b>	<b>8,880,641</b>	<b>10,220,056</b>	<b>10,945,252</b>	<b>12,725,365</b>
<b>Total primary government expenses</b>	<b>\$ 17,793,089</b>	<b>\$ 18,029,386</b>	<b>\$ 18,391,783</b>	<b>\$ 20,390,010</b>	<b>\$ 21,485,297</b>	<b>\$ 21,843,109</b>	<b>\$ 22,349,879</b>	<b>\$ 26,344,347</b>	<b>\$ 28,201,378</b>	<b>\$ 32,179,970</b>
<b>Program Revenues</b>										
<u>Governmental Activities</u>										
Charges for Services										
General governmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public safety	421,201	469,263	464,410	501,743	453,978	281,511	320,147	391,749	452,106	567,268
Highways and public improvements	140,233	32,403	29,668	19,627	23,577	25,426	113,251	78,407	120,721	188,087
Community development	759,357	713,538	700,070	804,741	1,040,305	1,141,259	654,745	561,285	514,315	589,141
Parks, recreation, and public property	47,794	78,123	112,727	124,995	82,630	119,882	174,538	204,169	208,244	96,139
Operating grants and contributions	596,704	1,192,890	1,060,878	1,132,940	1,174,475	1,282,380	1,463,722	1,552,313	1,603,284	1,829,490
Capital grants and contributions	801,995	643,568	632,990	765,633	2,039,823	4,813,932	3,255,914	1,752,889	245,481	626,739
<b>Total governmental activities program revenues</b>	<b>2,767,284</b>	<b>3,129,785</b>	<b>3,000,743</b>	<b>3,349,679</b>	<b>4,814,788</b>	<b>7,664,390</b>	<b>5,982,317</b>	<b>4,540,812</b>	<b>3,144,151</b>	<b>3,896,864</b>

**City of North Salt Lake**

Changes in Net Position (continued)

Last Ten Fiscal Years

(accrual basis of accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Program Revenues (continued)</b>										
<b>Business-type activities</b>										
Charges for Services										
Water	\$ 4,290,595	\$ 4,503,129	\$ 4,379,568	\$ 4,389,841	\$ 4,682,015	\$ 4,647,800	\$ 4,000,466	\$ 4,016,107	\$ 5,064,668	\$ 6,037,664
Storm water	732,014	744,473	757,912	764,504	769,438	796,585	832,694	970,139	1,139,604	1,305,359
Solid waste	871,986	897,351	935,425	1,047,462	1,245,609	1,274,008	1,376,973	1,547,856	1,719,835	1,754,610
Golf course	1,189,668	1,164,727	1,151,804	1,112,365	1,153,811	1,957,664	2,075,092	2,365,716	3,488,252	4,049,213
Operating grants and contributions					-	-	-	-	-	-
Capital grants and contributions	720,472	796,849	479,830	600,800	1,457,661	2,595,362	862,582	64,277	143,647	5,453,288
<b>Total business-type activities primary revenues</b>	<b>7,804,735</b>	<b>8,106,529</b>	<b>7,704,539</b>	<b>7,914,972</b>	<b>9,308,534</b>	<b>11,271,419</b>	<b>9,147,807</b>	<b>8,964,095</b>	<b>11,556,006</b>	<b>18,600,134</b>
<b>Total primary government program revenues</b>	<b>\$ 10,572,019</b>	<b>\$ 11,236,314</b>	<b>\$ 10,705,282</b>	<b>\$ 11,264,651</b>	<b>\$ 14,123,322</b>	<b>\$ 18,935,809</b>	<b>\$ 15,130,124</b>	<b>\$ 13,504,907</b>	<b>\$ 14,700,157</b>	<b>\$ 22,496,998</b>
<b>Net (Expense)/Revenue</b>										
Governmental activities	\$ (8,404,164)	\$ (8,207,038)	\$ (8,497,673)	\$ (9,685,475)	\$ (8,714,671)	\$ (5,903,348)	\$ (7,486,921)	\$ (11,583,479)	\$ (14,111,975)	\$ (15,557,741)
Business-type activities	1,183,094	1,413,966	811,172	560,116	1,352,696	2,996,048	267,166	(1,255,961)	610,754	5,874,769
<b>Total primary government net (expense)/revenue</b>	<b>\$ (7,221,070)</b>	<b>\$ (6,793,072)</b>	<b>\$ (7,686,501)</b>	<b>\$ (9,125,359)</b>	<b>\$ (7,361,975)</b>	<b>\$ (2,907,300)</b>	<b>\$ (7,219,755)</b>	<b>\$ (12,839,440)</b>	<b>\$ (13,501,221)</b>	<b>\$ (9,682,972)</b>
<b>General revenues and Other Changes in Net Position</b>										
<b>Governmental Activities</b>										
Taxes										
Property taxes	\$ 3,280,972	\$ 3,993,431	\$ 4,156,080	\$ 4,261,613	\$ 4,966,739	\$ 5,347,589	\$ 5,730,048	\$ 6,313,541	\$ 6,506,170	\$ 6,814,303
Sales taxes	3,560,963	3,916,229	4,309,400	4,482,083	4,693,916	5,480,812	6,331,832	6,706,873	6,591,278	6,850,924
Franchise Taxes	1,826,917	1,852,281	1,868,169	1,781,275	1,899,575	1,891,452	2,036,262	2,344,067	2,224,060	2,509,894
Unrestricted investment earnings	605,827	92,654	163,246	249,142	188,388	62,166	103,453	1,463,801	2,569,441	2,159,989
Miscellaneous	44,293	67,554	51,726	64,369	24,208	55,373	74,263	82,893	234,319	150,147
Gain (Loss) on sale of capital asset	6,050	101,493	86,586	80,765	(29,967)	69,934	41,501	52,013	40,091	25,529
Transfers	(569,000)	(489,500)	-	-	-	-	-	-	-	-
Capital grants and contributions	-	-	-	-	-	-	-	-	-	-
<b>Total governmental activities</b>	<b>8,756,022</b>	<b>9,534,142</b>	<b>10,635,207</b>	<b>10,919,247</b>	<b>11,742,859</b>	<b>12,907,326</b>	<b>14,317,359</b>	<b>16,963,188</b>	<b>18,165,359</b>	<b>18,510,786</b>
<b>Business-type activities</b>										
Unrestricted investment earnings	35,237	43,886	83,457	210,870	180,899	37,471	38,978	156,375	226,562	265,141
Miscellaneous	4,491	939	23,292	9,021	4,714	94,767	17,205	8,685	115,386	185,266
Gain (Loss) on sale of capital asset	2,654	16,442	77,876	2,835	9,000	-	3,644	(132,483)	-	60,499
Transfers	569,000	489,500	-	-	-	-	-	-	-	-
<b>Total business-type activities</b>	<b>611,382</b>	<b>550,767</b>	<b>184,625</b>	<b>222,726</b>	<b>194,613</b>	<b>132,238</b>	<b>59,827</b>	<b>32,577</b>	<b>341,948</b>	<b>510,906</b>
<b>Total primary government</b>	<b>\$ 9,367,404</b>	<b>\$ 10,084,909</b>	<b>\$ 10,819,832</b>	<b>\$ 11,141,973</b>	<b>\$ 11,937,472</b>	<b>\$ 13,039,564</b>	<b>\$ 14,377,186</b>	<b>\$ 16,995,765</b>	<b>\$ 18,507,307</b>	<b>\$ 19,021,692</b>
<b>Change in Net Position</b>										
Governmental Activities	\$ 351,858	\$ 1,327,104	\$ 2,137,534	\$ 1,233,772	\$ 3,028,188	\$ 7,003,978	\$ 6,830,438	\$ 5,379,709	\$ 4,053,384	\$ 2,953,045
Business-type activities	1,794,476	1,964,733	995,797	782,842	1,547,309	3,128,286	326,993	(1,223,384)	952,702	6,385,675
<b>Total primary government</b>	<b>\$ 2,146,334</b>	<b>\$ 3,291,837</b>	<b>\$ 3,133,331</b>	<b>\$ 2,016,614</b>	<b>\$ 4,575,497</b>	<b>\$ 10,132,264</b>	<b>\$ 7,157,431</b>	<b>\$ 4,156,325</b>	<b>\$ 5,006,086</b>	<b>\$ 9,338,720</b>

**City of North Salt Lake**

Fund Balances, Governmental Funds  
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>General Fund</b>										
Nonspendable	\$ 92,693	\$ 111,494	\$ 109,455	\$ 96,013	\$ 65,362	\$ 79,113	\$ 60,194	\$ 70,785	\$ 90,383	\$ 87,411
Restricted	314,997	649,625	538,845	66,476	85,020	115,223	221,549	185,881	-	-
Unassigned	2,441,732	2,366,188	2,641,354	2,984,546	2,703,401	3,143,990	4,145,825	4,505,072	4,575,943	5,353,878
<b>Total general fund</b>	<b>2,849,422</b>	<b>3,127,307</b>	<b>3,289,654</b>	<b>3,147,035</b>	<b>2,853,783</b>	<b>3,338,326</b>	<b>4,427,568</b>	<b>4,761,738</b>	<b>4,666,326</b>	<b>5,441,289</b>
<b>All Other Governmental Funds</b>										
Nonspendable	2,956	-	-	-	-	-	-	-	-	-
Restricted	1,910,233	2,029,061	2,245,520	2,842,095	3,675,953	5,666,575	9,154,969	25,959,921	27,285,917	25,628,915
Assigned reported in:										
Special revenue funds	404,294	193,929	337,692	539,292	689,254	2,380,653	2,453,455	2,821,505	1,699,270	831,610
Capital projects funds	3,023,734	3,088,742	4,270,977	4,285,084	4,496,425	5,865,074	7,096,098	8,474,915	8,662,234	8,390,778
Debt Service funds	206,302	303,006	577,494	649,901	817,715	1,279,950	585,930	325,782	-	-
Redevelopment Agency funds	-	-	-	-	-	-	1,258,200	2,145,883	2,758,693	2,644,665
Unassigned reported in:										
Special revenue funds	-	-	-	-	-	-	-	-	(87,864)	(102,251)
<b>Total all other governmental funds</b>	<b>5,547,519</b>	<b>5,614,738</b>	<b>7,431,683</b>	<b>8,316,372</b>	<b>9,679,347</b>	<b>15,192,252</b>	<b>20,548,652</b>	<b>39,728,006</b>	<b>40,318,250</b>	<b>37,393,717</b>
<b>Total governmental funds</b>	<b>\$ 8,396,941</b>	<b>\$ 8,742,045</b>	<b>\$ 10,721,337</b>	<b>\$ 11,463,407</b>	<b>\$ 12,533,130</b>	<b>\$ 18,530,578</b>	<b>\$ 24,976,220</b>	<b>\$ 44,489,744</b>	<b>\$ 44,984,576</b>	<b>\$ 42,835,006</b>

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Revenues</b>										
Taxes	\$ 8,668,852	\$ 9,761,940	\$ 10,333,650	\$ 10,524,971	\$ 11,560,230	\$ 12,719,852	\$ 14,098,143	\$ 15,364,483	\$ 15,321,509	\$ 16,175,121
Licenses and permits	238,947	237,990	232,805	225,940	222,691	230,085	238,857	243,690	252,298	250,366
Rental income	-	29,292	59,839	55,596	68,068	76,844	89,939	89,222	98,781	321
Intergovernmental	675,336	1,297,664	1,158,295	1,545,150	1,934,361	3,400,303	4,341,010	3,249,317	1,794,983	2,287,470
Charges for services	603,059	547,410	573,282	775,740	951,151	1,018,030	642,452	553,939	489,249	639,173
Fines and forfeitures	395,649	449,202	434,641	387,522	358,580	243,118	291,432	354,821	414,021	507,843
Impact fees	723,363	538,794	496,784	353,422	1,279,936	1,446,381	403,625	55,885	53,781	168,760
Interest	42,128	90,189	162,380	240,792	179,565	61,483	100,621	1,445,377	2,520,309	2,121,278
Miscellaneous	721,039	118,937	45,678	64,232	9,958	48,373	53,763	36,848	193,056	106,218
<b>Total revenues</b>	<b>12,068,373</b>	<b>13,071,418</b>	<b>13,497,354</b>	<b>14,173,365</b>	<b>16,564,540</b>	<b>19,244,469</b>	<b>20,259,842</b>	<b>21,393,582</b>	<b>21,137,987</b>	<b>22,256,550</b>
<b>Expenditures</b>										
General government	1,633,569	1,660,283	1,491,405	1,540,688	1,657,316	2,111,730	1,603,451	1,811,723	2,000,052	3,627,160
Public safety	4,074,514	4,521,715	4,723,009	5,105,573	5,395,300	5,695,381	6,267,165	7,015,901	7,308,247	7,857,717
Highways and public improvements	2,037,711	1,690,864	1,910,167	1,733,822	2,100,119	1,851,140	2,356,537	2,497,247	2,412,865	2,556,376
Community development	862,184	1,081,074	1,200,772	1,308,165	1,939,189	1,867,828	2,384,189	1,985,177	2,070,005	2,266,779
Parks, recreation, and public property	773,161	822,898	921,365	969,813	1,034,258	837,540	960,085	1,236,985	1,434,347	1,548,666
Debt Service										
Principal	175,000	180,000	255,000	277,000	283,000	313,000	623,000	1,353,000	1,033,000	1,066,000
Interest	162,518	156,305	194,315	169,827	115,343	66,377	128,142	532,998	853,354	823,554
Capital outlay										
General government	985,283	88,310	36,251	710,643	297,745	1,794	51,253	49,450	-	87,700
Public Safety	1,000	15,648	-	32,024	-	-	-	-	-	-
Highways and public improvements	9,939	655,176	733,517	1,449,833	2,100,421	527,312	3,013,033	1,889,103	2,191,353	3,884,814
Parks, recreation, and public property	199,564	1,905,372	112,091	141,858	268,236	50,852	31,550	240,455	1,422,232	789,769
<b>Total expenditures</b>	<b>10,914,443</b>	<b>12,777,645</b>	<b>11,577,892</b>	<b>13,439,246</b>	<b>15,190,927</b>	<b>13,322,954</b>	<b>17,418,405</b>	<b>18,612,039</b>	<b>20,725,456</b>	<b>24,508,535</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>\$ 1,153,930</b>	<b>\$ 293,773</b>	<b>\$ 1,919,462</b>	<b>\$ 734,119</b>	<b>\$ 1,373,613</b>	<b>\$ 5,921,515</b>	<b>\$ 2,841,437</b>	<b>\$ 2,781,543</b>	<b>\$ 412,531</b>	<b>\$ (2,251,985)</b>

**City of North Salt Lake**

Changes in Fund Balances, Governmental Funds (Continued)  
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Other financing sources(uses)</b>										
Loan Proceeds/Bond Refunding	-	999,000	-	-	2,521,000	-	3,567,271	16,692,000	-	-
Transfers in	\$ 610,924	\$ 1,748,029	\$ 2,384,609	\$ 2,581,008	\$ 370,919	\$ 4,601,278	\$ 4,466,086	\$ 4,738,594	\$ 3,071,462	\$ 2,708,414
Transfers out	(1,179,924)	(2,237,529)	(2,384,609)	(2,581,008)	(370,919)	(4,601,278)	(4,466,086)	(4,738,594)	(3,071,462)	(2,708,414)
Sale of capital assets	-	-	-	-	13,400	68,934	16,433	-	-	15,554
Contributions	16,300	7,000	59,829	7,950	14,250	7,000	20,500	39,983	82,300	86,862
Payment to bond refunding	-	-	-	-	(2,490,000)	-	-	-	-	-
Total other financing sources (uses)	(552,700)	516,500	59,829	7,950	58,650	75,934	3,604,204	16,731,983	82,300	102,416
Net Change in fund balances	\$ 601,230	\$ 810,273	\$ 1,979,291	\$ 742,069	\$ 1,432,263	\$ 5,997,449	\$ 6,445,641	\$ 19,513,526	\$ 494,830	\$ (2,149,569)
Fund Balance, Beginning of Year (restated)	\$ 7,795,711	\$ 7,931,772	\$ 8,742,045	\$ 10,721,336	\$ 11,100,866	\$ 12,533,129	\$ 18,530,578	\$ 24,976,219	\$ 44,489,745	\$ 44,984,575
Fund Balance End of Year	\$ 8,396,941	\$ 8,742,045	\$ 10,721,336	\$ 11,463,405	\$ 12,533,129	\$ 18,530,578	\$ 24,976,219	\$ 44,489,745	\$ 44,984,575	\$ 42,835,006
Debt service as a percentage of noncapital expenditures	3.47%	3.33%	4.20%	4.02%	3.18%	2.98%	5.24%	11.48%	11.02%	9.57%

**City of North Salt Lake**

Assessed Value and Estimated Actual Value of Taxable Property

Last Ten Calendar Years

(amounts expressed in thousands)

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Tax Year	Real Property		Personal Property		Total		Total Direct Tax Rate	Ratio of Taxable to Estimated Actual Value
	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value		
2015	1,310,427	2,012,004	227,726	230,880	\$ 1,538,153	\$ 2,242,884	0.15170%	68.58%
2016	1,409,167	2,179,472	253,735	256,943	\$ 1,662,902	\$ 2,436,415	0.16220%	68.25%
2017	1,617,025	2,453,932	279,649	282,879	\$ 1,896,674	\$ 2,736,811	0.14500%	69.30%
2018	1,741,749	2,661,898	293,203	297,007	\$ 2,034,952	\$ 2,958,906	0.13550%	68.77%
2019	1,893,123	2,916,742	315,299	320,401	\$ 2,208,422	\$ 3,237,143	0.12840%	68.22%
2020	2,017,144	3,076,242	328,267	333,182	\$ 2,345,411	\$ 3,409,424	0.11230%	68.79%
2021	2,263,765	3,488,922	392,149	398,663	\$ 2,655,914	\$ 3,887,585	0.11410%	68.32%
2022	2,911,269	4,549,508	424,097	432,537	\$ 3,335,366	\$ 4,982,046	0.09340%	66.95%
2023	3,060,425	4,809,955	495,808	508,040	\$ 3,556,233	\$ 5,317,996	0.09140%	66.87%
2024	3,230,560	5,065,540	499,344	510,603	\$ 3,729,904	\$ 5,576,144	0.08720%	66.89%

Sources: Utah State Tax Commission

**City of North Salt Lake**

Property Tax Rates - Direct and Overlapping Governments

Last Ten Calendar Years

Tax Year	City of North Salt Lake	Overlapping Rates			Total Direct & Overlapping Rates
		Davis County	Davis School District	Special Taxing Districts	
2015	0.151700%	0.215300%	0.855500%	0.106800%	1.329300%
2016	0.162200%	0.200300%	0.812500%	0.125900%	1.300900%
2017	0.145000%	0.258600%	0.757500%	0.119200%	1.280300%
2018	0.135500%	0.248630%	0.775500%	0.098270%	1.257900%
2019	0.128400%	0.176000%	0.780800%	0.158900%	1.244100%
2020	0.112300%	0.176070%	0.767000%	0.158130%	1.213500%
2021	0.114100%	0.143500%	0.764200%	0.178400%	1.200200%
2022	0.093400%	0.146200%	0.642400%	0.119700%	1.001700%
2023	0.091400%	0.153200%	0.622800%	0.132400%	0.999800%
2024	0.087200%	0.133000%	0.609900%	0.164000%	0.994100%

Source: Utah State Tax Commission

**City of North Salt Lake**

Principal Sales Tax Payers  
Current Year and Ten Years Ago

Taxpayer	Fiscal Year 2025			Fiscal Year 2016		
	Sales Taxes*	Rank	Percentage of Total Sales*	Sales Taxes*	Rank	Percentage of Total Sales*
Jerry Seiner Buick GMC	N/A	1	N/A	N/A	2	N/A
Tim Dahle Nissan	N/A	2	N/A	N/A		N/A
Lee's Marketplace	N/A	3	N/A	N/A		N/A
Utah Power & Light (Del Loc)	N/A	4	N/A	N/A	10	N/A
Amazon	N/A	5	N/A	N/A		N/A
Structural Steel & Plate Fabrication	N/A	6	N/A	N/A		N/A
Lakeview Asphalt Products	N/A	7	N/A	N/A		N/A
Bish's RV	N/A	8	N/A	N/A		N/A
Incredible Auto Sales	N/A	9	N/A	N/A	4	N/A
CSESCO Inc.	N/A	10	N/A	N/A	7	N/A
<b>Total</b>	<b>\$ 1,614,882</b>		<b>24%</b>	<b>\$ 956,583</b>		<b>27%</b>

\* Due to the confidential nature, the amounts and percentages of the largest revenue payers cannot be displayed. However the aggregate total along with the individual rankings are presented in an effort to provide the reader with information as to where the City's taxbase originates.

N/A = Not applicable

Source: Utah State Tax Commission

**City of North Salt Lake**

Property Tax Levies and Collections

Last Ten Fiscal Years

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Fiscal Year	Tax Year	Total Tax Levy	Current Tax Collections	Percent of Levy Collection	Subsequent Collections	Total Tax Collections	Total Collections as a Percent of Levy
2016	2015	2,420,885	2,304,279	95.18%	48,211	2,352,490	97.17%
2017	2016	2,763,101	2,677,720	96.91%	59,829	2,737,549	99.08%
2018	2017	2,896,683	2,757,322	95.19%	55,042	2,812,364	97.09%
2019	2018	2,890,968	2,777,746	96.08%	85,240	2,862,986	99.03%
2020	2019	2,970,329	2,865,994	96.49%	66,451	2,932,445	98.72%
2021	2020	3,028,921	2,891,058	95.45%	66,195	2,957,252	97.63%
2022	2021	3,185,399	3,027,019	95.03%	89,499	3,116,517	97.84%
2023	2022	3,306,743	3,163,675	95.67%	109,560	3,273,236	98.99%
2024	2023	3,345,863	3,223,165	96.33%	98,472	3,321,637	99.28%
2025	2024	3,357,152	3,218,737	95.88%	86,663	3,305,401	98.46%

Source: Davis County Treasurer

**City of North Salt Lake**

Ratios of Outstanding Debt by Type  
Last Ten Fiscal Years

Fiscal Year	Governmental Activities			General Obligation Bonds	Business-Type Activities				Total Primary Government	Percentage of Personal Income	Per Capita
	Sales Tax Revenue	MBA Lease Revenue	Capital Lease		Sales Tax Revenue	Water Revenue	Capital Lease	Note Payable			
	Bonds	Bonds			Bonds	Bonds					
2016	\$ 3,035,000	\$ 3,035,000	\$ 276,836	\$ 573,170		\$5,203,662	\$ 245,674	\$ 985,118	\$ 13,354,460	0.23%	451.00
2017	\$ 2,855,000	\$ 999,000	\$ 437,237			\$4,654,648	\$ 140,689	\$ 904,479	\$ 9,991,053	0.15%	327.25
2018	\$ 2,675,000	\$ 924,000	\$ 583,178			\$4,100,636	\$ 266,145	\$ 904,478	\$ 9,453,437	0.14%	291.73
2019	\$ 2,490,000	\$ 832,000	\$ 453,921			\$3,534,915	\$ 187,583	\$ 904,478	\$ 8,402,897	0.12%	250.62
2020	\$ 2,332,000	\$ 738,000	\$ 321,405			\$2,545,484	\$ 107,158	\$ 904,478	\$ 6,948,525	0.09%	200.87
2021	\$ 2,115,000	\$ 642,000	\$ 185,526			\$2,356,887	\$ 120,654	\$ 711,185	\$ 6,131,252	0.08%	173.03
2022	\$ 5,157,271	\$ 544,000	\$ 45,837		\$4,209,089	\$1,976,000	\$ -	\$ 708,073	\$ 12,640,270	0.16%	351.93
2023	\$ 20,526,817	\$ 443,000	\$ 23,204		\$4,105,953	\$1,766,000	\$ -	\$ 708,073	\$ 27,573,047	0.28%	660.35
2024	\$ 19,563,589	\$ 338,000			\$4,002,817	\$1,557,000	\$ 649,312	\$ 657,000	\$ 26,767,718	0.26%	603.31
2025	\$ 18,570,362	\$ 230,000			\$3,894,681	\$1,344,000	\$ 531,426	\$ 657,000	\$ 25,227,469	0.23%	567.18

Note: See schedule of demographic and economic statistics, page 96, for personal income and population data.

**City of North Salt Lake**

Ratios of General Obligation Bonded Debt Outstanding  
Last Ten Fiscal Years

Fiscal Year	Estimated Population	Actual Taxable Value of Property (in thousands)	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Less: Amounts Payable From Enterprise Revenues	Net Bonded Debt	Percentage of Estimated Value of Taxable Property	Per Capita
2015	19,697	\$ 1,538,153	\$ 1,131,339	\$ 50,527	\$1,080,812	\$ -	7.36%	\$ 57
2016	21,140	1,662,902	573,170	53,489	519,681	-	0	27
2017	21,350	1,896,674	-	-	-	-	-	-
2018	21,777	2,034,952	-	-	-	-	-	-
2019	22,082	2,208,422	-	-	-	-	-	-
2020	22,372	2,345,411	-	-	-	-	-	-
2021	22,508	2,655,914	-	-	-	-	-	-
2022	23,229	3,335,366	-	-	-	-	-	-
2023	23,402	3,556,233	-	-	-	-	-	-
2024	24,687	3,729,904	-	-	-	-	-	-

Note: Population data can be found on the schedule of demographic and economic statistics page 96.  
Estimated actual taxable value can be found on page 87 - assessed and estimated actual value of property table.

**City of North Salt Lake**Direct and Overlapping Governmental Activities Debt  
30-Jun-25

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable (1)	Estimated Share of Overlapping Debt
<b>Debt repaid with property taxes</b>			
Davis County	\$ -	8.46%	\$ -
Davis County School District	542,765,000	8.46%	45,924,365
South Davis Recreation District	2,460,000	24.89%	612,236
<b>Other debt</b>			
Weber basin water conservancy district	7,825,000	8.46%	661,823
Davis County:			
Revenue bonds	61,064,193	6.34%	3,872,607
MBA lease revenue bonds	19,070,011	8.46%	1,613,549
<b>Total Overlapping debt</b>	<b>633,184,204</b>		<b>52,684,581</b>
<b>City of North Salt Lake:</b>			
Sales tax revenue bonds	22,465,043		22,465,043
Lease revenue bonds	230,000		230,000
Water revenue bonds	1,344,000		1,344,000
Capital leases	531,426		531,426
Notes payable	657,000		657,000
	<u>25,227,469</u>		<u>25,227,469</u>
<b>Total direct and overlapping debt</b>	<b>\$ 658,411,673</b>		<b>\$ 77,912,050</b>

(1) For debt repaid with property taxes, the percentage of overlapping debt applicable to the City of North Salt Lake was estimated using taxable assessed property values. Percentages were estimated by determining the portion of the governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable value. This method was used on all debt except retail sales tax revenue bonds.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of North Salt Lake. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However this does not imply that every taxpayer is a resident and therefore responsible for repaying the debt of each overlapping government.

Sources: Davis County ACFR

**City of North Salt Lake**

Legal Debt Margin Information  
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Debt Limit	\$ 52,417,070	\$ 56,366,666	\$ 64,681,018	\$ 69,669,953	\$ 75,724,914	\$ 80,685,753	\$ 90,550,596	\$ 116,450,743	\$ 122,417,015	\$ 129,222,409
Total net debt applicable limit	\$ 560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal debt margin	<u>\$ 51,857,070</u>	<u>\$ 56,366,666</u>	<u>\$ 64,681,018</u>	<u>\$ 69,669,953</u>	<u>\$ 75,724,914</u>	<u>\$ 80,685,753</u>	<u>\$ 90,550,596</u>	<u>\$ 116,450,743</u>	<u>\$ 122,417,015</u>	<u>\$ 129,222,409</u>
Total net debt applicable to limit as a percentage of debt limit	1.07%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Note: Under State Finance Law, the City's outstanding general obligation debt should not exceed 4% of the total assessed property value.

Legal Debt Margin Calculation for Fiscal Year 2025

Assessed Value	\$ 3,230,560,216
Debt limit (4 percent of total assessed value)	129,222,409
Debt applicable to limit:	
Total bonded debt	24,039,043
Less revenue bonds	<u>24,039,043</u>
Total debt applicable to limitation	<u>-</u>
Legal debt margin	<u>\$ 129,222,409</u>

**City of North Salt Lake**

Revenue Bond Coverage

Last Ten Fiscal Years

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**Sales Tax Revenue Bonds**

Fiscal Year	Sales and Use Tax Revenues	Operating Transfers	Principal	Interest	Total	Coverage
2016	\$ 3,560,963	\$ -	\$ 175,000	\$ 162,518	\$ 337,518	10.55
2017	3,916,229	-	180,000	156,305	\$ 336,305	11.64
2018	4,309,400	-	180,000	149,465	\$ 329,465	13.08
2019	4,482,083	-	185,000	141,995	\$ 326,995	13.71
2020	4,693,916	-	189,000	89,135	\$ 278,135	16.88
2021	5,480,812	-	217,000	42,442	\$ 259,442	21.13
2022	6,331,832	-	525,000	177,939	\$ 702,939	9.01
2023	6,706,873	-	1,425,590	611,118	\$ 2,036,708	3.29
2024	6,591,278	-	1,066,364	931,794	\$ 1,998,158	3.30
2025	6,850,924	-	1,101,363	902,793	\$ 2,004,156	3.42

**Lease Revenue Bonds**

Fiscal Year	Lease Revenues	Operating Transfers	Principal	Interest	Total	Coverage
2016	\$ -	\$ -	\$ -	\$ -	\$ -	0.00
2017	-	-	-	-	\$ -	0.00
2018	59,839	83,000	75,000	44,850	\$ 119,850	1.19
2019	55,596	82,000	92,000	27,821	\$ 119,821	1.15
2020	68,068	75,000	94,000	26,208	\$ 120,208	1.19
2021	76,844	130,000	96,000	23,935	\$ 119,935	1.72
2022	89,939	100,000	98,000	21,330	\$ 119,330	1.59
2023	89,222	99,996	101,000	18,418	\$ 119,418	1.58
2024	98,781	90,000	105,000	15,097	\$ 120,097	1.57
2025	320	100,000	108,000	11,298	\$ 119,298	0.84

**Water Revenue Bonds**

Fiscal Year	Water Utility Revenues	Operating Transfers	Principal	Interest	Total	Coverage
2016	\$ 3,652,797	\$ -	\$ 2,358,000	\$ 315,290	\$ 2,673,290	1.37
2017	3,828,583	-	543,000	187,085	\$ 730,085	5.24
2018	3,759,884	-	548,000	205,983	\$ 753,983	4.99
2019	3,808,551	-	560,000	188,304	\$ 748,304	5.09
2020	3,981,309	-	584,000	170,009	\$ 754,009	5.28
2021	3,930,732	-	190,000	154,254	\$ 344,254	11.42
2022	3,410,993	-	195,000	142,288	\$ 337,288	10.11
2023	3,491,135	-	210,000	35,190	\$ 245,190	14.24
2024	4,349,126	-	209,000	33,874	\$ 242,874	17.91
2025	4,975,425	-	213,000	32,341	\$ 245,341	20.28

**City of North Salt Lake**

Demographic and Economic Statistics

Last Ten Fiscal Years

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Fiscal Year	Population	Personal Income (Amounts Expressed in Thousands)	(1) Per Capita Personal Income	(1) Median Age	(1) Average Size of Household	(2) Unemployment Rate(%)
2015	19,697	583,244,906	29,611	29.9	3.20	3.30
2016	21,140	645,390,462	30,530	30.5	3.26	3.10
2017	21,350	691,846,750	32,405	30.4	N/A	3.10
2018	21,777	730,161,033	33,529	30.6	N/A	2.90
2019	22,082	763,882,626	34,593	30.0	3.26	2.50
2020	22,372	792,729,448	35,434	31.5	3.04	7.20
2021	22,508	808,419,836	35,917	30.8	3.10	2.90
2022	23,229	969,926,895	41,755	33.2	3.00	2.30
2023	23,402	1,038,299,936	44,368	32.1	2.98	2.70
2024	24,687	1,098,051,098	44,479 *	32.7 *	3.00 *	3.20

\* Estimated

(1) United States Census Bureau

(2) U.S. Bureau of Labor Statistics

**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**



CERTIFIED PUBLIC ACCOUNTANTS

Gary K. Keddington, CPA  
Marcus K. Arbuckle, CPA  
Steven M. Rowley, CPA

Honorable Mayor and  
Members of City Council  
City of North Salt Lake  
North Salt Lake City, Utah

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, each major fund, the budgetary comparison statements, and the aggregate remaining fund information of City of North Salt Lake, Utah (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements, as listed in the table of contents, and have issued our report thereon dated December 31, 2025.

**Report on Internal Control over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

**Purpose of This Report**

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

*K&C, CPAs*

Woods Cross, Utah  
December 31, 2025

**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**



CERTIFIED PUBLIC ACCOUNTANTS

Gary K. Keddington, CPA  
Marcus K. Arbuckle, CPA  
Steven M. Rowley, CPA

Honorable Mayor and  
Members of City Council  
City of North Salt Lake  
North Salt Lake City, Utah

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited the City of North Salt Lake’s (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City’s major federal programs for the year ended June 30, 2025. The City’s major federal programs are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

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

***Basis for Opinion on Each Major Federal Program***

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

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

***Responsibilities of Management for Compliance***

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

***Auditor’s Responsibilities for the Audit of Compliance***

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

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

### **Report on Internal Control over Compliance**

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

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

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

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

*K&C, CPAs*

Woods Cross, Utah  
December 31, 2025

# **SCHEDULE OF FEDERAL AWARDS**

**CITY OF NORTH SALT LAKE**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**For the Year Ended June 30, 2025**

Federal Grantor/Grantor Pass Through/ Program Title	Grantor	Assistance Listing Number	Pass-Through Entity Number	Federal Award Expended	Subrecipient Awards
<b>Major Programs:</b>					
Federal Emergency Management Agency Passed through Utah Division of Emergency Management Disaster Grant - Public Assistance		97.039	22-042	1,102,703	-
		Total Major Programs		<u>\$ 1,102,703</u>	
<b>Non-Major Programs:</b>					
		Total Nonmajor Programs		-	-
		Total Federal Awards Expended		<u>\$ 1,102,703</u>	

See Accompanying Notes

**CITY OF NORTH SALT LAKE**  
**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**For the Year Ended June 30, 2025**

**NOTE 1. PURPOSE OF THE SCHEDULE**

The accompanying Schedule of Expenditures of Federal Awards (Schedule) is a supplemental schedule of the City of North Salt Lake's general purpose financial statements and is presented for purposes of additional analysis. Because the schedule presents only a select portion of the activities of the City of North Salt Lake, it is not intended to and does not present the financial position, changes in net position or the revenues of expenditures of the City of North Salt Lake. The schedule is required by Title 1 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

- A. Basis of Presentation – The information is presented in accordance with Uniform Guidance and in accordance with accrual basis of accounting.

Federal Awards – Pursuant to Uniform Guidance, federal awards are defined as assistance provided by a federal agency, either directly or indirectly, in the form of grants, contracts, cooperative agreements, loans, loan guarantees, property, interest subsidies, insurance, or direct appropriations. Accordingly, non-monetary federal awards, including federal surplus property, is included in federal awards and, therefore, is reported on the Schedule. Federal awards do not include direct federal cash assistance to individuals.

Type A and Type B Programs – The Uniform Guidance establishes the level of expenditures or expenses to be used in defining Type A and Type B federal awards programs. Type A program threshold during the year was \$750,000.

- B. Reporting Entity – The reporting entity is fully described in the footnotes of the City of North Salt Lake's financial statements. The schedule includes all federal award programs administered by the City of North Salt Lake for the year ended June 30, 2025.
- C. Basis of Accounting – The expenditures in the Schedule are recognized as incurred based on the accrual basis of accounting and the cost accounting principles contained in the Uniform Guidance. The information in the schedule is presented in accordance with Title 2 U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.
- D. Assistance Listing Numbers – Uniform Guidance requires the Schedule to show the total expenditures for each of the entity's federal financial assistance programs as identified as Assistance Listing Numbers, formerly (CFDA). Each programs is assigned a five-digit program identification numbers (AL number).
- E. Major Programs – The Uniform Guidance establishes a risk-based approach to be used in defining major federal financial programs. Major programs are identified in the schedule of findings and questioned costs.
- F. Indirect Costs – The City does not use an indirect cost allocation.
- G. Loan Programs – The balance of the federal loan programs as of June 30, 2025 was \$0.

**CITY OF NORTH SALT LAKE**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
For the Year Ended June 30, 2025

**I. Summary of Auditor's Results**

*Financial Statements*

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: *Unmodified*

Internal control over financial reporting:

• Material weakness identified? \_\_\_yes X\_no

• Significant deficiency(ies) identified? \_\_\_yes X\_no

Noncompliance material to financial statements noted? \_\_\_yes X\_no

*Federal Awards*

Internal control over major federal programs:

• Material weakness identified? \_\_\_yes X\_no

• Significant deficiency(ies) identified? \_\_\_yes X\_no

Type of auditor's report issued on compliance for major federal programs: *Unmodified*

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516 (a)? \_\_\_yes X\_no

Identification of major federal programs:

Federal Assistance Listing Number	Name of Federal Program or Cluster
97.039	Hazard Mitigation Grant Program (HMGP)

Dollar threshold used to distinguish between type A and type B programs: \$ 750,000

Auditee qualified as a low-risk auditee? \_\_\_yes X\_no

**II. Financial Statement Findings**

None

**III. Federal Awards Findings and Questioned Costs**

None

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



**CERTIFIED PUBLIC  
ACCOUNTANTS**

Gary K. Keddington, CPA  
Marcus K. Arbuckle, CPA  
Steven M. Rowley, CPA

Honorable Mayor and  
Members of City Council  
City of North Salt Lake  
North Salt Lake City, Utah

**Report on Compliance**

We have audited the City of North Salt Lake’s (the City) compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the State Auditor, for the year ended June 30, 2025.

State compliance requirements were tested for the year ended June 30, 2025, in the following areas:

- Budgetary Compliance
- Fund Balance
- Justice Court
- Restricted Taxes and Related Restricted Revenue
- Fraud Risk Assessment
- Governmental Fees
- Cash Management
- Impact Fees
- Utah Retirement Systems

**Opinion on Compliance**

In our opinion, the City complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2025.

**Basis for Opinion**

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards); and the *State Compliance Audit Guide* (Guide). Our responsibilities under those standards and the *State Compliance Audit Guide* are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

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

**Responsibilities of Management for Compliance**

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

### ***Auditor's Responsibilities for the Audit of Compliance***

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

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

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

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

### **Report On Internal Control over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or 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 Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses or significant deficiencies, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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

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

*K&C, CPAs*

Woods Cross, Utah  
December 30, 2025



## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Heidi Voordeckers, Finance Director

**DATE:** January 20, 2026

**SUBJECT:** Resolution 2026-04R: A resolution approving and adopting amendments to the Fiscal Year 2025-2026 budget for the General Fund, Road Capital Fund, Water Operating Fund, Storm Water Fund, Solid Waste Fund, and Fleet Fund

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### **RECOMMENDATION**

Staff recommends the City Council approve Resolution 2026-04R, authorizing amendments to the fiscal year 2025-2026 Budget.

### **BACKGROUND**

Pursuant UCA 10-6-127 and 10-6-128, municipal budgets may be modified by resolution of the City Council up until the final day of the fiscal year. Amendments incorporating increases in expenditures/appropriations require that a public hearing be held prior to resolution adoption. All budget appropriations lapse at the end of the fiscal year, except for any remaining appropriations for Capital Projects, which may be transferred to the new budget year without a public hearing.

### **SUMMARY**

The City has a need to amend the current fiscal year budget to fund previously authorized increases in contract and wage expenditures, recognize the award of grant funding and associated projects, fund emergency capital repairs, and correct overstated equipment costs. The net change in total City fund balances presented in the proposed amendment is a use (spend down) of fund balances totaling \$220,305, with the Road Capital fund most heavily impacted.

Fund **previously approved** expenditures:

- Trails Master plan (contract with SE Group, approved 11.18.25): **\$15,000**
- Public works Wages/Benefits (change in grade/steps, approved 12.02.25): **\$78,810**

Recognize **grant award** and associated project:

- Pacific avenue side path, Davis County 3<sup>rd</sup> Quarter grant Revenue: **(\$460,000)**
- Pacific avenue side path, total project cost: **\$552,000**

**Emergency repairs/replacement:**

- Engineering dept plotter/scanner replacement: **\$9,495**
- David Way emergency shoring (phase 1): **\$170,000**

**Reduce Water Capital Equipment:**

- Equipment received in the previous fiscal year: **(\$145,000)**

**PROPOSED MOTION**

I move that the City Council approve Resolution 2026-04R: A resolution approving and adopting amendments to the fiscal year 2025-2026 General Fund, Roads Capital Fund, Water Operating Fund, Storm Water Fund, Solid Waste, and Fleet Fund Budgets.

Attachments: Resolution 2026-06R  
Resolution 2026-06R, Exhibit A

**RESOLUTION NO. 2026-04R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE APPROVING AND ADOPTING AMENDMENTS TO THE FISCAL YEAR 2025~2026 GENERAL FUND, ROADS CAPITAL FUND, WATER OPERATING FUND, STORM WATER FUND, SOLID WASTE FUND, AND FLEET FUND BUDGETS**

**WHEREAS**, the City of North Salt Lake has considered the adoption of an amendment to increase the 2025~2026 budget for the General Fund, Roads Capital Fund, Water Operating Fund, Storm Water Fund, Solid Waste, and Fleet Fund and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budgets; and

**WHEREAS**, a public hearing was properly noticed and held on Tuesday, January 20, 2026 for public comment concerning the adoption of said budget amendments; and

**WHEREAS**, such action is authorized by statute.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of North Salt Lake, Utah that the amendments as set forth in Exhibit “A” which is attached hereto and incorporated herein by this reference, are hereby authorized and approved as follows:

<b>By Type:</b>	<b>Increase/(Decrease) in Fund Balances</b>
<b>INCR. EQUIP EXPENSE – ENGINEERING PLOTTER</b>	(\$9,495)
<b>INCR. IN PROF SERVICE EXPENSE – TRAILS MASER PLAN</b>	(\$15,000)
<b>INCR. WAGES – PUBLIC WORKS</b>	(\$78,810)
<b>INCR. GRANT REVENUES – PACIFIC AVE SIDE PATH (GRANT REVENUE)</b>	\$460,000
<b>INCR. CAPITAL EXPENSES – PACIFIC AVE SIDE PATH (PROJECT COST)</b>	(\$552,000)
<b>INCR. CAPITAL EXPENSES – DAVID WAY EMERGENCY SHORING</b>	(\$170,000)
<b>DECR. CAPITAL EQUIPMENT – WATER FUND</b>	145,000
<b>Total Fund Balance Increase/(Decrease)</b>	<b>(\$220,305)</b>

<b>By Fund:</b>	<b>Increase/(Decrease) in Fund Balances</b>
<b>GENERAL FUND</b>	(\$52,835)
<b>ROADS CAPITAL FUND</b>	(\$262,000)
<b>WATER OPERATING FUND</b>	\$115,740
<b>STORM WATER FUND</b>	(\$9,995)
<b>SOLID WASTE FUND</b>	(\$1,515)
<b>FLEET FUND</b>	(\$9,700)
<b>Total Fund Balance Increase/(Decrease)</b>	<b>(\$220,305)</b>

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake, and shall take immediate effect.

**APPROVED AND ADOPTED** by the City of North Salt Lake, Utah, on this 20th day of January, 2026.

CITY OF NORTH SALT LAKE

By:

\_\_\_\_\_  
BRIAN J. HORROCKS

Mayor

ATTEST:

\_\_\_\_\_  
WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Clayton \_\_\_\_\_

Council Member Jackson \_\_\_\_\_

Council Member Knowlton \_\_\_\_\_

Council Member Smoot \_\_\_\_\_

Council Member Van Langeveld \_\_\_\_\_

**EXHIBIT A  
BUDGET AMENDMENT HEARING - JANUARY 20, 2026**

ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	REASON
<b>FUND 10 - GENERAL FUND</b>					
EXP 10-3300-45603	MACHINERY AND EQUIPMENT	3,000	9,495	12,495	Replace Large Plotter/Scanner - Current model end of life, unrepairable
EXP 10-1130-46010	GRANT - CONTRACT PAYMENTS	157,500	15,000	172,500	Increase in City portion of trails master plan grand approved 11.18.25 CC Meeting
EXP 10-3501-41101	WAGE REGULAR EMPLOYEES	210,000	5,935	215,935	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-3501-41200	EMPLOYEE BENEFITS	137,000	1,790	138,790	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-3502-41101	WAGE REGULAR EMPLOYEES	146,700	3,495	150,195	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-3502-41200	EMPLOYEE BENEFITS	73,000	1,050	74,050	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-5301-41101	WAGE REGULAR EMPLOYEES	363,000	12,350	375,350	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-5301-41200	EMPLOYEE BENEFITS	236,200	3,720	239,920	PW Wage increases approved 12.02.25 CC Meeting
			<b>(52,835)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 44 - ROADS CAPITAL FUND</b>					
REV 44-3502-33301	CAPITAL GRANTS - LOCAL GVRNMT	(750,000)	(460,000)	(1,210,000)	Pacific Ave Side path 3rd Qtr Transportation Grant Award
EXP NEW	PACIFIC AVENUE SIDE PATH	-	552,000	552,000	Pacific Ave Side path project total
EXP 44-3505-52445	DAVID WAY EMER REPAIRS	-	170,000	170,000	Funding for initial repairs on David Way (shoring)
			<b>(262,000)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 51 - WATER OPERATING</b>					
EXP 51-3124-41101	WAGE REGULAR EMPLOYEES	160,000	4,425	164,425	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3124-41200	EMPLOYEE BENEFITS	116,000	1,335	117,335	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3904-41101	WAGE REGULAR EMPLOYEES	725,000	18,050	743,050	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3904-41200	EMPLOYEE BENEFITS	420,000	5,450	425,450	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3908-48500	MACHINERY & EQUIPMENT CAPITAL	173,000	(145,000)	28,000	Reduce budget for equip received in FY 2025
			<b>115,740</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 53 - STORM WATER FUND</b>					
EXP 53-3114-41101	WAGE REGULAR EMPLOYEES	375,000	7,680	382,680	PW Wage increases approved 12.02.25 CC Meeting
EXP 53-3114-41200	EMPLOYEE BENEFITS	225,000	2,315	227,315	PW Wage increases approved 12.02.25 CC Meeting
			<b>(9,995)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 54 - SOLID WASTE FUND</b>					
EXP 54-3104-41101	WAGE REGULAR EMPLOYEES	32,300	1,165	33,465	PW Wage increases approved 12.02.25 CC Meeting
EXP 54-3104-41200	EMPLOYEE BENEFITS	27,000	350	27,350	PW Wage increases approved 12.02.25 CC Meeting
			<b>(1,515)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 61 - FLEET</b>					
EXP 61-1154-41101	WAGE REGULAR EMPLOYEES	195,000	7,450	202,450	PW Wage increases approved 12.02.25 CC Meeting
EXP 61-1154-41200	EMPLOYEE BENEFITS	130,000	2,250	132,250	PW Wage increases approved 12.02.25 CC Meeting
			<b>(9,700)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>TOTAL ALL FUNDS</b>			<b>(220,305)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>



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## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Sherrie Pace, Community Development Director

**DATE:** January 20, 2026

**SUBJECT:** Consideration of Resolution 2026-05R, approving a corridor agreement with the Utah Department of Transportation (UDOT) for the Highway 89 Corridor in North Salt Lake

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### RECOMMENDATION

City staff recommends the approval of Resolution 2026-05R, approving a corridor agreement with the Utah Department of Transportation (UDOT) for the Highway 89 Corridor in North Salt Lake.

### BACKGROUND

Staff has been working with UDOT staff on the proposed draft for the Highway 89 Corridor Agreement. The attached draft document reflects several drafts and includes the most recent updates to clarify the typical existing right of way width and the provision for an eleven foot (11') shoulder in locations necessary for deceleration lanes or right hand turn pockets. Region 1 has agreed to approve the terms and is requesting Council Approval.

The draft agreement is not a financial obligation, only a planning document that outlines the future cross sections, improvements to be made in the corridor, establishes the total needed right of way for acquisition via redevelopment applications, processes for reduction of speed, and spacing of accesses and new streets. Below is a summary of the agreement terms:

1. Minimum street spacing distance: 200 feet
2. Minimum driveway spacing: 100 feet
3. Safety recommendations: Outlined on Exhibits B & C to include future pedestrian crossings, lighting, transit stops, landing pads, bulb-outs, etc.
4. Cross sections are divided into 5 exhibits, with a typical 110 foot right of way width (Exhibits D-1 to D-5)
5. Right of way acquisition will be completed as part of redevelopment along the corridor.
6. Traffic calming: reduction of speed limit through core of Town Center, use of bulb-outs, signage, and center medians.

7. Entry Greenway: UDOT will agree to deed the greenway north of 350 North to the City for permanent preservation and maintenance, the City agrees to combine the 4' sidewalk and 4' trail in the greenway to a 12' multi-use trail.
8. Future planning documents will be required to conform to this agreement.

### **PROPOSED MOTION**

I move that the City Council approve Resolution 2026-05R, approving a corridor agreement with the Utah Department of Transportation (UDOT) for the Highway 89 Corridor in North Salt Lake.

Attachments:

- 1) Resolution 2026-05R
- 2) Highway 89 Corridor Agreement
- 3) Exhibits A-D5

**RESOLUTION NO. 2026-05R**

**A RESOLUTION OF THE GOVERNING BODY OF THE  
CITY OF NORTH SALT LAKE APPROVING A  
CORRIDOR AGREEMENT BETWEEN THE CITY OF  
NORTH SALT LAKE AND THE UTAH DEPARTMENT OF  
TRANSPORTATION FOR THE HIGHWAY 89 CORRIDOR**

**WHEREAS**, the City of North Salt Lake, Utah hereinafter referred to as the “City” and the Utah Department of Transportation, hereinafter referred to as “UDOT”, desire to enter into a Corridor Agreement in order to plan for the future traffic, pedestrian, and transit related improvements within the City of North Salt Lake on Highway 89 from the planned I-15 interchange at approximately 500 South Highway 89 to 1100 North Highway 89;

**WHEREAS**, the City and UDOT have a mutual interest in managing traffic flow, improving multimodal safety, and planning for future corridor development, traffic needs, and other considerations within the corridor;

**WHEREAS**, the City has adopted a General Plan, a Town Center Master Plan and other supporting plans, resolutions and orders which express the City’s goals for how future improvements within the Highway 89 corridor should be designed and implemented and the City believes that entering into a Corridor Agreement with UDOT supports the City’s expressed and adopted goals;

**WHEREAS**, the City and UDOT believe that entering into the subject Corridor Agreement supports and protects the public’s general health, safety and welfare.

**NOW THEREFORE BE IT RESOLVED** by the Governing Body of the City of North Salt Lake as follows:

Section 1. The City Council hereby authorizes the Mayor to execute the Corridor Agreement for Highway 89 as attached herein.

Section 2. All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict. This resolution, once adopted, shall become effective immediately upon passage.

**APPROVED and ADOPTED** by the City Council of the City of North Salt Lake this 20<sup>th</sup> day of January, 2026.

CITY OF NORTH SALT LAKE

By:

\_\_\_\_\_  
BRIAN J. HORROCKS

Mayor

ATTEST:

\_\_\_\_\_  
WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Clayton \_\_\_\_\_

Council Member Jackson \_\_\_\_\_

Council Member Knowlton \_\_\_\_\_

Council Member Smoot \_\_\_\_\_

Council Member Van Langeveld \_\_\_\_\_

**CORRIDOR AGREEMENT**  
**LOCATION: HIGHWAY 89 IN NORTH SALT LAKE CITY**

This **CORRIDOR AGREEMENT** made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026 between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "**UDOT**," and the **CITY OF NORTH SALT LAKE**, hereinafter referred to as the "**CITY**", and all collectively referred to herein as the "**PARTIES**." The area of interest, as it relates to this agreement, is identified in a map shown in **Exhibit A** along US HIGHWAY 89 between Mile Markers 384.8 & 387, hereinafter referred to as the "**CORRIDOR**".

**RECITALS:**

**WHEREAS**, the **PARTIES** desire to enter into a **CORRIDOR AGREEMENT** to plan for the future traffic, pedestrian, and transit related improvements within the City of North Salt Lake on Highway 89 from the planned I-15 interchange at approximately 500 South Highway 89 to 1100 North Highway 89;

**WHEREAS**, in order to manage traffic flow, improve multimodal safety, and plan for future corridor development, traffic needs, and other considerations within the corridor as described herein;

**WHEREAS** the **PARTIES** agree to enter into this **CORRIDOR AGREEMENT** to accomplish this common goal.

**AGREEMENT:**

**NOW THEREFORE**, based on the recitals above and other good and valuable consideration, this **CORRIDOR AGREEMENT** is hereby entered into by the **PARTIES** to establish the terms and conditions whereby the **CORRIDOR AGREEMENT** can be accomplished, and it is agreed by and between the **PARTIES** the **CORRIDOR AGREEMENT** as follows:

1. **TRAFFIC IMPROVEMENT RECOMMENDATIONS:** The **PARTIES** adopt the traffic recommendations generally described in this agreement and the attached exhibits. The improvements described may be adjusted based upon the scope of future road projects or as development is proposed within the corridor. A map of the improvements is attached in **EXHIBIT B** and a table of the improvements is attached in **EXHIBIT C**. The **PARTIES** agree that traffic signals will only be installed once they meet the minimum traffic signal warrants as defined by the most recently adopted Utah Manual on Uniform Traffic Control Devices (Utah MUTCD) and a **UDOT** field review.
2. **ACCESS CORRIDOR CONTROL PLAN:** The **PARTIES** acknowledge that upon development approval, **UDOT** will require the consolidation of multiple

access points into a single access point and/or the use of existing or planned streets accessing the HWY 89 corridor. The following access management categories are the approved and accepted categories for the **PARTIES**, and acknowledges that, at **UDOT's** discretion, access may be denied at any location for any proposed access based upon the following access management standards and Utah Administrative Code R930-6(2):

- a. Category X: Regional priority-urban importance (R-PU) – along the entire corridor area from 500 South to 1100 North. The minimum street spacing is two hundred feet (200') and minimum driveway spacing is one hundred feet (100').

3. **MULTIMODAL SAFETY RECOMMENDATIONS:** The **PARTIES** adopt generalized locations for pedestrian improvement recommendations including pedestrian crossings near the intersections of Main Street and Odell Lane. A map of the improvements proposed for pedestrian safety are shown on **Exhibit B**. The locations identified are not intended to be exact locations for the future pedestrian crossings and are instead areas in need of further study to determine exact crossing locations.

Additional multimodal improvements should also be considered in collaboration with UTA and the implementation of the SLC-Davis Connector BRT. Some improvements related to safety and accessibility to be considered include improved lighting, sidewalk access to stops from intersections, additional pedestrian crossings near the stops, bus stop landing pads, and traffic signals, when warranted.

4. **CROSS SECTIONS:** The **PARTIES** along the corridor have expressed interest in different typical roadway sections, which could include bike lanes, multi-use paths, or planted medians. The current right of way widths vary but is typically ninety-four feet (94'). The typical right of way shall be as shown on the following cross sections:

- a. **South of Eagleridge Drive (EXHIBIT D-1):**
- b. **Town Center-Eagleridge Drive to 350 North (EXHIBIT D-2):**
- c. **Greenway-350 North to 925 North (EXHIBIT D-3):**
- d. **Typical intersection (EXHIBIT D-4):**
- e. **Typical with raised median (EXHIBIT D-5):**

Due to local constrained sections or specific local planning of Highway 89, the **PARTIES** formally agree upon and accept the applicable sections as shown in **Exhibits D-1 to D-5**. This approval and acceptance is an attempt for **UDOT** to address the local context and needs of the **CITY** along this corridor. Only variations from the typical roadway sections shown in **Exhibits D-1 to D-5** will be permitted if included as part of said exhibits. To accommodate right hand turns or deceleration, **UDOT** at its sole discretion may require an 11-foot shoulder anywhere along the corridor when deemed

necessary for to accommodate right hand turns or deceleration lane as shown in **Exhibit D-4**.

5. **ACQUISITION OF RIGHT OF WAY:** As part of the approval of redevelopment or change in land use along the corridor, the **CITY** will require the dedication of additional right of way by the property owner in accordance with the approved cross sections and the typical 110 foot right of way width.
6. **TRAFFIC CALMING:** The **PARTIES** understand the City's desire for enhanced pedestrian safety through the Town Center (Eagleridge Dr. to 350 North). Pedestrian crossing shall utilize bulb-outs, signage, and center medians as appropriate and feasible. Additionally the **PARTIES** agree to reduce the speed limit within the core section of the Town Center to 35 mph in accordance with the **UDOT** policy for the establishment of speed limits. The approximate location for the reduction shall be between Main Street and Odell Lane, with final determination to be agreed upon by the **PARTIES**.
7. **ENTRY GREENWAY:** Currently the existing Greenway between 350 North and 973 North contains areas of UDOT right of way and areas of City owned property. The Greenway is maintained by the City and the City shall continue to maintain said landscape improvements, sidewalk and trail. To ensure the continued preservation of the Greenway the **PARTIES** agree to exchange property such that the UDOT right of way on the west side of the road includes 5 feet of park strip behind the curb and the remaining property be held in City ownership for permanent preservation. This valuable greenspace asset shall be utilized as follows. In order to facilitate improved pedestrian and bicycle safety, future improvements to the greenway shall be planned to remove the existing 4-foot trail and the existing 4-foot sidewalk, adjacent to the curb, and construct a 10-foot multi-use trail.
8. **FUTURE PLANNING DOCUMENTS:** The **PARTIES** shall note and adopt in any future Transportation Master Plans, City General Plans, and Active Transportation Plans term which are in conformance with this **CORRIDOR AGREEMENT**.
9. **FINANCIAL COMMITMENT:** This process and **CORRIDOR AGREEMENT** is not a financial commitment for any of the **PARTIES** as improvements are made over time. Instead, the projects laid out in this corridor agreement will be prioritized collaboratively by the **PARTIES** to determine an order of importance for implementation. As projects come to the top of the prioritized list, **UDOT** and the appropriate agency will partner to determine the opportunities available to implement and fund the project.

10. **AMENDMENTS:** The **PARTIES** acknowledge that this **CORRIDOR AGREEMENT** may be amended at any time with written approval from **UDOT** and the **CITY** to reflect changes not anticipated. Any necessary changes should not degrade the traffic operations or safety of the state highway and overall transportation system as certified by a traffic engineering study performed by a licensed engineer certified and qualified to perform this analysis in the State of Utah. Changes to the agreement that do not impact the overall operations and function of the corridor will require only the jurisdictions impacted by the update to approve an amendment.
11. For any issues not anticipated in this Corridor Agreement, **UDOT**, and **the CITY** will work together for a resolution in compliance with Utah Administrative Code R930-6. If Utah Administrative Code R930-6 changes, this **CORRIDOR AGREEMENT** shall remain in effect unless amended.
12. This **CORRIDOR AGREEMENT** cannot be altered or amended, except pursuant to an instrument in writing signed by each of the parties.
13. If any term or provision of this **CORRIDOR AGREEMENT** or application to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this **CORRIDOR AGREEMENT** shall not be affected and each term, condition and provision of this **CORRIDOR AGREEMENT** shall be valid and enforced to the fullest extent permitted by law, so long as removing the severed portion does not materially alter the overall intent of this **CORRIDOR AGREEMENT**.
14. The failure of a party to insist upon strict performance of any provisions of this **CORRIDOR AGREEMENT** shall be construed as a waiver for future purposes with respect to any such provision or portion. No provision of this **CORRIDOR AGREEMENT** shall be waived unless such waiver is in writing and signed by the party alleged to have waived its rights.
15. Each undersigned represents and warrants that each has been duly authorized for all necessary action, as appropriate, to execute this **CORRIDOR AGREEMENT** for and on behalf of the respective parties. This **CORRIDOR AGREEMENT** may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument. A faxed or electronically transmitted "pdf" signature shall be deemed an original for all purposes.

**IN WITNESS WHEREOF**, the **PARTIES** hereto have caused this **CORRIDOR AGREEMENT** to be executed by their duly authorized officers as of the day and year first above written.

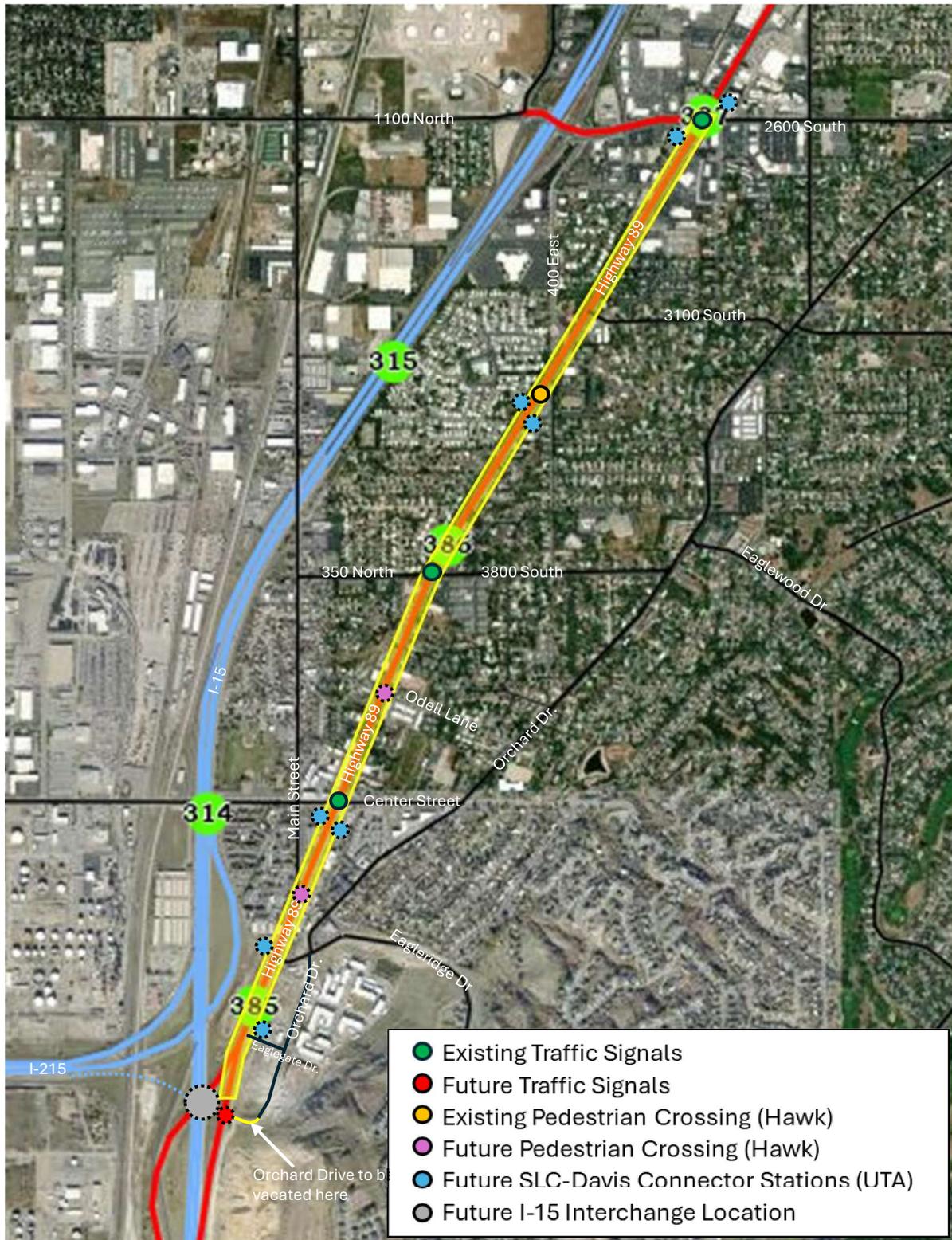
**IN WITNESS WHEREOF**, **UDOT** and the **CITY OF NORTH SALT LAKE** have executed this **CORRIDOR AGREEMENT** effective as of the date first above written.

City of North Salt Lake		UDOT	
Mayor:		Region Director:	
Attorney:		Region 1 Traffic and Safety:	
Recorder:		Region 1 Planning:	

EXHIBIT A  
HIGHWAY 89 CORRIDOR



# EXHIBIT B TRAFFIC IMPROVEMENT RECOMMENDATIONS



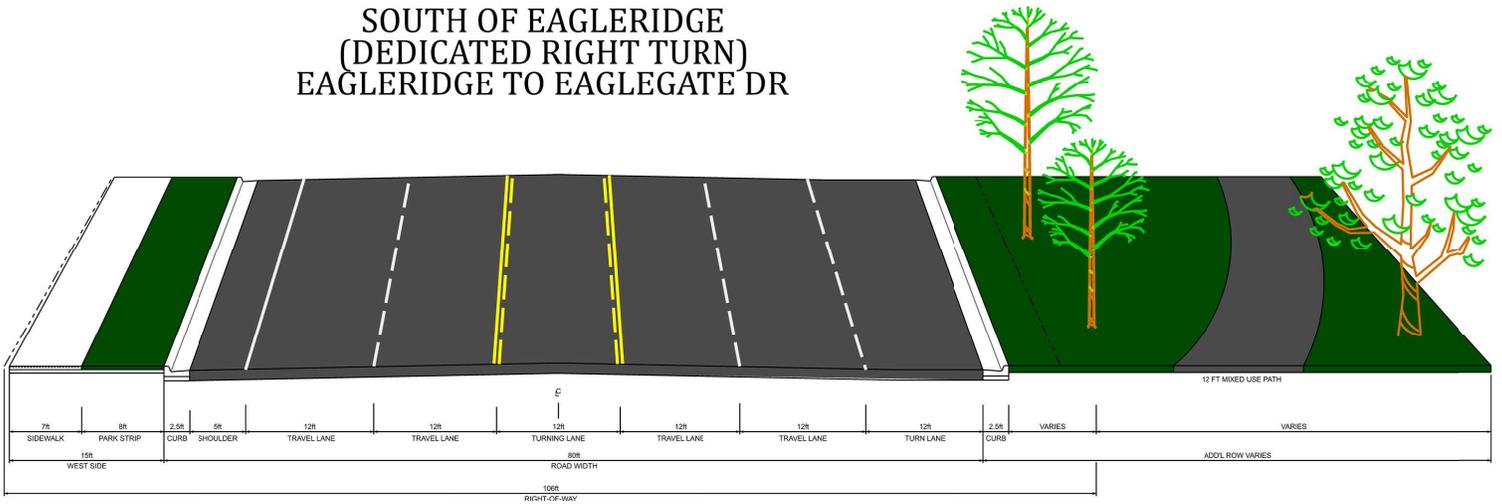
# EXHIBIT C

## TRAFFIC IMPROVEMENT RECOMMENDATIONS TABLE

	<b>LOCATION</b>	<b>WARRANTS</b>	<b>ADDITIONAL DETAILS</b>
TRAFFIC SIGNALS	Hwy 89 & I-15 Interchange	Interchange construction	
PEDESTRIAN CROSSING	Main Street Odell Lane	SLC/Davis Connector Construction	
BULB-OUTS	TBD		
CENTER MEDIAN	Town Center Intersections	Redevelopment or Reconstruction	
CROSS SECTION WIDTH	See Exhibits D-1 to D-5	Redevelopment or Reconstruction	

# EXHIBIT D-1

## GREENWAY SOUTH OF EAGLERIDGE (DEDICATED RIGHT TURN) EAGLERIDGE TO EAGLEGATE DR



### TYPICAL CROSS SECTION

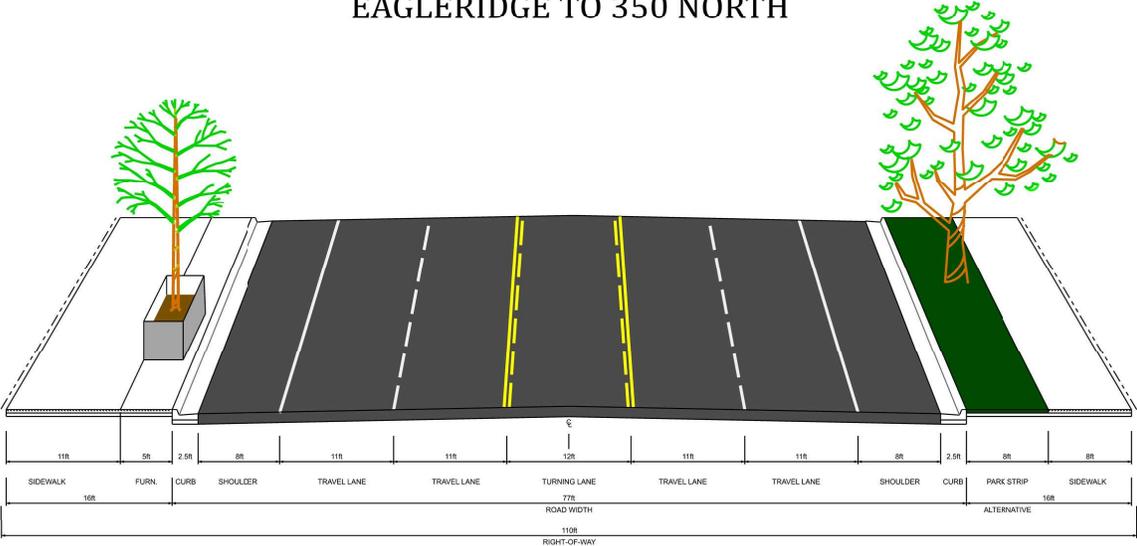
#### GREENBELT (EAST SIDE)

GREENBELT (WIDTH VARIES, TYP. 47-52 FT)  
 WEST SIDE: 8 FT PARKSTRIP, 7 FT SIDEWALK  
 RIGHT-OF-WAY VARIES

EXHIBIT D-2

TOWN CENTER

EAGLERIDGE TO 350 NORTH



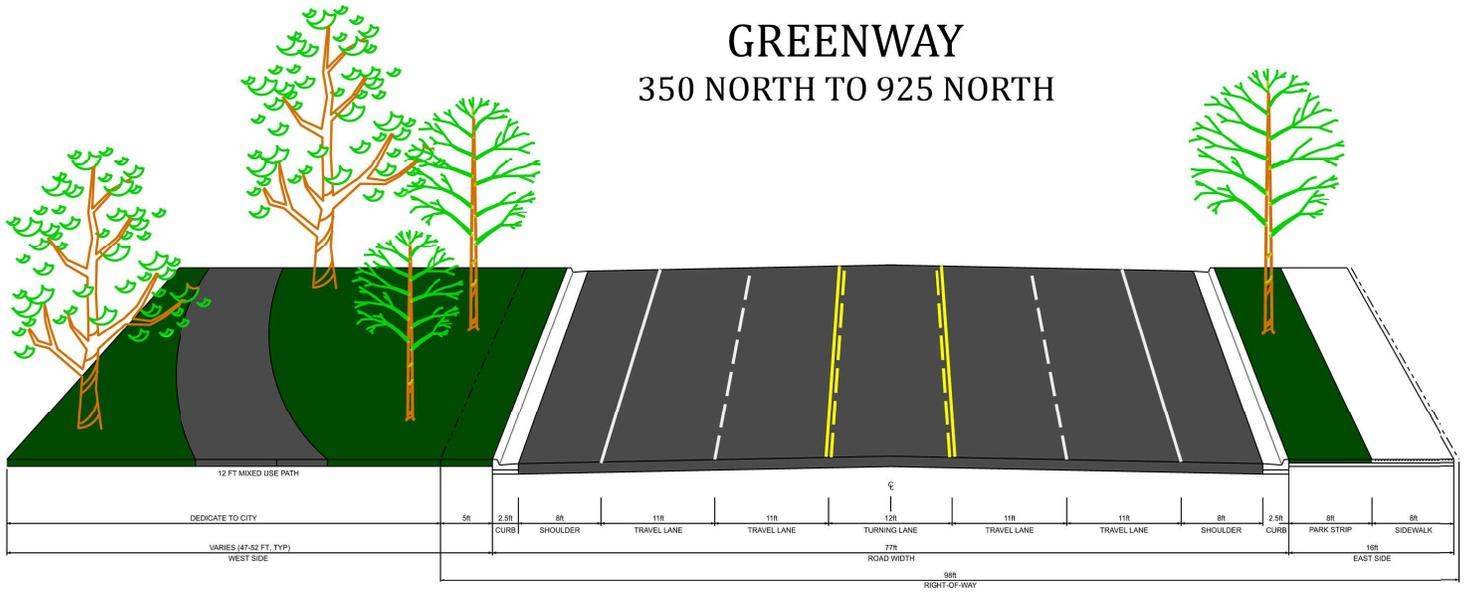
TYPICAL CROSS SECTION

URBAN MIXED-USE PLAZA

16 FT PLAZA (TOTAL WIDTH), 8 FT SHOULDER

110 FT RIGHT-OF-WAY

EXHIBIT D-3  
**GREENWAY**  
 350 NORTH TO 925 NORTH

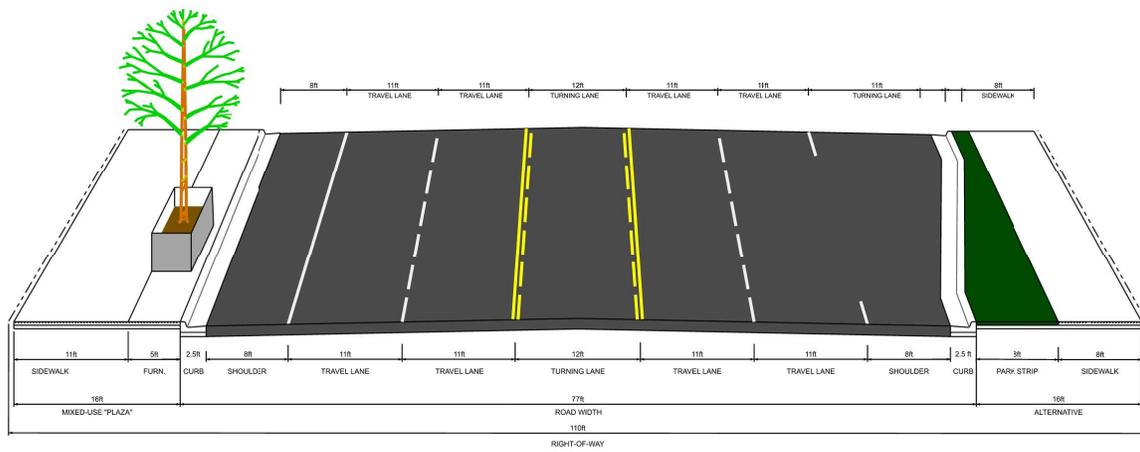


**TYPICAL CROSS SECTION**  
**GREENWAY (WEST SIDE)**

GREENBELT (WIDTH VARIES, TYP. 47-52 FT)  
 EAST SIDE: 8 FT PARKSTRIP, 8 FT SIDEWALK  
 90 FT RIGHT-OF-WAY

# EXHIBIT D-4

## TYPICAL INTERSECTION

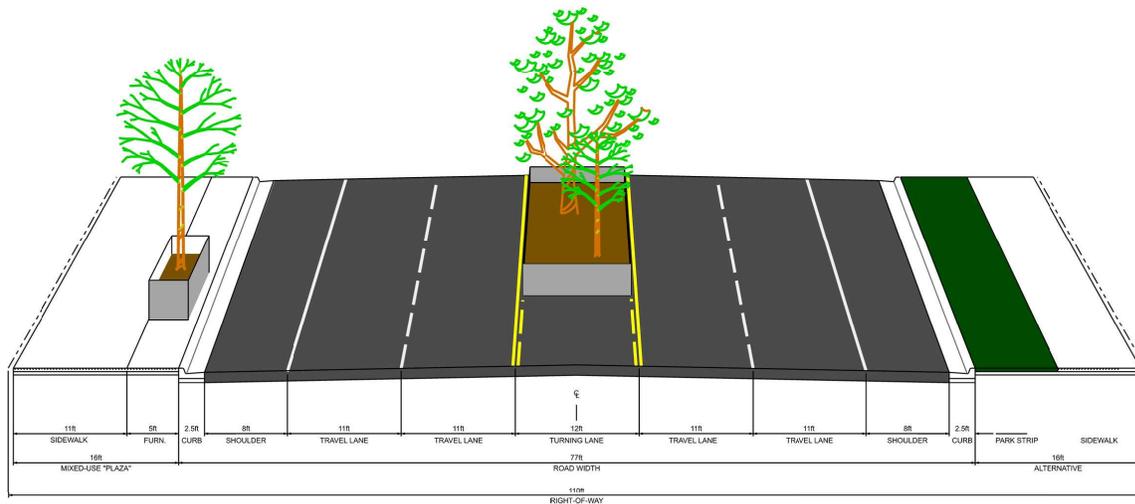


## TYPICAL CROSS SECTION - TURN LANE URBAN MIXED-USE PLAZA

110 FT RIGHT-OF-WAY

## EXHIBIT D-5

### TYPICAL CROSS SECTION RAISED MEDIAN



### TYPICAL CROSS SECTION - FUTURE MEDIAN URBAN MIXED-USE PLAZA & GREENWAY AREAS

110 FT RIGHT-OF-WAY



## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Ken Leetham, City Manager

**DATE:** January 20, 2026

**SUBJECT:** Consideration of Resolution 2026-06R adopting a policy document related to the City Council's Action Items

---

### **RECOMMENDATION**

I recommend approval of Resolution 2026-06R adopting a policy document related to the City Council's Action Items.

### **BACKGROUND**

At the January 6, 2026 Council meeting, the City Council had a discussion about action items. Specifically, Mayor Horrocks shared his recommendations that assignments on the Action Item document should have some form of initial acceptance by the City Council in order to be added to the Action Items. That recommendation led to more discussion about how the Council should use the Action Item list. The outcome of that discussion was that I would prepare draft guidelines in a policy statement format which could assist all of us in more effectively using the Action Items.

The attached resolution with a proposed policy statement is an attempt to establish the City Council's clear direction on this issue. You will note on the policy document there is a definition of the Action Item document, a purpose statement and a list of guidelines. The guidelines are divided into three sections:

- 1) Paragraphs a, b, and c address how new assignments can be added to the Action Item document. This is where it is noted that three elected officials should give their consent to additions and that assignments must take place in a Council meeting.
- 2) Paragraphs d and e address how the Action Item document can be changed. This addresses changes to assignments, deletions or any other alterations. This section also describes how the City staff may complete and adjust assignments and has a process for staff to remove assignments after completion.
- 3) The final paragraph f clearly establishes that it is the Council's intention to continue to use the Action Item document as a tool in your meetings for the purpose of reviewing the status of assignments, making changes to existing assignments or adding assignments to the document.

A final note on this policy is that it also generally establishes that the Action Item document will contain specific things for each assignment: a clear description of the assignment, the elected official who initiated the assignment, the staff member or persons assigned to complete the assignment and a progress status with an estimated completion date or reporting back date to the City Council.

### **PROPOSED MOTION**

I move that the City Council approve resolution 2026-06R adopting a policy document related to the City Council's Action Items.

#### Attachments

- 1) Resolution 2026-06R
- 2) Proposed Policies Related to Action Items

**RESOLUTION NO. 2026-06R**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF  
NORTH SALT LAKE APPROVING A POLICY DOCUMENT  
RELATED TO THE CITY COUNCIL’S ACTION ITEMS**

**WHEREAS**, the City Council has established a methodology for tracking Council priorities and assignments which is the creation of a document entitled, “City Council Action Items”; and,

**WHEREAS**, the City Council Action Items are amended and adjusted by the City Council as needed and it has been determined that amendments to the City Council Action Items should follow an organized set of guidelines or protocols that determine how and when the City Council Action Items document may be adjusted; and,

**WHEREAS**, the City of North Salt Lake now desires to adopt a policy statement about the City Council Action Items document and how it can be amended.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of North Salt Lake, Utah as follows:

Section 1. The attached document entitled, “Policies Related to Action Items” is hereby adopted as the City’s approved procedures for amending the City Council Action Items document.

This resolution shall become effective immediately.

**APPROVED AND ADOPTED** by the City of North Salt Lake, Utah, on this 20<sup>th</sup> day of January, 2026.

ATTEST:

\_\_\_\_\_  
WENDY PAGE  
City Recorder

CITY OF NORTH SALT LAKE  
By:

\_\_\_\_\_  
BRIAN J. HORROCKS  
Mayor

City Council Vote as Recorded:

Council Member Clayton \_\_\_\_\_  
Council Member Jackson \_\_\_\_\_  
Council Member Knowlton \_\_\_\_\_  
Council Member Smoot \_\_\_\_\_  
Council Member Van Langeveld \_\_\_\_\_

## **Policies Related to City Council Action Items**

- 1. Definition.** The Action Items document is a list of assignments made by the City Council so that their priorities, goals, questions and any other Council directives may be identified and tracked. The document contains a description of the assignment, who is principally responsible for completion, which Councilmember added the assignment and a description of progress which contains an estimated action date for completion or reporting back to the City Council.
- 2. Purpose of this Policy.** The principal purpose of this policy document is to establish clear protocols for how to add, remove, adjust or otherwise amend the Action Items document.
- 3. Guidelines.** The following general guidelines apply to the management of the Action Items document:
  - a. In order to place an assignment on the Action Items, three elected officials must provide their consent. This can be done informally, without an approved motion, and by verbal consent of members in a Council meeting.
  - b. If such consent is given, then an assignment will be added to the Action Items and will include a description of the assignment, the elected official who initiated the assignment and person responsible for completing the assignment.
  - c. If a Council member initiates an assignment outside of a Council meeting, that assignment will not be added to the Action Items until the City Council provides its consent as described above in a Council meeting.
  - d. An assignment on the Action Item document shall not be removed, altered, or otherwise acted upon in a Council meeting unless the elected official that initiated the assignment is present and three elected officials provide their consent for the proposed change as described above.
  - e. City staff will be able to move specific assignments within the Action Item document from current to completed after reporting to the City Council through distribution of the Action Item document or by other forms of communication that an assignment is completed. After such reporting, a completed assignment may then be removed from the Action Item document.
  - f. The City Council, by adopting this policy, is clearly establishing that the current Action Item document shall be provided to the Council at all of their regular meetings, together with an agenda item that allows for consideration of assignments, their status and the addition, deletion or altering of the Action Item document as described in this policy.

1 CITY OF NORTH SALT LAKE  
2 CITY COUNCIL MEETING-WORK SESSION  
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
4 JANUARY 6, 2026

5  
6 **DRAFT**  
7

8 Ken Leetham welcomed those present at 6:00 p.m.  
9

10 PRESENT: Mayor Brian Horrocks  
11 Councilmember Tammy Clayton  
12 Councilmember Suzette Jackson  
13 Councilmember Ted Knowlton  
14 Councilmember Heidi Smoot  
15 Councilmember Alisa Van Langeveld  
16

17 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi  
18 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community  
19 Development Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Todd Godfrey,  
20 City Attorney; Wendy Page, City Recorder.  
21

22 OTHERS PRESENT: Shandell Smoot, Jason Henderson, Rebecca Henderson, Shannon Wright,  
23 Darren Horrocks, Joy Horrocks, Stan Dorius, Barbara Dorius, Camille Horrocks, Molly Wheeler,  
24 James Sweeten, Lisa Sweeten, Elaine Horrocks, Ella Titensor, Cambria Drescher, Paisley  
25 Drescher; Elizabeth Miller, Michael Miller, Dee Lalliss, Anita Strickland, Conrad Jacobson,  
26 Carmen Thompson, Eddy Thompson, Camilla Meeks, Stephen Barton, Carolyn Jacobson,  
27 residents; Melissa Ballard, Utah House of Representatives; Todd Weiler, State Senator.  
28

29 1. PRESENTATION OF COLORS AND PLEDGE OF ALLEGIANCE-NSL POLICE  
30 HONOR GUARD  
31

32 The North Salt Lake Police Honor Guard provided a presentation of colors and led those present  
33 in the Pledge of Allegiance. They were accompanied by a local girl scout troop.  
34

35 2. SWEARING-IN OF NEWLY ELECTED OFFICIALS: MAYOR BRIAN J.  
36 HORROCKS, CITY COUNCILMEMBER HEIDI SMOOT, AND CITY  
37 COUNCILMEMBER ALISA VAN LANGEVELD  
38

39 Wendy Page performed the swearing-in of Mayor Brian J. Horrocks, City Councilmember Heidi  
40 Smoot, and City Councilmember Alisa Van Langeveld.

41 3. RECEPTION AND WELCOME OF NEWLY ELECTED OFFICIALS

42

43 There was a reception for the newly elected officials from 6:09 p.m. to 6:35 p.m.

44

45 4. DISCUSSION OF 2026 LEGISLATIVE PRIORITIES WITH REPRESENTATIVE  
46 MELISSA BALLARD AND SENATOR TODD WEILER

47

48 Melissa Ballard, Utah House of Representatives, shared that she was elected to the House of  
49 Representatives in 2018. She spoke on the upcoming Legislative session and her continuation in  
50 working on government efficiencies. She noted that this included the use of tax dollars and  
51 ensuring government agencies were accountable and transparent. She reviewed two bills she was  
52 sponsoring related to federal programs (specifically those associated with financial needs) and  
53 simplifying the tax code. She concluded that she would also be focusing on the correctional  
54 space including reducing recidivism, the homeless population, and related services and  
55 accountability for these topics.

56

57 Todd Weiler, State Senator, reported on the priorities of the Senate Majority Caucus which were  
58 building a future energy grid, AI, air taxis, biotech, critical minerals, water, investing  
59 infrastructure, protecting freedom, innovation, and secure elections.

60

61 Councilmember Jackson mentioned her concerns with HB48 Wildland Urban Interface (WUI)  
62 and the financial aspects for residents. She said it was problematic for the following reasons:  
63 formation of another governmental agency that could tax/fine, City code, property owner  
64 requirements, and fire insurance increases or policy cancellation. She also mentioned concern  
65 about public infrastructure districts (PIDs) that could be taxation without representation.

66

67 Melissa Ballard clarified that a PID was a public infrastructure district and explained that these  
68 were created for an entity to perform infrastructure investment. She said the problem was that the  
69 developer did not incur any of the cost and it was basically a glorified HOA. She noted there  
70 were upcoming bills to address this due to cost of living concerns.

71

72 Senator Weiler spoke on the WUI and said there may be efforts to scale some of the requirements  
73 back. He reviewed PIDs and how they were only for public improvements (utilities, sewer lines,  
74 water, roads). He said PIDs required those neighborhoods that directly benefited from these  
75 utilities responsible for the cost and without PIDs the cost would be spread out across the entire  
76 city.

77

78 Melissa Ballard added that there was a business investment district which was similar to a PID  
79 and required the developer to complete all of the costs prior to leaving a project. She spoke on a  
80 potential balance between a PID and the business investment district.

81  
82 Senator Weiler shared the concerns about unelected bodies imposing taxes, gave the example of  
83 the mosquito abatement board, and said he agreed with the point of no taxation without  
84 representation. Mayor Horrocks noted that the Mosquito Abatement Board was mostly  
85 comprised of elected officials. Senator Weiler clarified that although they were elected officials  
86 they had not been elected to that Board specifically.

87  
88 Councilmember Jackson said her concerns were taxation without representation especially with  
89 the rise in cost of living. Senator Weiler spoke on the truth in taxation hearings and the ways  
90 cities raised revenues including fees and taxes.

91  
92 Councilmember Knowlton spoke on affordability and State overreach. He asked about the role of  
93 the Legislature and local government related to affordability. Senator Weiler replied that it  
94 stemmed in part from rapid inflation and said the cities/counties/school districts collected  
95 property tax and the Legislature collected state income tax. He noted that the Legislature had  
96 voted to cut state income taxes the last five years which was a step in the right direction.

97  
98 Melissa Ballard commented that there was support for government at the local level and spoke  
99 on the concern of the Legislature related to the lack of housing units. She said short term rentals  
100 and second homes also contributed to this issue. She spoke on PIDs, HOAs, and fees.

101  
102 Senator Weiler noted that there were over 7,000 HOAs in Utah and the creation of the Office of  
103 HOA ombudsman which could help residents in remedying HOA issues.

104  
105 Mayor Horrocks mentioned that Utah was one of nine States that taxed social security and asked  
106 if this would be discontinued. Melissa Ballard said the current cap was if a couple earned more  
107 than \$90,000 per year then they would pay taxes on that.

108  
109 Senator Weiler added that he ran a bill in 2016 to remove the social security tax but the fiscal  
110 note was astronomical. He said he was committed to this but was unsure of what would happen  
111 at the Legislature this year. Melissa Ballard clarified that the tax was only on the amount over  
112 \$90,000.

113  
114  
115 Mayor Horrocks asked if there were any concerns in Utah related to the childcare audits in other  
116 States. Senator Weiler replied that he would be shocked if there was 1% of the fraud in Utah and

117 said there were regular audits and other methods of accountability already in place to ensure the  
118 money was properly accounted for. Melissa Ballard was in agreement and mentioned working  
119 with the Legislative auditors who oversaw government agencies to ensure accountability and  
120 transparency.

121  
122 Mayor Horrocks spoke on the homeless shelter and the proposed location. He said the City  
123 would do whatever was necessary to protect residents and the neighborhoods. Senator Weiler  
124 replied that he was unsure if the project would be funded this year as the estimated construction  
125 cost was \$75-80 million and \$30 million per year to maintain. He mentioned he was the senate  
126 homeless liaison and said there was a lot left to be determined. He noted the concerns of the  
127 shelter were the location, policy, and funding.

128  
129 Melissa Ballard spoke on learning from other States who had successfully reduced their  
130 homeless populations, ensuring a bus stop was not located near the shelters, and an emphasis of  
131 not having an open door near the City entrance. She added that the new Salt Lake police chief  
132 had a no tolerance homeless policy.

133  
134 Councilmember Van Langeveld spoke on the opposition to the policy for the shelter. She said a  
135 macro shelter was not effective as an intervention or cost saving strategy. She continued that  
136 micro shelters had demonstrated success in the State and across the country. She urged Senator  
137 Weiler to represent the cities first and senate leadership second.

138  
139 Melissa Ballard commented that the Salt Lake police chief had also expressed concern about the  
140 proposed shelter with Salt Lake bearing the brunt of the issue and how other counties should  
141 share in the burden.

142  
143 Ken Leetham thanked Melissa Ballard and Senator Weiler for being responsive and representing  
144 the City. He expressed concern about a narrative that was anti municipality and anti housing. He  
145 said the cities in Davis County were not anti housing and were involved in ways to provide  
146 affordable housing. He mentioned some bills that dictated zoning, lot sizes, and other details of  
147 development might create neighborhoods that people did not want to live in. Senator Weiler said  
148 the Legislature did not always agree on every bill and felt the best Legislators were former city  
149 councilmembers.

150  
151 Melissa Ballard added that The League of Cities and Towns, Wasatch Front Regional Council  
152 were very responsive to legislation and how some colleagues involved these organizations and  
153 some did not which was a detriment. She thanked the Council and City for their efforts. She  
154 mentioned there would be a Legislative Town Hall on January 24<sup>th</sup> at the Bountiful City Hall for  
155 those interested in attending as well as weekly online meetings.

156           5. ADJOURN

157

158   Mayor Horrocks adjourned the meeting at 7:22 p.m. to begin the regular session.

159 CITY OF NORTH SALT LAKE  
160 CITY COUNCIL MEETING-REGULAR SESSION  
161 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
162 JANUARY 6, 2026

163  
164 **DRAFT**  
165

166 Mayor Horrocks welcomed those present at 7:24 p.m. Alisa Van Langeveld provided a thought.  
167

168 PRESENT: Mayor Brian Horrocks  
169 Councilmember Tammy Clayton  
170 Councilmember Suzette Jackson  
171 Councilmember Ted Knowlton  
172 Councilmember Heidi Smoot  
173 Councilmember Alisa Van Langeveld  
174

175 STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Heidi  
176 Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Sherrie Pace, Community  
177 Development Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Todd Godfrey,  
178 City Attorney; Wendy Page, City Recorder.  
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182 James Sweeten, Lisa Sweeten, Elaine Horrocks, Ella Titensor, Cambria Drescher, Paisley  
183 Drescher; Elizabeth Miller, Michael Miller, Dee Lalliss, Anita Strickland, Conrad Jacobson,  
184 Carmen Thompson, Eddy Thompson, Camilla Meeks, Stephen Barton, Carolyn Jacobson,  
185 residents; Jeff Larsen, Cole Fessler, South Davis Metro Fire District; August Foreman, Davis  
186 County.  
187

188 1. CITIZEN COMMENT  
189

190 There were no citizen comments.  
191

192 2. COUNCIL REPORTS  
193

194 Councilmember Clayton mentioned the upcoming America 250 events to celebrate the United  
195 States Semiquincentennial.  
196

197 Councilmember Knowlton spoke on the culture of respect and ability to debate and disagree  
198 while recognizing other's perspectives.

199

200 Councilmember Smoot commented that she was impressed with the respect that the Council  
201 showed to each other.

202

203 Councilmember Jackson was in agreement and said that when residents saw the Council disagree  
204 but could still be respectful that this set an example.

205

### 206 3. CITY ATTORNEY'S REPORT

207

208 Todd Godfrey had nothing to report.

209

### 210 4. MAYOR'S REPORT

211

212 Mayor Horrocks reported on the issue of removing items from the action item list and proposed a  
213 policy that items could not be removed when the Councilmember over that item was not present.

214 He also suggested any idea must have a motion and approval by two votes to be added to the list.

215 Councilmembers Knowlton and Jackson were in favor of these suggestions.

216

217 Councilmember Van Langeveld was in favor of these suggestions and asked staff to clarify  
218 proposed action items with the Council and with Councilmembers before adding to the action  
219 items list. She noted that she was not in favor of a formal vote on proposed items.

220

221 Ken Leetham commented that staff could prepare a written policy related to action items for the  
222 Council to review. He said there was always a concern that action items become unmanageable  
223 so having some structure was appropriate.

224

225 Councilmember Knowlton asked that the policy include differentiating when an item should be  
226 on the agenda versus the action item list.

227

### 228 5. CITY MANAGER'S REPORT

229

230 Ken Leetham said staff was preparing for the upcoming Legislative Session. He also explained  
231 that seating is changed when there is a new City Council member so that the new member is  
232 usually seated between two council members.

233

234 6. CONSIDERATION OF COUNCILMEMBER JACKSON’S APPOINTMENT TO ARTS  
235 COMMITTEE

236  
237 Councilmember Jackson reported on her appointment to the Arts Committee, Jean Montanaro.  
238 She mentioned that the Montanaro family included many artists including David and Jean  
239 Montanaro and how Jean had recently painted her father’s art as a mural in the City. She said Ms.  
240 Montanaro had many ideas and a vision for where the City could go related to arts.

241  
242 Jean Montanaro introduced herself and thanked the Council for the opportunity.

243  
244 **Councilmember Jackson moved that the City Council approve her proposed appointment**  
245 **of Jean Montanaro to the Arts Committee with a term ending on 1/1/2029. Councilmember**  
246 **Clayton seconded the motion. The motion was approved by Councilmembers Clayton,**  
247 **Jackson, Knowlton, Smoot, and Van Langeveld.**

248  
249 Councilmember Clayton mentioned that she loved the mural and how it had added to the City.

250  
251 7. OVERVIEW AND DISCUSSION OF HB48, WILDLAND URBAN INTERFACE  
252 REQUIREMENTS BY MEMBERS OF THE SOUTH DAVIS METRO FIRE DISTRICT

253  
254 Ken Leetham reported that the City Council recently adopted the 2006 Wildland Urban Interface  
255 Code per requirements set in HB48. He said the second requirement was for the City to prepare a  
256 map indicating which properties were impacted by wildland urban interface. He continued that  
257 the Council had requested to have representatives of the South Davis Metro Fire Service Area  
258 (SDMFA) to answer questions and provide more information. He introduced Jeff Larsen, Deputy  
259 Fire Chief and Cole Fessler, Fire Marshal. He also introduced August Foreman, State Fire  
260 Warden assigned to Davis County. Mr. Leetham mentioned that previous discussion with staff  
261 and SDMFA included the relationship of the State’s Wildland Urban Interface map and local  
262 maps created by cities, concerns, and fines/charges.

263  
264 Councilmember Smoot asked why the City would create its own map if the State would be  
265 creating a Wildland Urban Interface map. Ken Leetham clarified that the City would not adopt  
266 the State’s map, but must create and adopt a map which implements the City’s adopted WUI  
267 building code which already addressed making homes and construction safer in the event of fire.  
268 He noted this map would include forested areas, natural vegetated drainage, etc.

269  
270 Jeff Larsen, South Davis Metro Fire District Deputy Chief, reported that the Department was  
271 surprised by the creation and adoption of this bill. He said the Department had previously

272 recognized the need and have been working on identifying high risk areas with a focus on an  
273 evacuation map and strategy for North Salt Lake.

274  
275 Cole Fessler, South Davis Metro Fire District Fire Marshal, addressed the question of the need  
276 for city and State maps per HB48. He shared that the bill was separated into two components: the  
277 State component which creates a high hazard map and high risk areas that would be impacted by  
278 the proposed fee. He continued that the city component was to better prepare communities to  
279 withstand the risk of wildfire by utilizing the 2006 Wildland Urban Interface Code. He shared the  
280 map and said there was no wildland urban interface high risk in Davis County and clarified that  
281 no one in SDMFA jurisdiction was located in the red highlighted area that would be fined by the  
282 State.

283  
284 Councilmember Jackson commented that when some addresses were input it showed “high risk”.  
285 Cole Fessler replied that this was a severity assessment and explained that this map was created  
286 by the State to address each property that met the requirements in HB48 (200 meters from  
287 another structure, water supply issues). He said that there was a wildfire and mitigation issue in  
288 the cities and that the map would help to reduce the risk. He explained the different layers for the  
289 State map (burn probability, wildfire assessment, etc.) had different meanings and were  
290 confusing.

291  
292 Cole Fessler clarified the fire risk was there but there are no properties in North Salt Lake that  
293 meet the very specific parameters of HB48 to be charged a tax.

294  
295 Councilmember Smoot asked who had access to this map and if insurance companies could view  
296 this. Cole Fessler responded that insurance agencies had already created their own modeling  
297 showing risk.

298  
299 Councilmember Jackson commented that fire preparedness was one of her top priorities as a  
300 Councilmember. She said her problem with this bill was that it was financially punitive and  
301 mentioned the State was forming its own agency with task members who would assess fines.  
302 August Foreman, Davis County Fire Warden, replied that Davis County would not be building a  
303 task force as there was no need. He said there still was a fire risk and the need to adopt the 2006  
304 WUI code and create a map. He explained how the map would allow for State funding to be used  
305 for fire mitigation and public awareness related to fire safety.

306  
307 Councilmember Knowlton asked when the City adopted a local map and identified properties if  
308 this would have a negative financial impact on residents. Cole Fessler replied that there was no  
309 fee or tax associated with the City created map. He said the 2006 interface code contained  
310 requirements for fire mitigation for any new construction, modification, change, or relocation.

311 Councilmember Jackson asked if homeowners in existing homes would be required to change  
312 the structure to meet the code. Cole Fessler responded that only if the property owner modified,  
313 remodeled, or changed the structure would they would have to meet the 2006 WUI code. He  
314 spoke on defensible space which was mandated in the code for new and existing construction.

315  
316 Ken Leetham commented that with respect to the defensible space around a structure that the  
317 City would need to make contact with property owners who needed to create more defensible  
318 space (new and existing structures) and were at risk of wildfire per the 2006 WUI code. He noted  
319 that there was no penalty imposed and would be handled similar to a code enforcement case. He  
320 said staff would work with the Council to implement a program to encourage property owners to  
321 create more defensible space in cases where there are violations of the WUI code.

322  
323 Councilmember Smoot shared a personal example where one insurance company was requiring  
324 mitigation while another was not. She said the burden should be on the insurance company and  
325 not the City. She suggested not placing a penalty on existing homeowners who were part of the  
326 map. Ken Leetham replied that as the City had not yet created this program that the City Council  
327 could determine if there was a penalty for non-compliance in creating a defensible space.

328  
329 Councilmember Jackson said cities should not have code that they were not willing to enforce.  
330 She spoke on how this could be problematic for residents and estimated it would be \$50,000 or  
331 more to create a defensible space around her home. She expressed concern that this could be  
332 problematic and unaffordable.

333  
334 Mayor Horrocks said the other issue was if a property owner did the mitigation and created a  
335 defensible space while their neighbor did not and how this would cause risk to the neighbor who  
336 was in compliance.

337  
338 Councilmember Knowlton asked about understanding risk and the conditions that led to higher  
339 risk. Cole Fessler said this was shown on the State fire potential map and looked at vegetation,  
340 topography, access, and other critical factors as well as structure exposure score (ember cast),  
341 water suppression. He noted other factors included local knowledge, utilizing SDMFA expertise,  
342 and weather conditions.

343  
344 Ken Leetham commented that these questions should be reviewed when creating the map and  
345 identifying risk areas and risk factors including defensible space and location. He said staff  
346 would review these when they presented the proposed map to the Council.

347  
348 Councilmember Jackson shared the hypothetical situation the Mayor had presented about  
349 neighboring properties that did not create a defensible space and a home that had done

350 mitigation. She asked what was more likely to start the neighboring home on fire. Cole Fessler  
351 replied that the goal was to create a buffer space to protect your home (removing dead growth,  
352 cleaning gutters, firewood storage, etc.) and taking proactive measures from top to bottom for  
353 fire mitigation.

354  
355 Councilmember Jackson asked about the water system in the City and what was done on a  
356 regular basis to prevent breakage and being prepared for hydrant use. Karyn Baxter replied that  
357 the City sent reports to the SDMFA related to fire code including exercising the valves and  
358 flushing the hydrants on a regular basis. She noted the City also installed generators for the pump  
359 stations in the event of a power failure, had redundancy in tank capacity, and maintaining a  
360 minimum amount of water storage in the City's water tanks for fire suppression. She explained  
361 how the water system was stress tested, had surge anticipators, modeling, and adequately sized  
362 pipes for fire conditions.

363  
364 Councilmember Van Langeveld mentioned a focus on the east side for fire mitigation but asked if  
365 there was a risk for homes near the wetlands. Cole Fessler responded that there was a risk  
366 anytime there was natural vegetation near a property or roadway. He spoke on how the freeway  
367 and the trails were a defensible space but said property owners should still participate in fire  
368 mitigation.

369  
370 Councilmember Jackson asked about the difference between homes adjacent to the wetlands and  
371 those adjacent to the forest particularly when there was a backyard buffer. Cole Fessler explained  
372 the difference between the fuel makeup such as timber versus grass.

373  
374 Councilmember Van Langeveld mentioned the SDMFA firework code that restricted fireworks  
375 east of Orchard Drive. She also asked about creating defensible spaces for homes that were  
376 closer together (such as in the Foxboro area). Cole Fessler replied that SDMFA advised and  
377 made recommendations to the City. He said the potential for fire on the east side and the  
378 devastation was substantially different from the risk on the west side. He spoke on the defensible  
379 space with homes that were closer together and how separating vegetation reduced the risk of  
380 fire.

381  
382 Mayor Horrocks spoke on the Cove area and the increased potential for fire risk in that area. Jeff  
383 Larsen spoke on the biggest concerns including losing a firefighter, losing a resident in a fire,  
384 and when the big one happens. He said in 2018 Bountiful had the gun range fire which was a  
385 wind driven event. He explained that in the event of a large fire that there would be homes that  
386 could not be saved so the focus would be on evacuation.

387

388 Jeff Larsen spoke on what SDMFA was doing to prepare for large fires including partnering with  
389 wildland deployment program, training, practice scenarios (canyon, hose lines up steep terrain),  
390 and new brush trucks. Mayor Horrocks mentioned interlocal cooperation from other agencies,  
391 such as Salt Lake, who would also respond to a fire in the City.

392  
393 Councilmember Jackson spoke on neighborhoods that would need to evacuate and may be lost to  
394 fire. She said this code applied more to property owners either mitigating their property or being  
395 fined. She was in favor of education and said mandating and enforcing the code may lead to civil  
396 unrest.

397  
398 Councilmember Knowlton asked about expensive versus bang for the buck hardening or  
399 mitigation. Cole Fessler replied that there was bang for your buck hardening. He spoke on  
400 firewise communities which provided standards for mitigation. He said the recommendation was  
401 to start at zero to five feet from the home. He mentioned that there was a balance to do the  
402 minimum and increase from there. He continued that the bang for your buck items included  
403 clearing gutters, removing limbs from trees within five feet of the home, and continue until you  
404 created a defensible space 30 feet from your home.

405  
406 Councilmember Smoot recommended ways to implement this fire mitigation plan in the City  
407 including holding public meetings on Saturdays focused on fire preparedness, financial  
408 incentives, days of service to help neighbors, and a collective impact to make a difference.

409  
410 Cole Fessler said the education piece was a large part of the puzzle but spoke on the lack of buy-  
411 in from residents. He explained that things were changing now that it was a Legislative priority  
412 but spoke on how it had become an issue because no one had actively been working to mitigate  
413 the risk.

414  
415 Councilmember Van Langeveld offered a suggestion that homeowners could participate in a  
416 program through SDMFA rather than the City to mitigate risk. She was not in favor of the City  
417 managing the mitigation efforts or providing a financial incentive to those who mitigated their  
418 properties as it would apply to a small portion of property owners. She was in favor of a day of  
419 service related to fire mitigation.

420  
421 Councilmember Van Langeveld asked about the WUI code suggestions and if these were  
422 currently in the City code. She noted that these included fire resistant materials, establishing  
423 defensible space, municipal space guidelines, etc. Sherrie Pace replied that these were part of the  
424 WUI code and would become another chapter of the City building code.

425

426 Councilmember Van Langeveld suggested adopting code outside of the WUI code as part of the  
427 City's building code as best practices. Sherrie Pace gave the example of focusing on the zero to  
428 five feet defensible space which could include planting trees a minimum of five feet away from  
429 your home. She said these suggestions could be part of the code that would apply citywide as the  
430 WUI code only applied to the area specified as WUI.

431  
432 Sherrie Pace spoke on the different levels (high, medium, low risk) and said the State was  
433 addressing the top level with their map while the cities would create maps to address the other  
434 levels and mitigation efforts.

435  
436 Councilmember Knowlton said the City could codify the level of enforcement. Sherrie Pace  
437 replied that the City could implement a program as part of the code that was complaint based,  
438 required the creation of a defensible space, fines, time limits, etc.

439  
440 Ken Leetham said the purpose of the City's code enforcement efforts was not to raise revenue.  
441 He continued that this issue had taken decades to become the problem it was now. He suggested  
442 resident education and creating a reasonable plan to move the City into compliance and create  
443 less risk for wildfires. He noted that such a program will take years to be successful.

444  
445 Sherrie Pace continued that enforcement was based on educating residents and connecting them  
446 to resources to solve the problem and make the City safer and more attractive.

447  
448 Cole Fessler addressed the comment about placing enforcement for mitigation with SDMFA  
449 instead of the City. He said the City was the land use authority which meant SDMFA could not  
450 create the map or enforce it. He continued that SDMFA was available for education.

451 Councilmember Van Langeveld replied that she made the suggestion for SDMFA to create the  
452 map and code because the City was not the expert on fire mitigation.

453  
454 8. CONSIDERATION OF PROPOSED EAGLERIDGE DRIVE BEAUTIFICATION  
455 PROJECT

456  
457 Ken Leetham shared the plan that staff proposed obtaining bids for. He noted that it was a  
458 conceptual plan with the intent to allow the contractor who was awarded the bid to work with  
459 staff on a design build project. He said this would allow staff to work on aspects of the project  
460 and would result in a lower cost project. He continued that the larger retaining walls and the  
461 street lighting reduced the cost by almost 50%.

462  
463 Mr. Leetham added that the estimated cost was approximately \$325,000. He reviewed potential  
464 funding sources including the General and Capital Projects Funds.

465

466 Mayor Horrocks asked if there were available funds in the Highway 89 CDA. Ken Leetham  
467 replied that there were not a lot of excess funds in the Highway 89 CDA. He suggested  
468 potentially utilizing street and roadway impact fees.  
469

470 Councilmember Van Langeveld expressed concern that the scale of this project may be larger  
471 than it should be. She spoke on the proposed tree density and if there were other areas that were  
472 City maintained with a similar number of trees. Ken Leetham replied that there were properties  
473 in City ownership that needed to be beautified and this project may become a model.  
474

475 Councilmember Van Langeveld also asked about the level of maintenance required by staff. She  
476 spoke on selecting trees that may require less maintenance. Jon Rueckert said the majority of the  
477 leaves could be swept up by the street sweeper. He noted that maintenance for this area may  
478 require some leaf collection, weed treatment, and drip system.  
479

480 Councilmember Van Langeveld asked that staff provide an estimate on labor for the proposed  
481 plan. She said this project began based on a \$75,000 item in the budget for tree planting and had  
482 ballooned to the proposed plan. She felt this was a lower priority for tree density and aesthetics  
483 as it was not a place of congregation or a walkable area. Councilmember Jackson noted that  
484 runners, walkers, and cyclists did pass this area.  
485

486 Councilmember Van Langeveld was in favor of beautifying this area but suggested placing a cap  
487 on the expense prior to going out for bids. Ken Leetham clarified that the bid was not on a  
488 finished construction plan but would be a design bid with a not to exceed price. He said the  
489 contractor would provide unit pricing and the project would come back to the Council for award  
490 of the bid. In this way, the Council could pick and choose the parts of the plan they wished to  
491 fund.  
492

493 Ken Leetham noted that this project was the start of a City beautification process, and was part of  
494 a larger multi year plan to make improvements in the City's appearance. He noted that the  
495 \$75,000 referenced by Councilmember Van Langeveld would be used for tree planting on Center  
496 Street, that it was in the current budget and that the City will be going out to bid for the project.  
497

498 Ken Leetham said there were excess revenues from the Redwood Road CDA and that there were  
499 several beautification projects planned on the west side of the City using those funds, including  
500 Center Street.  
501

502 Councilmember Clayton suggested that the bid could include the potential for beautification on  
503 both sides of the street versus one side of the street.  
504

505 Councilmember Jackson mentioned signage and beautification and how this was part of City  
506 identification and also affected property values. She said the City had an interesting dynamic  
507 with a natural disconnect with the east, center, and west sides. She was in favor of continuing to  
508 improve multiple parts of the City.

509  
510 Councilmember Knowlton said if the bid specified the components and excluded certain  
511 components that the City could select different components. He recommended not specifying the  
512 cap in the motion and only requesting line item amounts.

513  
514 Councilmember Smoot mentioned the request for line item bids particularly related to  
515 beautification on both sides of the street.

516  
517 **Councilmember Smoot moved that the City Council authorize City staff to advertise for**  
518 **construction bids for the Eagleridge Drive Beautification Project based upon the plans**  
519 **presented to the Council on January 6, 2026. Councilmember Jackson seconded the**  
520 **motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton,**  
521 **Smoot, and Van Langeveld.**

522  
523 **There was a brief recess from 9:24 p.m. to 9:33 p.m.**

524  
525 9. OPEN & PUBLIC MEETINGS ACT AND ETHICS TRAINING FOR 2026 ELECTED  
526 OFFICIALS

527  
528 Wendy Page reported that the Open and Public Meetings Act was required annual training per  
529 State code for all councils, boards, and commissions that were subject to the Open and Public  
530 Meetings Act. Those present then participated in a training on the Open and Public Meetings Act.

531  
532 Councilmember Van Langeveld commented that there was not a place for the Council to  
533 acknowledge or address public comments that were made for items that were not on the agenda.  
534 Councilmember Smoot was in agreement that this could cause frustration for residents.

535  
536 Todd Godfrey said public comment was ingrained in the process and was important but could  
537 easily derail a meeting. He stated it was not best practice to create a circumstance for back and  
538 forth with the public and the Council. He suggested informing residents that the meeting was not  
539 the format for answering questions but referring them to staff who could discuss the item in more  
540 depth.

541  
542 Councilmember Knowlton spoke on a tension and desire to respond during the public comment  
543 period. He said that any additional response would result in a back and forth conversation.

544 Mayor Horrocks commented that there was also the danger of discussing items that were not on  
545 the agenda.

546

547 Councilmember Van Langeveld asked about the process for staff related to public comments.  
548 Ken Leetham said that typically staff would follow up if a response was warranted. He continued  
549 that staff would use their best judgement on which items necessitated a follow up response.

550

551 Wendy Page suggested that the City Council could always request follow up on an item from the  
552 public comments during their council report which was the next item on the agenda.

553

554 Wendy Page then provided an overview and presentation of the Municipal Officers' and  
555 Employees' Ethics Act and mentioned that during the 2024 Legislative Session, amendments  
556 were made to the Municipal Officers' and Employees' Ethics Act. She noted that HB 80 modified  
557 provisions related to conflicts of interest and campaign financial disclosure statements. She  
558 continued that in 2025 HB 504 made additional amendments to the disclosure requirements in  
559 that "elected officials were encouraged to complete the required disclosure reporting per §10-3-  
560 1313, §20A-11-1604(6) and §10-3-301.5 and submit it to the City Recorder no later than January  
561 31st or they shall be subject to criminal and civil penalties."

562

563 Ms. Page added that there was a significant change that in addition to elected officials, now  
564 candidates for municipal office were also required to complete the conflict of interest disclosure  
565 when declaring candidacy. She noted the individual (elected official or candidate) or their spouse  
566 if classified as an "at risk person" could have certain information redacted before it became  
567 public.

568

569 Councilmember Smoot inquired who the term "at risk person" applied to. Todd Godfrey  
570 commented that this term generally referred to someone who worked in a public safety position  
571 with a sensitive role such as "narcotics task force."

572

573 Wendy Page provided forms for the Council to complete and reviewed the process to ensure  
574 compliance.

575

576 Ken Leetham clarified that all members of the City Council had to fill out the form and return  
577 before January 31, 2026. Wendy Page confirmed the Mayor and City Councilmember would all  
578 need to complete the form prior to January 31<sup>st</sup>.

579

580 10. CONSIDERATION OF RESOLUTION 2026-01R: A RESOLUTION ESTABLISHING  
581 THE 2026 MEETING SCHEDULES FOR THE CITY COUNCIL AND PLANNING  
582 COMMISSION  
583

584 Wendy Page reported that Utah Code 52-4-202 required that a public body holding regular  
585 meetings that are scheduled in advance over the course of a year to give public notice at least  
586 once each year of its annual meeting schedule. She reviewed the 2026 meeting schedule for the  
587 City Council and Planning Commission. She explained that November 3<sup>rd</sup> and June 23<sup>rd</sup> meeting  
588 dates had been shifted due to elections. She continued that meetings could be canceled or  
589 additional meetings held as long as public notice was given in accordance with State Code.

590  
591 Councilmember Van Langeveld asked if the July 7<sup>th</sup> and December 15<sup>th</sup> Council meetings should  
592 be canceled in advance. Ken Leetham replied that the first July meeting was difficult due to  
593 Liberty Fest. He continued that December was busy and generally there was not a second City  
594 Council meeting.

595  
596 Councilmember Van Langeveld suggested that this year the City Council hold a regular meeting  
597 in two other locations in the City (golf course, Foxboro location) and should include a work  
598 session that was a community information meeting.

599  
600 **Councilmember Knowlton moved the City Council approve Resolution 2026-01R: a**  
601 **resolution establishing the City’s annual meeting schedule for 2026 minus the July 7<sup>th</sup>**  
602 **meeting. Councilmember Clayton seconded the motion. The motion was approved by**  
603 **Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van Langeveld.**

604  
605 11. CONSIDERATION OF RESOLUTION 2026-02R: A RESOLUTION DECLARING  
606 CERTAIN PUBLIC WORKS VEHICLES AND EQUIPMENT AS SURPLUS  
607 PROPERTY AND AUTHORIZING ITS PROPER DISPOSAL  
608

609 Jon Rueckert reported the surplus items included:  
610

- 611 • two generators (Detroit 480V, Mitsubishi 480V)
- 612 • one 2007 Wachs Model 77-000-16 Trav-L-Vac valve exercise trailer
- 613 • one 2022 Toro Workman 3300D
- 614 • One 2004 Ford F-150 (Public Works)

615  
616 **Councilmember Jackson moved the City Council approve Resolution 2026-02R: A**  
617 **Resolution declaring surplus property and authorizing its disposal. Councilmember Smoot**

618 **seconded the motion. The motion was approved by Councilmembers Clayton, Jackson,**  
619 **Knowlton, Smoot, and Van Langeveld.**

620

621 12. CONSIDERATION OF RESOLUTION 2026-03R: A RESOLUTION APPOINTING  
622 MEMBERS OF THE AUDIT COMMITTEE

623

624 Ken Leetham reported that the Audit Committee was a great way for Councilmembers to become  
625 acquainted with the budget process, fraud risk, and internal workings of the finance department.  
626 He continued that Councilmember Jackson and Mayor Horrocks were currently on the  
627 Committee. He shared that the Audit Committee held meetings quarterly or as needed and met  
628 prior to the City Council meetings.

629

630 Councilmember Clayton asked if there was advanced notice for the Audit Committee meetings.  
631 She volunteered to serve on the Committee. Ken Leetham replied that public notice was required  
632 prior to the meetings and that staff could provide advanced notice as well.

633

634 Councilmember Jackson commented that she was willing to relinquish the appointment if  
635 Councilmember Smoot was interested. Councilmember Smoot expressed interest in serving on  
636 the Audit Committee.

637

638 **Councilmember Jackson moved that the City Council approve Resolution 2026-03R**  
639 **appointing Heidi Smoot and Tammy Clayton as members of the Audit Committee along**  
640 **with Brian Horrocks. Councilmember Van Langeveld seconded the motion. The motion**  
641 **was approved by Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van**  
642 **Langeveld.**

643

644 13. APPOINTMENT OF MAYOR PRO TEMPORE FOR CALENDAR YEAR 2026

645

646 Councilmember Van Langeveld suggested that Councilmember Knowlton serve as Mayor Pro  
647 Tempore. Councilmember Knowlton commented that he was happy to serve as Mayor Pro Tem.

648

649 **Councilmember Van Langeveld moved that the City Council appoint Ted Knowlton as the**  
650 **Mayor Pro Tempore for the Calendar Year 2026. Councilmember Clayton seconded the**  
651 **motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton,**  
652 **Smoot, and Van Langeveld.**

653

654 14. MAYORAL APPOINTMENTS OF CITY COUNCILMEMBERS TO VARIOUS  
655 BOARDS AND COMMITTEES

656

657 Mayor Horrocks spoke on the unique qualifications of each Councilmember. He proposed the  
658 following appointments:

659

- 660 • Councilmember Clayton-Youth City Council and Civic Events Committee
- 661 • Councilmember Jackson-South Davis Recreation District and Golf Committee
- 662 • Councilmember Smoot- Arts Committee, Tree City USA
- 663 • Councilmember Knowlton- Jordan River Commission, Trails & Active Transportation  
664 Committee
- 665 • Councilmember Van Langeveld-Health & Wellness Committee, Legislative Policy  
666 Committee for the League of Cities and Towns

667

668 **Councilmember Knowlton moved that the City Council approve the Mayor's appointments**  
669 **to the Boards and Committees. Councilmember Jackson seconded the motion. The motion**  
670 **was approved by Councilmembers Clayton, Jackson, Knowlton, Smoot, and Van**  
671 **Langeveld.**

672

673 15. APPROVAL OF CITY COUNCIL MINUTES

674

675 The City Council minutes of December 16, 2025 were reviewed and approved.

676

677 Mayor Horrocks requested a typographical error on line 17 be fixed.

678

679 **Councilmember Jackson moved the City Council approve the minutes of December 16,**  
680 **2025 as amended. Councilmember Clayton seconded the motion. The motion was approved**  
681 **by Councilmembers Clayton, Jackson, and Knowlton. Councilmembers Smoot and Van**  
682 **Langeveld abstained from voting.**

683

684 16. DISCUSSION OF ACTION ITEMS

685

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

687

688 17. ADJOURN

689

690 Mayor Horrocks adjourned the meeting at 10:23 p.m.

691

692 *The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday*  
693 *January 20, 2026 by unanimous vote of all members present.*

694

695

696

697 \_\_\_\_\_  
*Brian J. Horrocks, Mayor*

\_\_\_\_\_ *Wendy Page, City Recorder*

**City Council Action Items for January 20, 2026**

Item	Staff	Description	Staff Responses
<b>New</b>			
<b>Current</b>			
25-34	Ken/Wendy	(12-2-25 CM Knowlton) Investigate doing a small consent agenda for future meetings to streamline items.	
25-30	Ken/Sherrie	(10-21-25 CM Van Langeveld) Investigate possible ordinance for entrances of City area.	
25-28	Ken	(10-07-25 CM Jackson) Coordinate with the Rec District and pick a day for residents' free admission to the South Davis Recreation Center.	
25-27	Ken/David	(10-07-25 CM Van Langeveld) Report on the possibility of a City citizen academy. (11-18-25 CM Van Langeveld) Consider 1 to 2 hour class that may help build a bigger bench of volunteers or resources. (1-6-26 CM Van Langeveld) In 2026, this could be done by having two City Council meetings in other areas such as Foxboro and Eaglewood Golf Course.	<p><i>(11-12-25) Staff is working to create a one or two day citizen training meeting(s) to acquaint citizens more with City operations. Report back to City Council on February 17, 2026.</i></p> <p><i>(11-25-25) City Staff is working on abbreviated classes, maybe one or two per year, that would acquaint the public with City operations and services.</i></p>
25-26	Sherrie	(9-16-25 CM Van Langeveld) Investigation of mosquito abatement strategies including sharing cost of bat boxes with residents.	
25-15	Ken	(3-7-23 Mayor Horrocks) Staff to identify any items that would qualify for the Community Project Funding that Congresswoman Maloy recommends.	<p><i>(5-16-24) Program details were not made available in advance and so we will be looking at projects for 2025. Possible projects include message and reader boards related to train crossing delays or other traffic safety improvements.</i></p> <p><i>(7-15-25) City staff is working to identify qualifying water projects for 2026. Federal projects are very complex and usually cost almost twice as much as using other local funding sources. Staff will report back on this project by January 20, 2026.</i></p> <p><i><u>(1-14-26) See reporting memorandum in the agenda packet attached to the Action Items on 1-20-26.</u></i></p>

Item	Staff	Description	Staff Responses
25-12	Ken/Jon/Sherrie	(5-7-24 CM Jackson) Possibility for an app that would provide the status of possible rail blockages. (8-6-24 CM Jackson) signage notifications for rail blockages. (3-4-25 CM Van Langeveld) Interested in a City app and to know costs. This app would help residents to stay informed, report issues, and access city services – similar to SLC, Syracuse or Sandy.	<p><i>(7-15-25) This action item is two items: 1) a request to develop a mobile train crossing warning system; and, 2) investigate having a City app that would contain lots of useful information for the public about city events and services.</i></p> <p><i>Train crossing warning system: Staff is working to prepare a presentation on alternatives for a mobile train access warning system. We are looking at a system in the Midwest and a system operated by Salt Lake City where there are multiple at-grade crossings subject to delay. This part of the project will require a few more months of work and a deadline of March 1, 2026 has been established.</i></p> <p><i>(11-25-25) City Staff made a presentation to the City Council on this action item is November 18, 2025. Staff will work with vendors to come up with a proposed app and app features. It is felt that the best way to address a rail crossing alert system is to direct app users to both a traffic software such as Wayz or Google Maps where users self-report delays and a traffic camera system that allows users to visually see the rail crossings in real time.</i></p>
25-11	Ken	(5-21-24 CM Knowlton) Prepare talking points for the 2600 South / 1100 North bridge challenges.	<p><i>(1-2-25) Ken is preparing talking points and will then update City website for public awareness.</i></p> <p><i>(7-15-25) The City has not moved forward on this project and the main reason is that the bridge cannot be built unless it is approximately 2,200 feet long. That length would be a significant disruption to several properties, require the re-routing and/or disconnection of Main Street, does not have the support of Woods Cross (adjacent to the project) and cost approximately \$50-60 million.</i></p>
25-08	Sherrie	(2-18-25 All) Project to evaluate readdressing all County addresses to City addresses.	<p><i>(6-11-25) Staff has met to discuss the framework for the committee, the goals or recommendations to be considered, potential committee members, timeline and review 345 properties affected. Staff will draft assigned addresses for affected properties and provide timeline for Council.</i></p> <p><i>(7-15-25) City staff is working to assemble a data base of all addresses in the City that require adjustment. That will be completed by the end of 2025. After that time, City staff will propose to the Council a working group of members of the public, staff and Council representative to review the entire scope of the project, City costs and overall impacts of the project. Estimated completion, which is City Council taking action on a plan to move forward is April 1, 2026.</i></p>

Item	Staff	Description	Staff Responses
25-03	Sherrie	(5-20-25 CM Baskin) Research potential for creating a dog park at Springhill Park.	<i>(10-15-25) per direction from the Council on 10/7/2025 the next steps to creating a dog park at this location will be:</i> <ol style="list-style-type: none"> <li>1. <i>Contact the property owners to determine if they are willing to sell the property</i></li> <li>2. <i>Obtain an appraisal and enter into purchase contracts</i></li> <li>3. <i>Engage a landscape architect or engineering firm to design the park and cost estimate</i></li> </ol> <i>Approve the budget for the project</i>
25-02	Ken/David	(5-20-25 CM Knowlton) Explore options to property purchase for expanding the Public Works facilities.	<i>(11-12-25) The City Council reviewed options to provide more space at the existing PW facility (see 10-21-25 minutes). Further work to be done on property acquisition. CC would also like to see options for vehicle storage including rental of garage space rather than construction of new facilities at the present time.</i>
<b>Future Agenda Item Discussion Requests</b>			
25-35	Ken	(12-2-25 CM Knowlton & Van Langeveld) Discussion at future meeting regarding solar panels on City property.	
25-33	Ken	(11-18-25 CM Van Langeveld) Future discussion on Hatch Park design (tower and graphic arts sign updated to NSL rather than Hatch Park).	<i>(11-25-25) Staff will discuss this with the design engineer and have revisions prepared for the Council to review.</i>
25-29	Ken/Sherrie	(10-7-25 CM Van Langeveld) Future work session to discuss Davis School District boundaries.	
25-25	Ken	(9-2-25 All) Prepare Strategic Plan draft document for Council's review. (12-2-25 CM Van Langeveld) Request to revisit early in 2026.	
25-22	Sherrie	(10-3-23 CM Knowlton) Future work session item to discuss parking (restrictions, shared parking, time of day, on street, etc.)	<i>(7-15-25) This project is from October of 2023. We have had some discussions about parking since that time, but the Council should clarify for the staff what is needed or wanted with this assignment.</i>
25-21	Sherrie/Jon	<i>Combined Action Items:</i> (1-2-24) Work session on Code amendments related to park strip landscaping and street trees. Evaluate City owned park strips and properties for recommendation on conversion to water wise landscape & review compliance notifications	<i>(7-15-25) This project is to landscaping, water conservation methods and tree planting on City-owned property. This project requires City staff to provide an inventory and analysis of City-owned park strips and properties which might be good candidates for conversion from turf to water wise landscaping treatments. A second minor piece of this project is to evaluate our compliance notifications and processes related to conversion of areas to low water use treatments. Deadline for this project is September 16, 2025.</i>

Item	Staff	Description	Staff Responses
		and processes. (3-21-23) Look into increasing tree plantings on City owned land.	<p><i>This item also includes a policy question for the City Council related to what level of investment should the City be making each year for tree planting. The current General Plan and City budgets identify tree planting as a priority in the City and this project should articulate the City's specific action plan to increase tree plantings on City property. Deadline for this project is November 11, 2025.</i></p> <p><i>(10-15-25) On 9/16/2025 Staff reviewed possible locations with the City Council and was directed to obtain bids for the City Hall park strip and return to the Council for approval and budget allocation.</i></p>
25-19	Ken / David	(4-2-24 All) Staff will make future proposal on trees/sidewalk damage policies.	<p><i>(5-16-24) Funds have been proposed in the FY25 budget of \$100k for the purpose of sidewalk repair. An ordinance relating to trees and public rights-of-way needs to be put forward.</i></p> <p><i>(7-15-25) This item is part of a larger issue of sidewalk condition and repair Citywide. Two parts of the project are: 1) creating a policy for when trees on private property damage public sidewalks (should they be removed, sidewalk relocated, etc.). This first part also includes a policy related to the obligations of the adjacent property owners to participate in the costs of repair and replacement of sidewalk or removal of trees. 2) The City must address a citywide infrastructure need to repair and replace sidewalks throughout the City. This is a policy decision by the City Council.</i></p> <p><i>Deadline for Part 1: October 21, 2025</i>  <i>Deadline for Part 2: January 20, 2026</i></p> <p><i>(11-12-25) City staff presented information on October 21, 2025 and the City Council requested a draft policy (ordinance) be prepared to address sidewalk repair and the preservation of trees.</i></p>
25-18	Sherrie/Ken	(11-19-24 Mayor Horrocks) Future discussion related to expanding Tunnel Springs Park or the Springhill Landslide area for parks request per residents on Independence Way.	<p><i>(11-26-24) The General Plan will have a park and open space element and an analysis of park distribution and walkability should be included.</i></p> <p><i>(10-15-25) A draft of the General Plan is expected from the consultant December 2025.</i></p>
<b>Completed</b>			

# **REPORTING ON ACTION ITEMS**

(No Council Action Required)



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## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Ken Leetham, City Manager

**DATE:** January 20, 2026

**SUBJECT:** Report on Action Item 25-15

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This is a reporting memorandum on Action Item 25-15. This item concerns the City's potential participation in the federal congressional Community Project Funding program. This is a federal grant program that all members of congress manage on behalf of the public agencies within their districts. I have reviewed the program requirements for the last 5 years and have not recommended that we pursue any projects under the program. Specifically, my observation is that these programs are more suited towards the construction of new infrastructure, particularly water and sewer, or facilities for seniors, disadvantaged populations or other niche type social initiatives.

Our most recent experience with a federally funded project (not through Representative Maloy's office) was our Center Street sidewalk above Orchard Drive. We were awarded federal funds through UDOT and due to the funding source, rules surrounding how to acquire right of way, and onerous construction requirements, we determined that using federal funds resulted in a much higher cost estimate than simply doing the project ourselves. In that case, we declined the grant and completed the project using City funds at a lower cost.

I am not advocating for never using federal funds for assistance; rather, only that we should carefully pick and choose projects that fit the program requirements and are appropriate for these types of funding sources. We will continue to monitor projects under the Community Project Funding program, but I am not recommending any projects this year.

For the Council's information, we are applying for two recreation grants, one federal and one state grant for assistance with Hatch Park recreation facilities (playgrounds and pickleball courts). Those grants are not through the Community Project Funding program, but through other equally effective programs designed to assist with recreation infrastructure. They also work since the City has procured funding and is committed to moving forward with or without grant assistance.

**RESOLUTION NO. 2026-04R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE APPROVING AND ADOPTING AMENDMENTS TO THE FISCAL YEAR 2025~2026 GENERAL FUND, ROADS CAPITAL FUND, WATER OPERATING FUND, STORM WATER FUND, SOLID WASTE FUND, AND FLEET FUND BUDGETS**

**WHEREAS**, the City of North Salt Lake has considered the adoption of an amendment to increase the 2025~2026 budget for the General Fund, Roads Capital Fund, Water Operating Fund, Storm Water Fund, Solid Waste, and Fleet Fund and finds that it is in the best interest of the citizens and the City as a whole to adopt the aforesaid budgets; and

**WHEREAS**, a public hearing was properly noticed and held on Tuesday, January 20, 2026 for public comment concerning the adoption of said budget amendments; and

**WHEREAS**, such action is authorized by statute.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of North Salt Lake, Utah that the amendments as set forth in Exhibit “A” which is attached hereto and incorporated herein by this reference, are hereby authorized and approved as follows:

<b>By Type:</b>	<b>Increase/(Decrease) in Fund Balances</b>
<b>INCR. EQUIP EXPENSE – ENGINEERING PLOTTER</b>	(\$9,495)
<b>INCR. IN PROF SERVICE EXPENSE – TRAILS MASTER PLAN</b>	(\$15,000)
<b>INCR. WAGES – PUBLIC WORKS</b>	(\$78,810)
<b>INCR. CAPITAL EXPENSES – DAVID WAY EMERGENCY SHORING</b>	(\$170,000)
<b>DECR. CAPITAL EQUIPMENT – WATER FUND</b>	145,000
<b>Total Fund Balance Increase/(Decrease)</b>	<b>(\$128,305)</b>

<b>By Fund:</b>	<b>Increase/(Decrease) in Fund Balances</b>
<b>GENERAL FUND</b>	(\$52,835)
<b>ROADS CAPITAL FUND</b>	(\$170,000)
<b>WATER OPERATING FUND</b>	\$115,740
<b>STORM WATER FUND</b>	(\$9,995)
<b>SOLID WASTE FUND</b>	(\$1,515)
<b>FLEET FUND</b>	(\$9,700)
<b>Total Fund Balance Increase/(Decrease)</b>	<b>(\$128,305)</b>

Immediately after its adoption, this resolution shall be signed by the appropriate officers of the City of North Salt Lake, shall be recorded in the official records of the City of North Salt Lake, and shall take immediate effect.

**APPROVED AND ADOPTED** by the City of North Salt Lake, Utah, on this 20th day of January, 2026.

CITY OF NORTH SALT LAKE

By:

\_\_\_\_\_  
BRIAN J. HORROCKS

Mayor

ATTEST:

\_\_\_\_\_  
WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Clayton \_\_\_\_\_

Council Member Jackson \_\_\_\_\_

Council Member Knowlton \_\_\_\_\_

Council Member Smoot \_\_\_\_\_

Council Member Van Langeveld \_\_\_\_\_

**EXHIBIT A  
BUDGET AMENDMENT HEARING - JANUARY 20, 2026**

ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	REASON
<b>FUND 10 - GENERAL FUND</b>					
EXP 10-3300-45603	MACHINERY AND EQUIPMENT	3,000	9,495	12,495	Replace Large Plotter/Scanner - Current model end of life, unrepairable
EXP 10-1130-46010	GRANT - CONTRACT PAYMENTS	157,500	15,000	172,500	Increase in City portion of trails master plan grant approved 11.18.25 CC Meeting
EXP 10-3501-41101	WAGE REGULAR EMPLOYEES	210,000	5,935	215,935	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-3501-41200	EMPLOYEE BENEFITS	137,000	1,790	138,790	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-3502-41101	WAGE REGULAR EMPLOYEES	146,700	3,495	150,195	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-3502-41200	EMPLOYEE BENEFITS	73,000	1,050	74,050	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-5301-41101	WAGE REGULAR EMPLOYEES	363,000	12,350	375,350	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-5301-41200	EMPLOYEE BENEFITS	236,200	3,720	239,920	PW Wage increases approved 12.02.25 CC Meeting
			<b>(52,835)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 44 - ROADS CAPITAL FUND</b>					
REV 44-3502-3330+	CAPITAL GRANTS - LOCAL GVRNMT	<del>(750,000)</del>		<del>(750,000)</del>	Pacific Ave Side path 3rd Qtr Transportation Grant Award
EXP NEW	PACIFIC AVENUE SIDE PATH	<del>_____</del>		<del>_____</del>	Pacific Ave Side path project total
EXP 44-3505-52445	DAVID WAY EMER REPAIRS	-	170,000	170,000	Funding for initial repairs on David Way (shoring)
			<b>(170,000)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 51 - WATER OPERATING</b>					
EXP 51-3124-41101	WAGE REGULAR EMPLOYEES	160,000	4,425	164,425	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3124-41200	EMPLOYEE BENEFITS	116,000	1,335	117,335	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3904-41101	WAGE REGULAR EMPLOYEES	725,000	18,050	743,050	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3904-41200	EMPLOYEE BENEFITS	420,000	5,450	425,450	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3908-48500	MACHINERY & EQUIPMENT CAPITAL	173,000	(145,000)	28,000	Reduce budget for equip received in FY 2025
			<b>115,740</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 53 - STORM WATER FUND</b>					
EXP 53-3114-41101	WAGE REGULAR EMPLOYEES	375,000	7,680	382,680	PW Wage increases approved 12.02.25 CC Meeting
EXP 53-3114-41200	EMPLOYEE BENEFITS	225,000	2,315	227,315	PW Wage increases approved 12.02.25 CC Meeting
			<b>(9,995)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 54 - SOLID WASTE FUND</b>					
EXP 54-3104-41101	WAGE REGULAR EMPLOYEES	32,300	1,165	33,465	PW Wage increases approved 12.02.25 CC Meeting
EXP 54-3104-41200	EMPLOYEE BENEFITS	27,000	350	27,350	PW Wage increases approved 12.02.25 CC Meeting
			<b>(1,515)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 61 - FLEET</b>					
EXP 61-1154-41101	WAGE REGULAR EMPLOYEES	195,000	7,450	202,450	PW Wage increases approved 12.02.25 CC Meeting
EXP 61-1154-41200	EMPLOYEE BENEFITS	130,000	2,250	132,250	PW Wage increases approved 12.02.25 CC Meeting
			<b>(9,700)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>TOTAL ALL FUNDS</b>			<b>(128,305)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>



*City of*  
NORTH SALT LAKE

CITY COUNCIL  
Work Session

January 20, 2026  
6:00 p.m.

# SEMI-ANNUAL COMMUNITY DEVELOPMENT REPORT



# City of North Salt Lake



Jordon Solomon- 2025 3<sup>rd</sup> Place (Adult)

## SEMI-ANNUAL DEPARTMENT REPORT

JANUARY 2026  
COMMUNITY DEVELOPMENT



COMMUNITY DEVELOPMENT  
DEPARTMENT

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Community Vision

---

Build Public Trust

---

Efficiency & Accuracy

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Engagement

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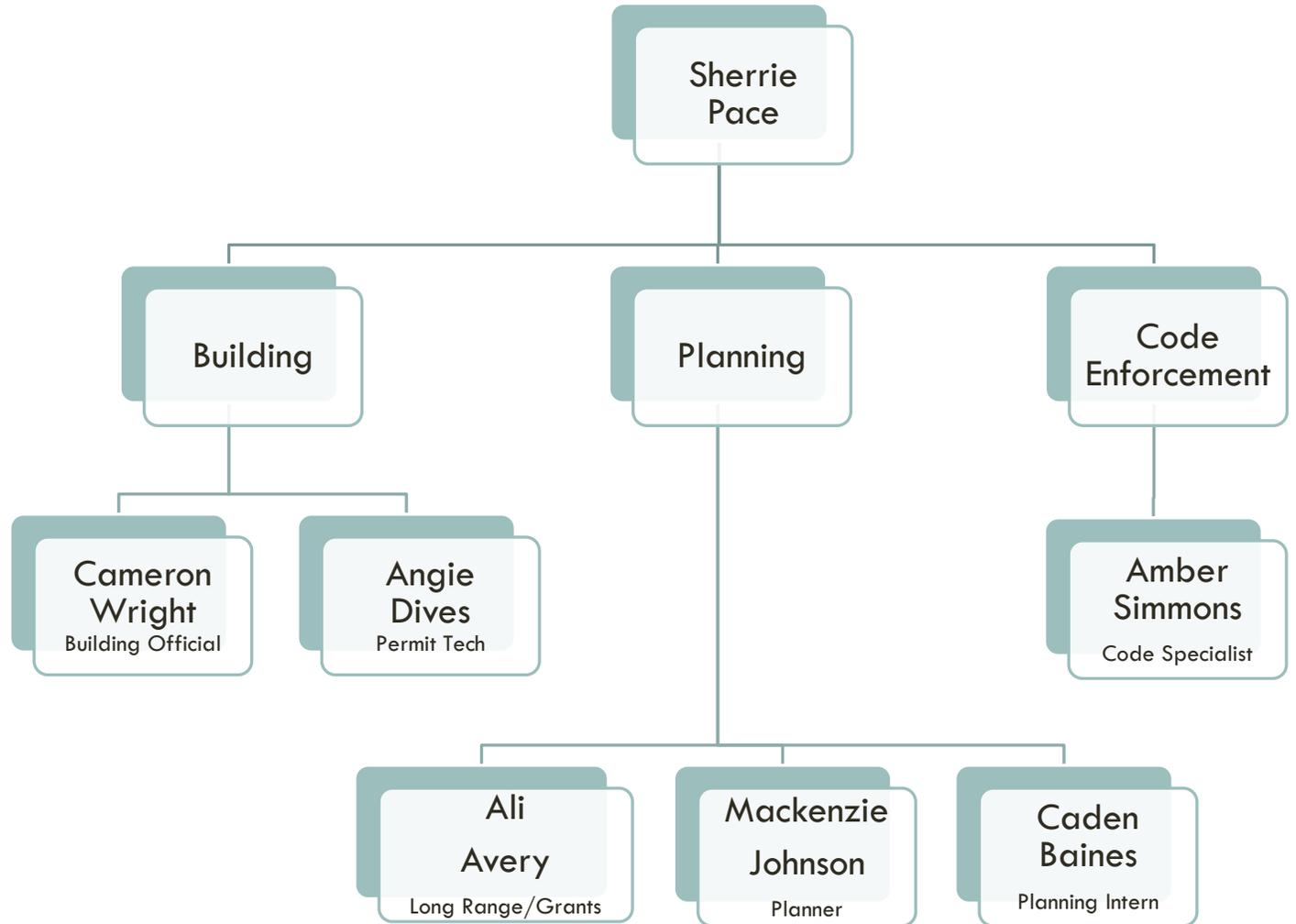
Regulatory Compliance



# COMMUNITY DEVELOPMENT DEPARTMENT

6.5 FULL TIME EMPLOYEES

- PLANNING
  - CURRENT
  - LONG RANGE/GRANTS
- BUILDING
- CODE ENFORCEMENT

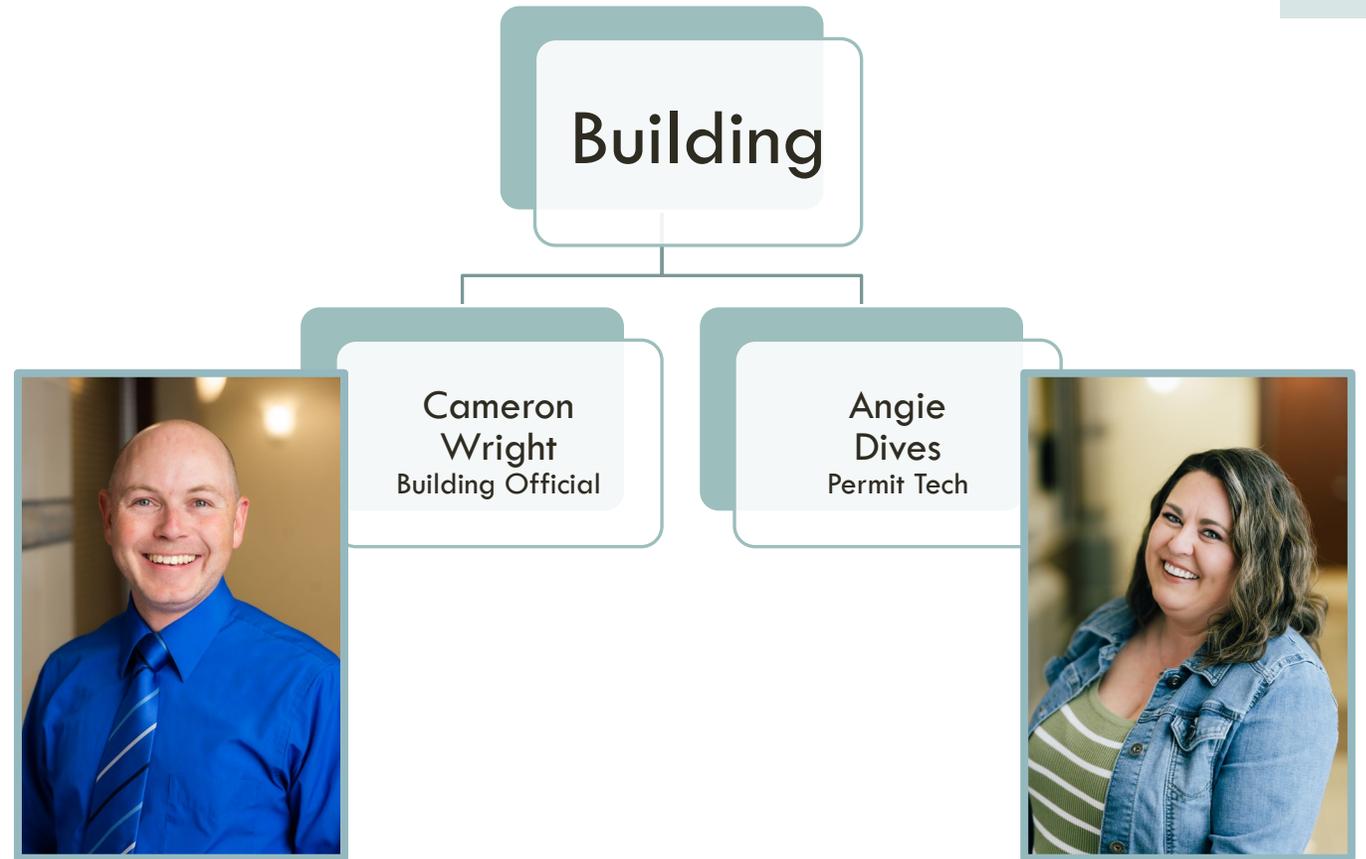




# COMMUNITY DEVELOPMENT DEPARTMENT

6.5 FULL TIME EMPLOYEES

- PLANNING
  - CURRENT
  - LONG RANGE/GRANTS
- **BUILDING**
- CODE ENFORCEMENT



- Building Plan Reviews
- Inspections
- City Hall Facilities Maintenance

- Process Building Permits
- Scheduling
- Monthly Permit Reports
- Vendor Fair
- Cross Trained-Utilities/Bus. License



# COMMUNITY DEVELOPMENT DEPARTMENT

6.5 FULL TIME EMPLOYEES

- PLANNING
  - CURRENT
  - LONG RANGE/GRANTS
- BUILDING
- CODE ENFORCEMENT



- Long Range Planning Documents
  - General Plan
  - Town Center Master Plan
  - Trails Master Plan
- GIS/Mapping
- Grants Administration
- Regional Coordination
  - Jordan River Commission
  - Regional Growth Committee TAC
- Directs
  - Planning Intern-Long Range Project



# COMMUNITY DEVELOPMENT DEPARTMENT

6.5 FULL TIME EMPLOYEES

- **PLANNING**
  - CURRENT
  - LONG RANGE/GRANTS
- BUILDING
- CODE ENFORCEMENT



- **Current Planning**
  - Zoning Review
    - Building Permits
    - Business Licensing
  - Subdivision Review
  - Conditional Use Permits
  - Zone Changes



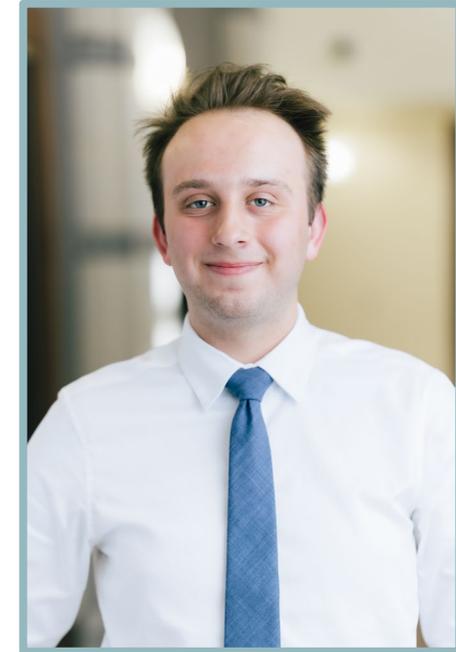
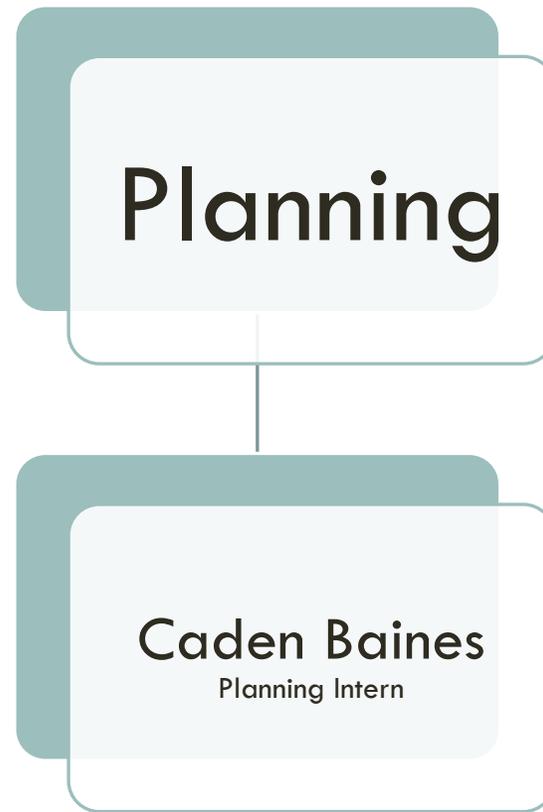
- **Directs**
  - Code Enforcement
  - Planning Intern
- **Staff To:**
  - Planning Commission
- **Regional Coordination**
  - Steering Committees
  - Regional Growth Committee TAC



# COMMUNITY DEVELOPMENT DEPARTMENT

6.5 FULL TIME EMPLOYEES

- PLANNING
  - CURRENT
  - LONG RANGE/GRANTS
- BUILDING
- CODE ENFORCEMENT



- Current Planning
  - Front Counter Staff
  - Zoning Review
    - Building Permits
    - Business Licensing
  - Good Landlord Program
- Long Range Planning
  - GIS Admin
  - Project Assistant



# COMMUNITY DEVELOPMENT DEPARTMENT

6.5 FULL TIME EMPLOYEES

- PLANNING
  - CURRENT
  - LONG RANGE/GRANTS
- BUILDING
- **CODE ENFORCEMENT**

Code Enforcement

Amber Simmons

Code Enforcement Specialist



- Code Enforcement
  - Investigation-Complaints
  - Assigns Cases
  - Assist Other Departments
    - Tree Trimming
    - Park Strips
  - Removal of Illegal Signs
  - Weed Control
  - Business Licensing Violations
  - Conditional Use Violations
  - Hearing Reports



# COMMUNITY DEVELOPMENT DEPARTMENT

6.5 FULL TIME EMPLOYEES

- PLANNING
  - CURRENT
  - LONG RANGE/GRANTS
- BUILDING
- CODE ENFORCEMENT

Community Development

Sherrie Pace  
Director



- Supervise
  - Building
  - Planning
  - Code Enforcement
- Monitor Legislation
- Code Amendments
- Subdivision Review
- Staff
  - Planning Commission
  - Arts Committee
- Economic Development
- Represent City:
  - Regional Growth Committee TAC
  - Land Use Task Force
  - Utah Redevelopment Association



# COMMUNITY DEVELOPMENT DEPARTMENT

## 6.5 FULL TIME EMPLOYEES

- PLANNING
  - CURRENT
  - LONG RANGE/GRANTS
- BUILDING
- CODE ENFORCEMENT

Customer service: Citizens, Builders, Developers, Appraisers, Business Owners, Gov't Agencies...

Land Use Applications: Subdivisions, Site Plans, Conditional Use Permits, Lot Line Adjustments...

Building Permits & Inspections

Land Use Permits: Fences, ADU, STR, Sign Permits

Geotech Review with Engineering

Business License Review: Zoning Compliance

Good Landlord Program Certification Tracking

Statistics/Forecasts: Population, Demographics, Census Coordination

Grant Acquisition & Management

Mapping & GIS Database

Regional Planning and Collaboration: Land Use Task Force, Regional Growth Committee, Active Transportation Committee, Jordan River Commission...

Long Range Planning: General Plan, Neighborhood Plans, Active Transportation Plan, Parks Plan

Staff to Council, Planning Commission, Appeal Authority, Arts & Trails Committees

Special Events

Event Coordination: Vendor Fair

Project Review and Oversight

Code Enforcement

Manage Land Use Records





# COMMUNITY DEVELOPMENT DEPARTMENT

## YEAR IN REVIEW BUILDING

### 2025 Permits Issued

- ▶ 492 Calendar Year
- ▶ 294 Fiscal Year

### Plan Review

- ▶ 24 Permit applications (current)
- ▶ 5.55 Days Ave. Plan Review (Res)
- ▶ 9.25 Days Ave. Plan Review (Comm)

### 2025 Valuation Added

- ▶ \$62,278,323

### Building Inspections

- ▶ 1,698
- ▶ Average wait for inspection 0.6358 days





# COMMUNITY DEVELOPMENT DEPARTMENT

## YEAR IN REVIEW BUILDING

### **Under Construction**

- ▶ Medical Office (Foxboro Marketplace)

### **Permit Ready**

- ▶ NSL Lofts (West Building)-120 East Center

### **Pre-Application Planning**

- ▶ McDonald's (1100 N Redwood Rd.)
- ▶ Clifton Commercial 1100 North Redwood Road (Brighton)
- ▶ NSL Business District (Kimball Property)
- ▶ GE Bldg. Redevelopment
- ▶ Eaglewood Village
- ▶ Possible Hotel
- ▶ Restaurant Pad





# COMMUNITY DEVELOPMENT DEPARTMENT

## YEAR IN REVIEW PLANNING

### APPLICATIONS

- ▶ 44 Applications
  - ▶ Zone Changes
  - ▶ Code Amendments
  - ▶ Subdivisions
  - ▶ Site Plans



### Under Construction

- ▶ Eaglewood Cove Ph. 13 -14
- ▶ Silver Sky Lofts
- ▶ Clifton Place (North)

### Approved

- ▶ NSL Lofts (Permit Ready)
- ▶ Williamsburg Apartments
- ▶ Eaglewood Cove Ph. 15 (in Final Plat)
- ▶ Village Station Bldgs. 3-5



# COMMUNITY DEVELOPMENT DEPARTMENT

## YEAR IN REVIEW PLANNING

### Residential Projects

- ▶ Clifton Towns (South) 1100 North Redwood Road
- ▶ Village Station Amendment Bldg. 4
  
- ▶ Redevelopment Potential
  - ▶ Coventry LDS Church
  - ▶ 800 W LDS Church
  - ▶ Hwy 89-Ouzinian Properties





# COMMUNITY DEVELOPMENT DEPARTMENT

## YEAR IN REVIEW GRANTS

### 2025 Grants Awarded

▶ Pacific Avenue Sidepath DC Prop 1	\$460,000
▶ Cutler Drive sidewalk DC Prop 1	\$433,800
▶ Montanaro Mural – DD Mural Grant	\$4,250
▶ GTTR Festival Seed Grant	\$250
▶ GTTR Festival Mini Grant	\$1,000
▶ Main Street Safety Improvements DC 3 <sup>rd</sup> Qtr	\$750,000
▶ NSL Safe Routes to Schools TPA	\$40,000
▶ South Davis Greenway Feasibility Study TLC	<u>\$115,000</u>
	<b>\$1,804,300</b>

▶ \$15,893,922 since 2010



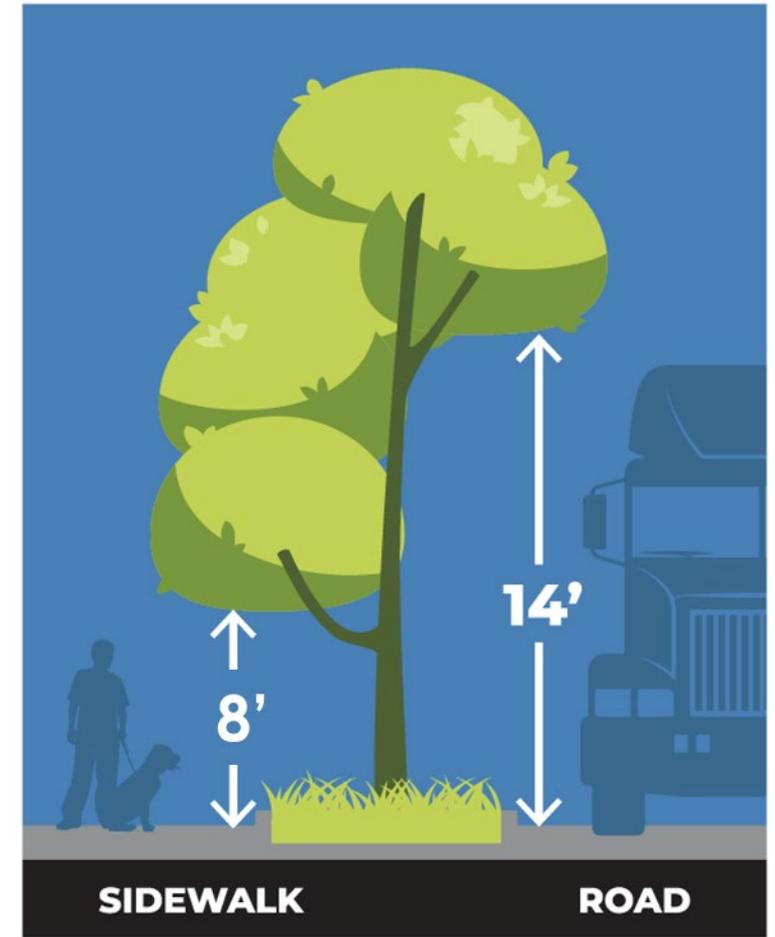


# COMMUNITY DEVELOPMENT DEPARTMENT

## YEAR IN REVIEW Code Enforcement

### 2025 Cases

▶ Business Licenses	16
▶ Snipe Signs	245
▶ Courtesy Requests	59
▶ Case Log	135
▶ Tree Notices/Flyers	748





# COMMUNITY DEVELOPMENT DEPARTMENT

## 2026 PROJECTS

- ▶ ORDINANCES
  - ▶ Town Center Design Standards
  - ▶ Business Licensing
  - ▶ Access
    - ▶ Driveway widths
    - ▶ Track Out
  - ▶ WUI Map
  - ▶ Code Enforcement
    - ▶ Lighting
    - ▶ Tree height
- ▶ Legislature 2026 (Land Use Task Force/Utah Redevelopment Association)

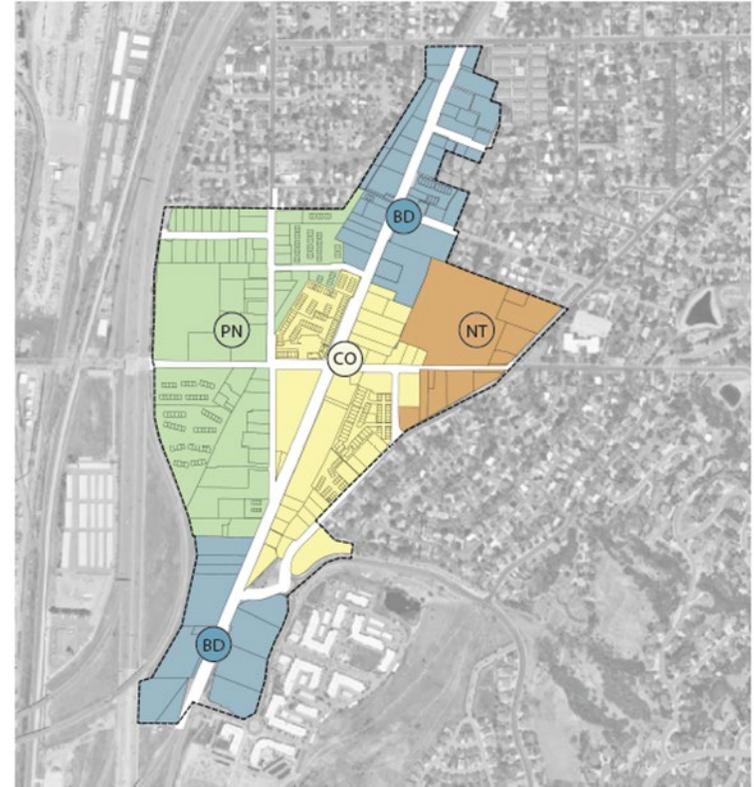


Figure 2.1 - North Salt Lake Town Center Subdistricts map



# COMMUNITY DEVELOPMENT DEPARTMENT

## 2026 PROJECTS

- ▶ OTHER PROJECTS
  - ▶ Update to General Plan
  - ▶ Annexation Area Addressing
  - ▶ UDOT I-15 Expansion
  - ▶ Hatch Park
  - ▶ City App
  - ▶ Arts Committee
  - ▶ Trails Master Plan
  - ▶ South Davis Greenway
  - ▶ 2026 Legislative Session
  - ▶ ???





# COMMUNITY DEVELOPMENT DEPARTMENT

## DEMOGRAPHICS

### Business 2026

- ▶ Total number of firms - 813 active business licenses

### Geography

- ▶ Land in square miles – 11.41
- ▶ Population – 24,811 (2026)
- ▶ Persons per square mile - 2,174

### Housing 2026

- ▶ Housing units (2026) – 8,468
- ▶ Home-ownership rate – 68.5%
- ▶ Persons per household – 2.9
- ▶ Median household income (2023) - \$111,870

### Population

- ▶ State of Utah - 3,271,616 (2020 Census)
- ▶ City of North Salt Lake - 24,811 (2026 estimate)





# COMMUNITY DEVELOPMENT DEPARTMENT

## DEMOGRAPHICS

### Population

- ▶ State of Utah - 3,271,616 (2020 Census)
- ▶ City of North Salt Lake - 24,811 (2026 estimate)
- ▶ 28.7% change in population since 2010 -2020
- ▶ Persons under 5 years - 10.3%
- ▶ Persons under 18 years - 31.0%
- ▶ Persons 65 and over - 6.6%





# COMMUNITY DEVELOPMENT DEPARTMENT

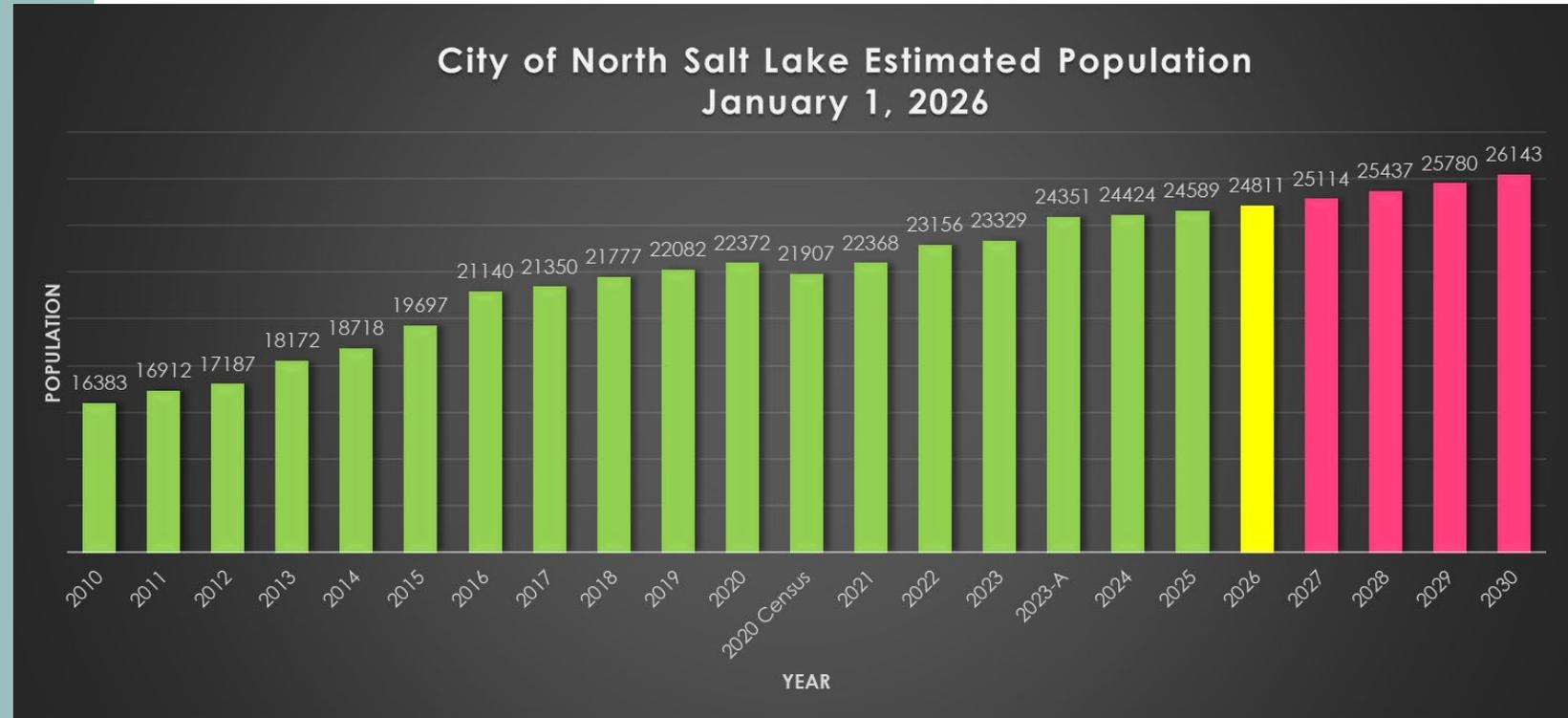
## DEMOGRAPHICS

Year Built	Actual Units Built (Permits Issued)	Actual Growth Rate	Projected Units	Total Unit Count	Projected Growth Rate	Population (Units* 3.05/unit) 2020 Cen 2.93	Population Date
2009	123			5488		16,383	1/1/2010
2010	64	3.23%		5545		16,912	1/1/2011
2011	104	1.62%		5635		17,187	1/1/2012
2012	344	5.73%		5958		18,172	1/1/2013
2013	179	3.00%		6137		18,718	1/1/2014
2014	321	5.23%		6458		19,697	1/1/2015
2015	473	7.32%		6931		21,140	1/1/2016
2016	69	1.00%		7000	2.00%	21,350	1/1/2017
2017	140	2.00%		7140	1.60%	21,777	1/1/2018
2018	100	1.40%		7240	1.70%	22,082	1/1/2019
2019	124	1.31%		7366	1.60%	22,372	1/1/2020
2020 Census						21,907	4/1/2020
2020	249	0.61%		7634	1.43%	22,368	1/1/2021
2021	259	3.37%		7903	1.36%	23,156	1/1/2022
2022	68	0.74%	59	7962	1.16%	23,329	1/1/2023
Annexation 2023	349		349	8311		24,351	
2023	25	0.30%	89	8336	1.12%	24,424	1/1/2024
2024	56	0.67%	94	8392	1.13%	24,589	1/1/2025
2025	76	0.91%	98	8468	1.16%	24,811	1/1/2026
2026		1.16%	103	8571	1.22%	25,114	1/1/2027
2027		1.22%	110	8681	1.28%	25,437	1/1/2028
2028		1.28%	117	8799	1.35%	25,780	1/1/2029
2029		1.35%	124	8922	1.41%	26,143	1/1/2030
2030		1.41%	129	9051	1.44%	26,520	1/1/2031
2031		1.44%	132	9183	1.45%	26,905	1/1/2032
2032		1.45%	131	9314	1.43%	27,290	1/1/2033
2033		1.43%	133	9447	1.42%	27,679	1/1/2034
2034		1.42%	133	9579	1.41%	28,068	1/1/2035
2035		1.41%	134	9713	1.40%	28,460	1/1/2036



# COMMUNITY DEVELOPMENT DEPARTMENT

## DEMOGRAPHICS





THANK  
YOU

Questions?

DAVIS COUNTY  
LIBRARY SERVICES

ADJOURN



*City of*  
NORTH SALT LAKE

CITY COUNCIL  
Meeting

January 20, 2026  
7:00 p.m.

# CITIZEN COMMENT

# COUNCIL REPORTS

# CITY ATTORNEY REPORT

# MAYOR'S REPORT

# CITY MANAGER REPORT

## BUDGET PREPARATION AND ADOPTION CALENDAR

FISCAL YEAR 2026-2027

DATE	ACTION - DESCRIPTION	LEGALLY REQUIRED
1/22/2026	<b>Finance:</b> Distribute budget and capital worksheets to department heads for review and recommendations.	N
2/12/2026	<b>Department Heads:</b> Worksheets with recommendations due back to Finance	N
2/17/2026	<b>Council Work Session (<i>Eaglewood</i>) : Council priorities and objectives</b>	N
3/3/2026	<b>Council Work Session: Revenue Summary/Overview and Projections</b> Sales Tax, Property Tax, Franchise Taxes, Development Fees, Utility Rates	N
3/17/2026	<b>Council Work Session: Personnel</b> Wage/benefit projections, position requests, COLA	N
3/31/2026	<b>Council Work Session: Capital Projects review</b> Streets, Water, Storm, Parks, Trails	N
4/7/2026	<b>Council Work Session: Public Works Operations and Equipment</b> Streets, Water, Storm, Parks, Fleet	N
<b>4/11/2026, or 4/18/2026</b>	<b>Council Work Session: Governmental Operating Budgets</b> General government, public safety, justice court, community development, local building authority, redevelopment agency, housing	N
4/30/2026	<b>Distribute Tentative Budget in the City Council packet</b>	Y
5/5/2026	<b>Council Meeting:</b> Adopt the tentative budget and set the public hearing details and target date for final adoption (6/2/2026 or 6/16/2026).	Y
<b>6/2/2026</b>	<b>Council Meeting:</b> Hold a public hearing on the tentative budget, address final concerns, and resolve any remaining issues. The Council may approve the final budget at this meeting (and set the tax rate) or defer adoption to the June 16 meeting.	Y
<b>6/16/2026</b>	<b>Council Meeting:</b> Approve the final budget (by June 30) and set the certified property tax rate by resolution.	Y

CIVIC EVENTS COMMITTEE  
APPOINTMENT  
Frances Marcus

## Proposed Motion

I move that the City Council approve Councilmember Knowlton's proposed appointment of Frances Marcus to the Civic Events Committee with a term ending on 1/1/2029.

HEALTH & WELLNESS COMMITTEE  
RE-APPOINTMENT(S)

Sam Ball

Mason Bennett

Nicole Whetstone

## Proposed Motion

I move that the City Council approve the reappointments of Sam Ball, Mason Bennett, and Nicole Whetstone to the Health and Wellness Committee with a term ending on 1/1/2030.

# 2025 Annual Report to City Council

January 20, 2026



# Committee Members

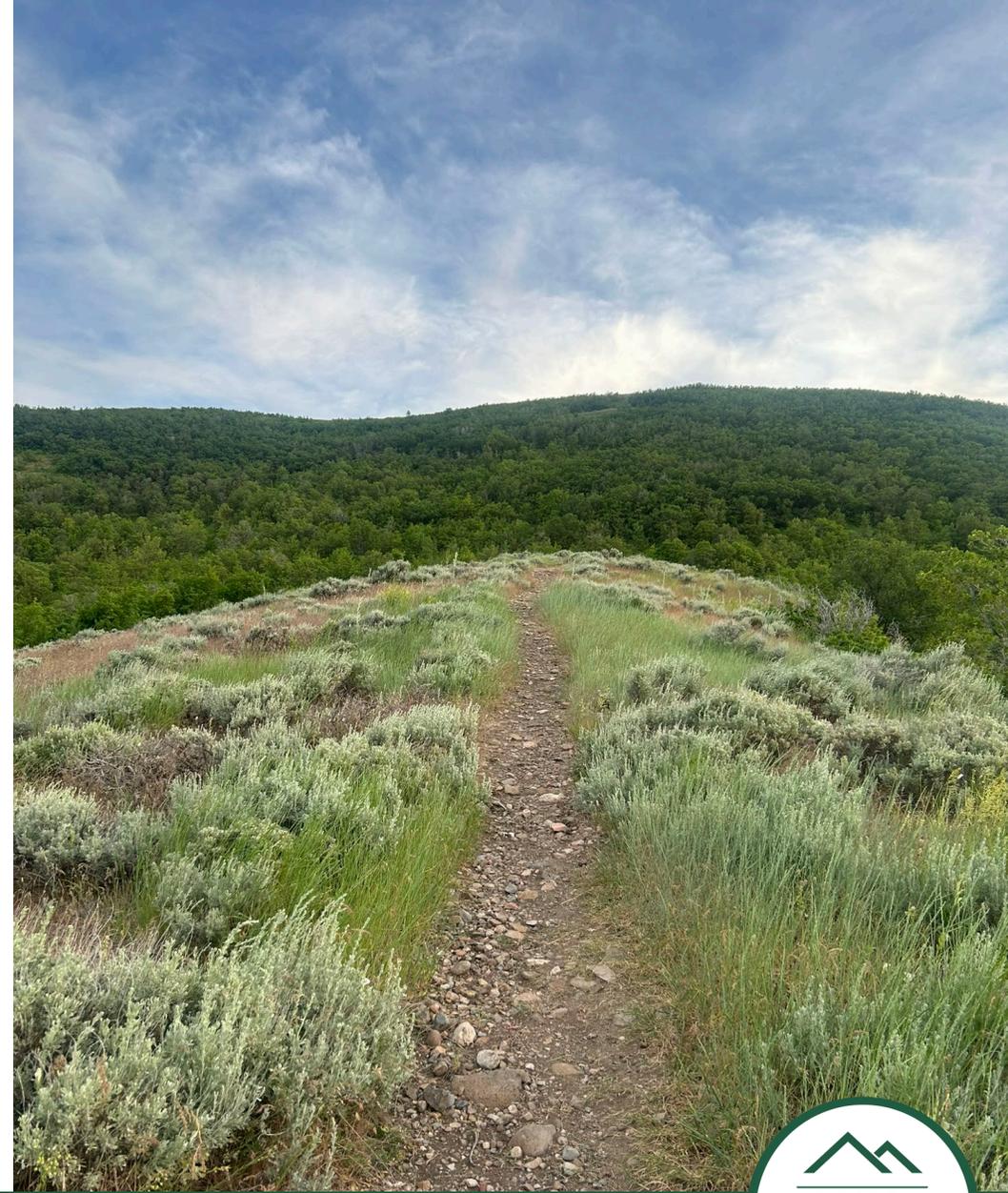
Established: March 2025

- Brent Crowther (Chair)
- Ryan Oakes (Vice Chair)
- Peter Wirthlin
- Pedro Huebner
- Kyle Poulter
- Ted Knowlton (Council Rep)
- Jon Rueckert (Staff)
- Ali Avery (Staff)
- TJ Riley (Staff)



# Mission Statement

Our mission is to enhance the physical and economic well-being of all residents by developing both a transportation network and a community where walking, bicycling, and other forms of active transportation are safe and comfortable, both for recreational and utility trips.



# Committee Goals

- Increase active transportation use
- Improve safety for all users
- Develop, enhance, and maintain a network that connects destinations
- Champion supportive programs
- Implement supportive programs



# 2025 Accomplishments

Brought focus, organization, and improvements to our amazing natural resources, through:

- Community engagement activities
- State Trail Crew maintenance
- Trails Master Plan
  - ORI Grant (\$37,500)
- South Davis Greenway Feasibility Study



# Engagement Activities

- Purge the Spurge
  - Springhill Geologic Park
- National Trails Day
  - Wild Rose Upper Mountain
- Golden Spoke Bicycle Ride
  - Legacy Parkway Trail
- NSL Youth Council Service
  - US-89 Trash Clean Up
- 9/11 Day of Service
  - Wild Rose Lower Mountain to US-89



# Engagement Activities

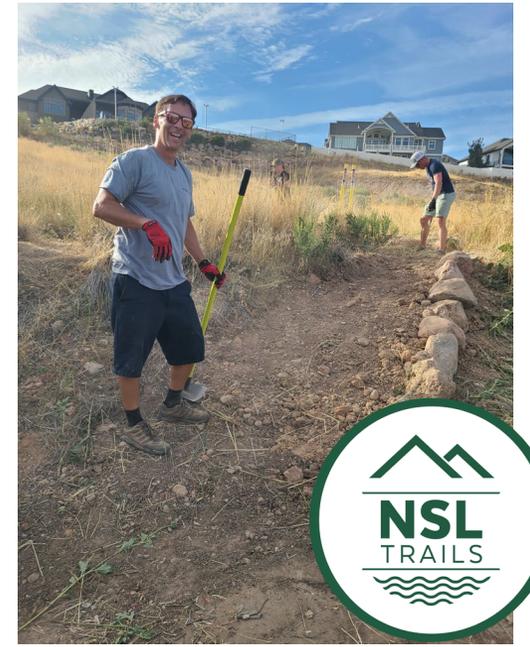
## Monthly Trail Cleanups

- May – Wild Rose Upper Mountain
- June – Wild Rose Mid Mountain I
- August – Wild Rose Mid Mountain II
- Partnered with NSL Youth Council, Mountain Bike Club, Justserve.org, court-ordered community service, Scouts

**200+ volunteer hours**

**\$7,000 in value provided**





# State Trail Crew

- Utilized Trail Crew from State Division of Outdoor Recreation
- In-Kind Value: \$5,400
- Making Another Request for Summer 2026 Trail Crew



# Trails Master Plan

Inventory, evaluate condition, and provide recommendations to improve the hillside trails system.

- January 2026 to Summer 2026
- First anticipated quick win project: Wild Rose to Bonneville Shoreline Trail connection construction
- Recommendations for Capital Facilities Plan and annual funding for maintenance and capital improvements

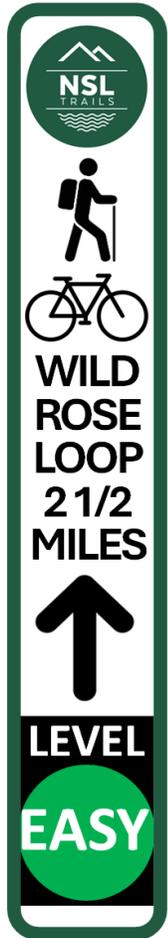


# South Davis Greenway Feasibility Study

- WFRC grant
- Partner jurisdictions: North Salt Lake, Bountiful, Centerville, Farmington
- Evaluate feasibility and cost of a new shared use side-path from North Salt Lake to Farmington
- Project initiated in Fall 2025, will be completed in late summer 2026



# Signage and Access



Wild Rose Trail Sign Mockups



Wild Rose Trail Access @ Parkway Dr



# Lessons Learned

- We are blessed in this City with our access to trails
- We should invest more to take care of our trail assets
- Committee members have learned how to maintain trails.
  - Trail Master Steward Certification (Utah State University)
- We need to better engage the community – we want to expand community support – get more people involved!



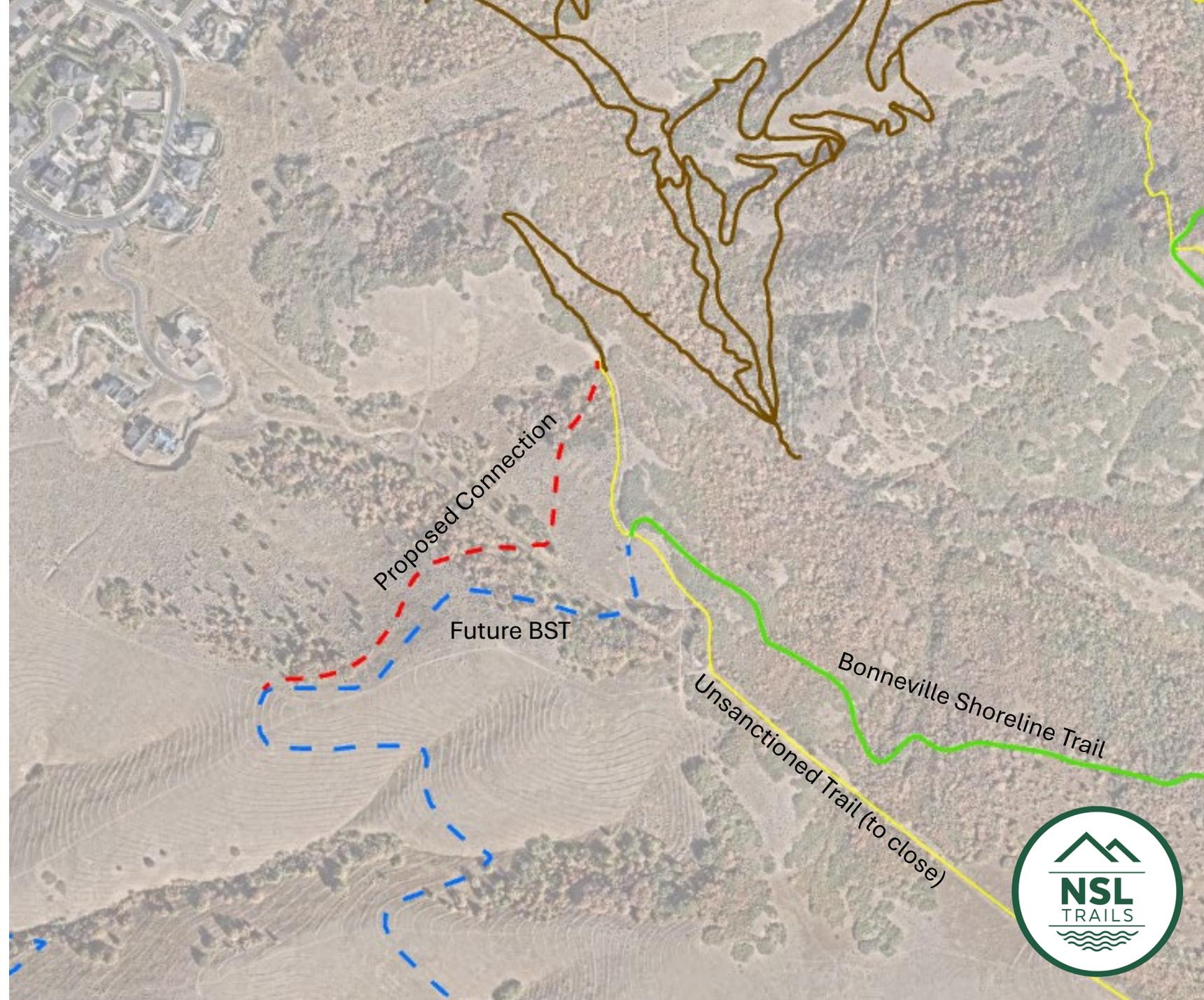
# 2026 Priorities

- Secure and stabilize funding for new construction and maintenance of trails.
- Implement high-priority elements of the Trails Master Plan.
- Continuing community programs and education to strengthen public involvement and support
- Invest in staff and committee member training and resources for trail planning and maintenance to ensure long-term success.
- Update ordinances to modernize active transportation standards (e-bikes, bike lanes, etc.).



# 2026 Priorities

- Improve connection from Bonneville Shoreline Trail to Wild Rose



# 2026 Priorities

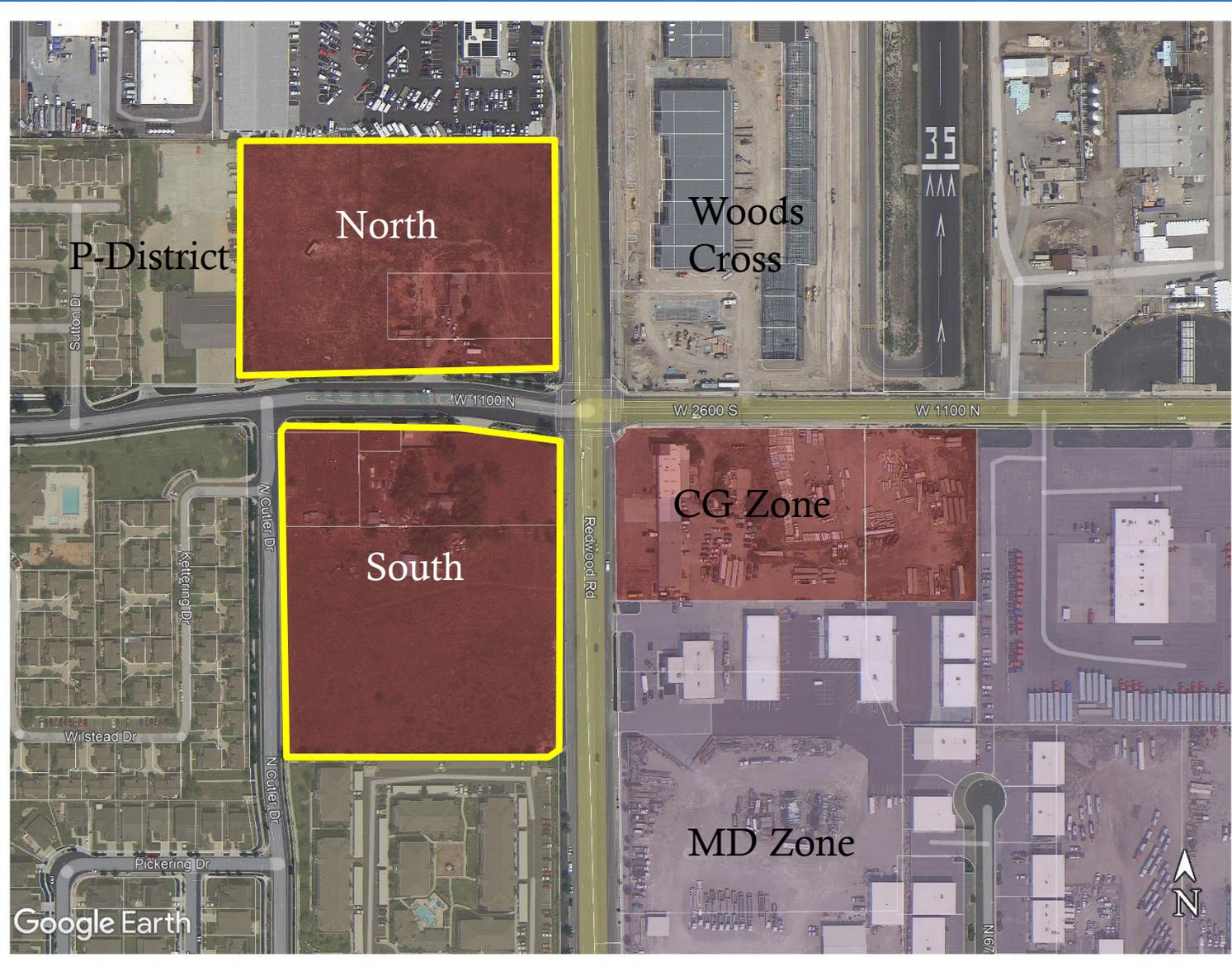
- Remediate “unsanctioned” trail construction





GENERAL DEVELOPMENT PLAN  
AMENDMENT  
Clifton Place South PUD

Amendment General Development Plan  
Clifton Place South  
Zoning



## Amendment General Development Plan Clifton Place South

### P-District/General Development Process:

- PC-Public Hearing for Rezone
- PC Recommendation on General Development Plan (GDP)=Concept Plan
- City Council Approval of GDP
- PC *Approval* of Preliminary Subdivision Plat or Site Plan (exhibit for Development Agreement)
- PC Recommendation on P-District Rezone
- CC Approval of the P-District Rezone and Development Agreement
- Final Plat approved by Staff (if applicable)
- Construction Permits

Amendment General Development Plan  
Clifton Place South

Clifton Place History:

7/12/2022

- PC-Public Hearing
- PC Recommendation on General Development Plan (GDP)=Concept Plan

7/19/2022

- City Council Approval of GDP

9/13/2022

- PC Recommendation for Preliminary Subdivision Plat (North & South)
- PC Recommendation on P-District Rezone

10/4/2022

- CC Approval of the P-District Rezone (ORD 2022-07) and Development Agreement

5/14/2024

- PC Rec. Amended GDP-North
- Approve Prelim Plan-North

5/21/2024

- CC Approve Amended GDP

9/9/2024

- Dev. Agr. Executed (North)

9/12/2024

- Final Plat (North)

10/1/2024

- CC Approve ORD2024-06 P-District Rezone (North)

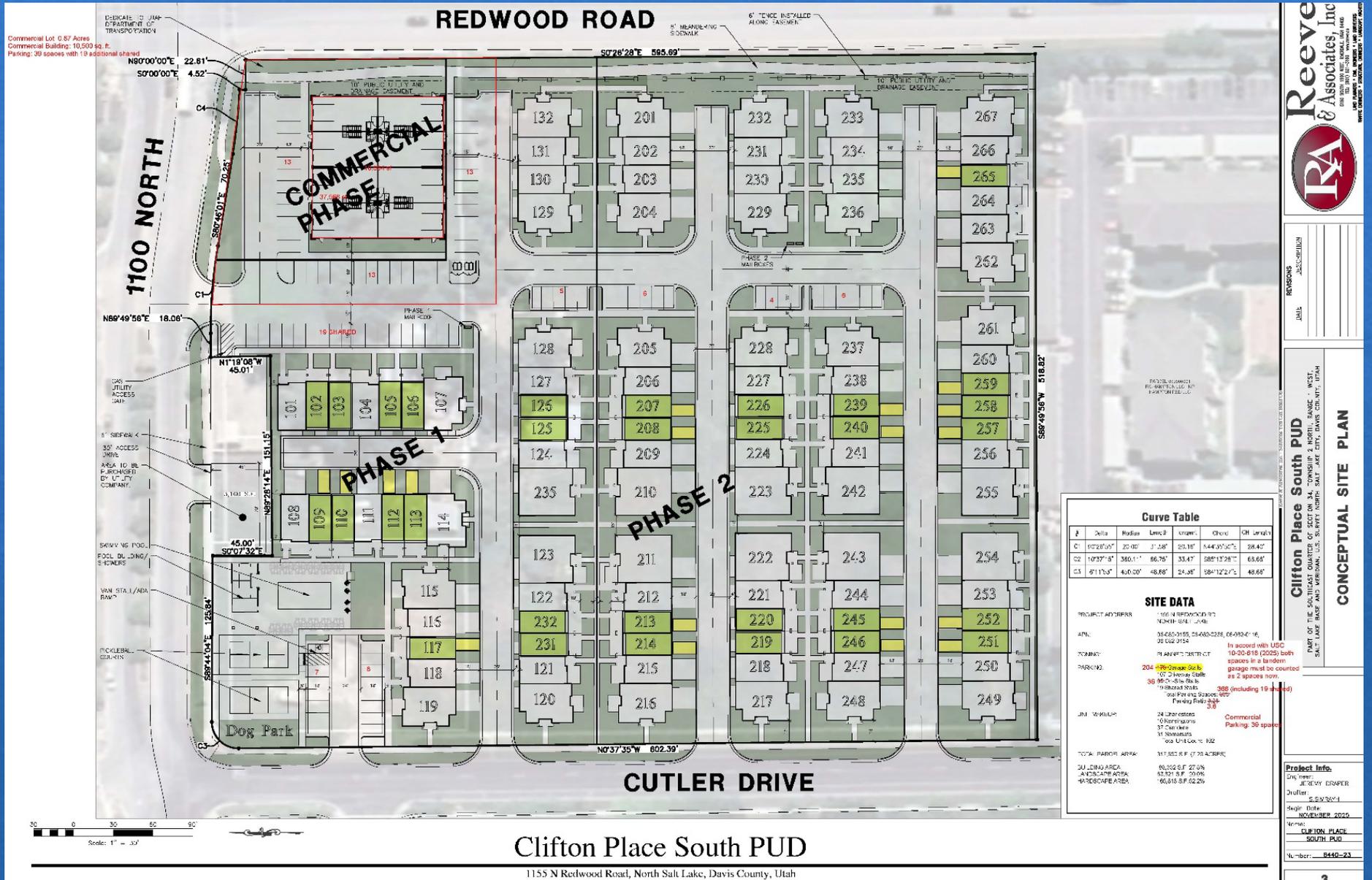


# Amendment General Development Plan Clifton Place South-Proposed

Original GDP  
Total Units: 185  
South: 111  
Parking: 278 (2.5/du)

Proposed GDP  
South: 102  
Parking: 366 (3.6/du)

Commercial Parking  
39 spaces



REVISIONS	DATE	DESCRIPTION

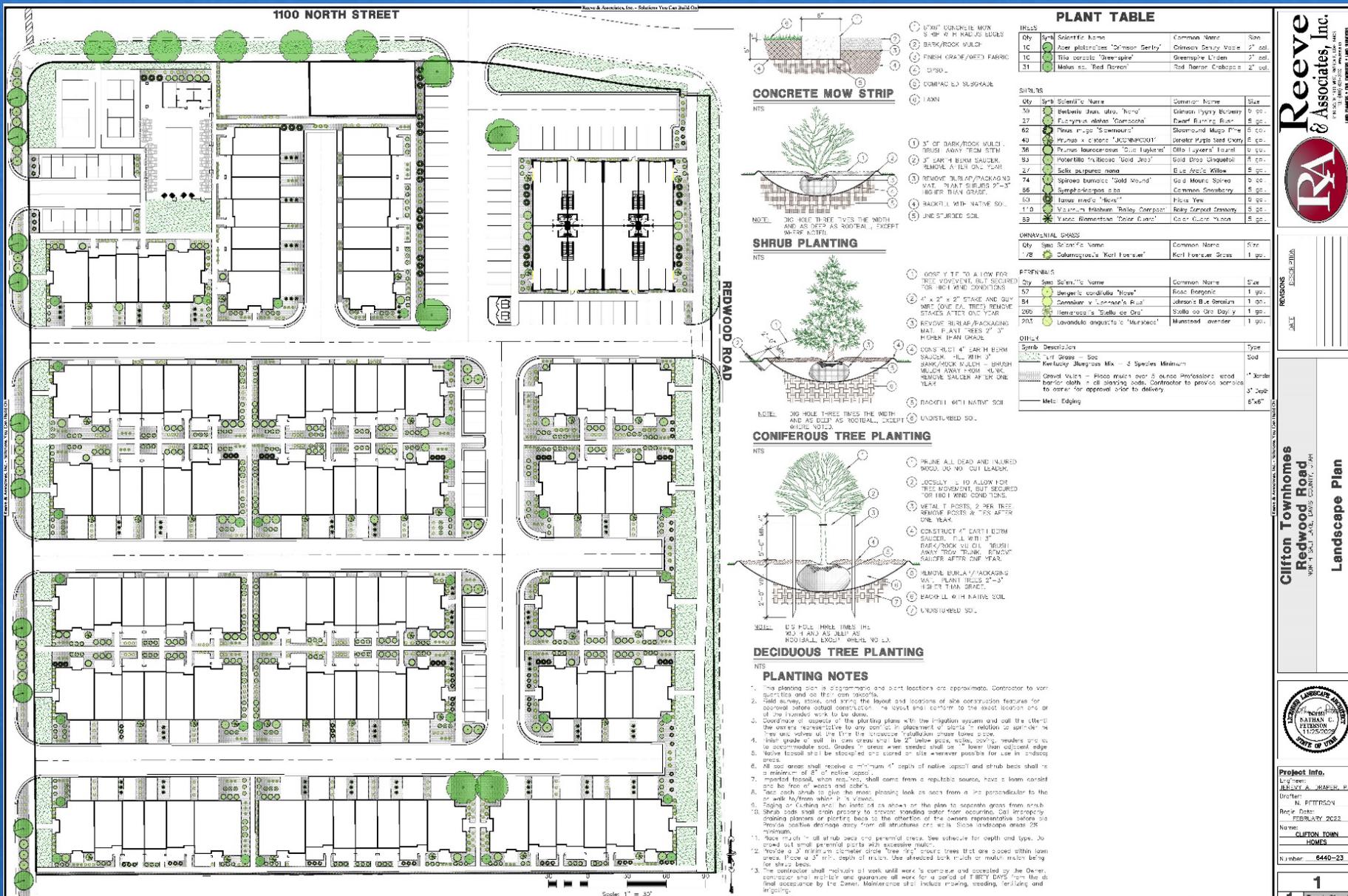
**Clifton Place South PUD**  
PART OF THE SOUTH SALT LAKE PLANNING DISTRICT, NORTH SALT LAKE, DAVIS COUNTY, UTAH  
SALT LAKE BASIN AND MOUNTAIN U.S. SURVEY NORTH-SOUTH-SALT LAKE CITY, UTAH, CO. 117-144

**CONCEPTUAL SITE PLAN**

**Project Info**  
City: JEREMY CRAPER  
Drafted: 5/2/2024  
Scale: 1" = 30'  
Date: NOVEMBER 2025  
Name: CLIFTON PLACE SOUTH PUD  
Number: 8440-23

THE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED, COPIED, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DO NOT ASSUME ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT.

# Amendment General Development Plan Clifton Place South-Landscape Plan



Amendment General Development Plan  
Clifton Place South-Building Elevations



Amendment General Development Plan  
Clifton Place South

Amended GDP Requests:

- Reduction in number of units
- Street/site layout
  - Addition of pickleball courts
- Fencing along Redwood Road
  - Dev. request sight obscuring (solid)
  - PC recommends decorative metal
- Redlines
  - Add ped connections to Redwood Rd. trail
  - Amenity parking access-move south
  - Update parking counts

1/13/2026

- PC Rec. Amended GDP

1/20/2026

- City Council Approval of GDP

TBD

- PC Approval Preliminary Plan (South)

TBD

- CC Approval of the P-District Rezone and Development Agreement

TBD

- Staff Approve Final Plat
- Construction

Amendment General Development Plan  
Clifton Place South

**Proposed Motion:**

I move that the City Council approve the proposed amended General Development Plan for Clifton Place South PUD at 1095 North Redwood Road with the following findings and conditions:

Findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of city code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

Conditions:

1. The fencing along Redwood Road shall be decorative metal with masonry columns;
2. Pedestrian connections shall be made from the internal sidewalks to the Redwood Road trail;
3. The driveway for the guest parking adjacent to the community amenities (pool and pickleball) shall be reconfigured to move the access to the south and inline with the development entry across Cutler Drive;
4. The General Development Plan be corrected for redline corrections of parking counts;
5. Subject to final approval of the P-District Rezone and Development Agreement.

FISCAL YEAR  
2025 FINANCIAL AUDIT  
K&C CPA's

PUBLIC HEARING  
& RESOLUTION 2026-04R  
Proposed Fiscal Year 2025-2026  
Budget Amendments

Consideration of  
Resolution 2026-  
04R,  
Adopting  
amendments to  
the FY 2026  
Budgets

By Type:	Increase/(Decrease) in Fund Balances
INCR. EQUIP EXPENSE – ENGINEERING PLOTTER	(\$9,495)
INCR. IN PROF SERVICE EXPENSE – TRAILS MASTER PLAN	(\$15,000)
INCR. WAGES – PUBLIC WORKS	(\$78,810)
<del>INCR. GRANT REVENUES – PACIFIC AVE SIDE PATH (GRANT REVENUE)</del>	<del>\$460,000</del>
<del>INCR. CAPITAL EXPENSES – PACIFIC AVE SIDE PATH (PROJECT COST)</del>	<del>(\$552,000)</del>
INCR. CAPITAL EXPENSES – DAVID WAY EMERGENCY SHORING	(\$170,000)
DECR. CAPITAL EQUIPMENT – WATER FUND	145,000
<b>Total Fund Balance Increase/(Decrease)</b>	<del>(\$220,305)</del> <b>(\$128,305)</b>

**EXHIBIT A  
BUDGET AMENDMENT HEARING - JANUARY 20, 2026**

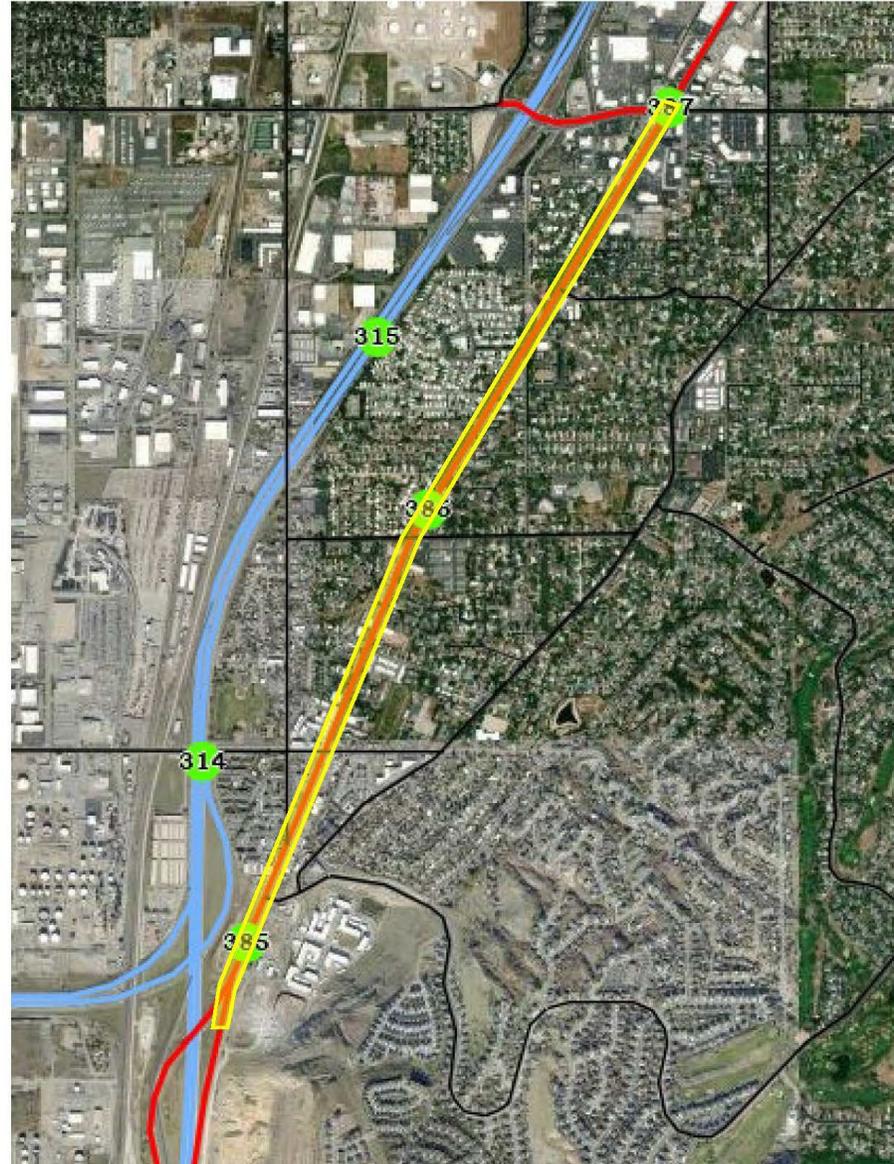
ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	REASON
<b>FUND 10 - GENERAL FUND</b>					
EXP 10-3300-45603	MACHINERY AND EQUIPMENT	3,000	9,495	12,495	Replace Large Plotter/Scanner - Current model end of life, unrepairable
EXP 10-1130-46010	GRANT - CONTRACT PAYMENTS	157,500	15,000	172,500	Increase in City portion of trails master plan grand approved 11.18.25 CC Meeting
EXP 10-3501-41101	WAGE REGULAR EMPLOYEES	210,000	5,935	215,935	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-3501-41200	EMPLOYEE BENEFITS	137,000	1,790	138,790	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-3502-41101	WAGE REGULAR EMPLOYEES	146,700	3,495	150,195	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-3502-41200	EMPLOYEE BENEFITS	73,000	1,050	74,050	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-5301-41101	WAGE REGULAR EMPLOYEES	363,000	12,350	375,350	PW Wage increases approved 12.02.25 CC Meeting
EXP 10-5301-41200	EMPLOYEE BENEFITS	236,200	3,720	239,920	PW Wage increases approved 12.02.25 CC Meeting
			<b>(52,835)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 44 - ROADS CAPITAL FUND</b>					
REV 44-3502-33301	CAPITAL GRANTS - LOCAL GVRNMT	—(750,000)		—(750,000)	Pacific Ave Side path 3rd Qtr Transportation Grant Award
EXP NEW	PACIFIC AVENUE SIDE PATH	—		—	Pacific Ave Side path project total
EXP 44-3505-52445	DAVID WAY EMER REPAIRS	-	170,000	170,000	Funding for initial repairs on David Way (shoring)
			<b>(170,000)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 51 - WATER OPERATING</b>					
EXP 51-3124-41101	WAGE REGULAR EMPLOYEES	160,000	4,425	164,425	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3124-41200	EMPLOYEE BENEFITS	116,000	1,335	117,335	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3904-41101	WAGE REGULAR EMPLOYEES	725,000	18,050	743,050	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3904-41200	EMPLOYEE BENEFITS	420,000	5,450	425,450	PW Wage increases approved 12.02.25 CC Meeting
EXP 51-3908-48500	MACHINERY & EQUIPMENT CAPITAL	173,000	(145,000)	28,000	Reduce budget for equip received in FY 2025
			<b>115,740</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 53 - STORM WATER FUND</b>					
EXP 53-3114-41101	WAGE REGULAR EMPLOYEES	375,000	7,680	382,680	PW Wage increases approved 12.02.25 CC Meeting
EXP 53-3114-41200	EMPLOYEE BENEFITS	225,000	2,315	227,315	PW Wage increases approved 12.02.25 CC Meeting
			<b>(9,995)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 54 - SOLID WASTE FUND</b>					
EXP 54-3104-41101	WAGE REGULAR EMPLOYEES	32,300	1,165	33,465	PW Wage increases approved 12.02.25 CC Meeting
EXP 54-3104-41200	EMPLOYEE BENEFITS	27,000	350	27,350	PW Wage increases approved 12.02.25 CC Meeting
			<b>(1,515)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>FUND 61 - FLEET</b>					
EXP 61-1154-41101	WAGE REGULAR EMPLOYEES	195,000	7,450	202,450	PW Wage increases approved 12.02.25 CC Meeting
EXP 61-1154-41200	EMPLOYEE BENEFITS	130,000	2,250	132,250	PW Wage increases approved 12.02.25 CC Meeting
			<b>(9,700)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>
<b>TOTAL ALL FUNDS</b>			<b>(128,305)</b>		<b>NET INCREASE/(DECREASE) IN FUND BALANCE</b>

## Proposed Motion

I move that the City Council approve Resolution 2026-04R:  
A resolution approving and adopting amendments to the  
fiscal year 2025-2026 General Fund, Roads Capital Fund,  
Water Operating Fund, Storm Water Fund, Solid Waste, and  
Fleet Fund Budgets.

RESOLUTION 2026-05R  
Highway 89  
Corridor Agreement

EXHIBIT A  
HIGHWAY 89 CORRIDOR

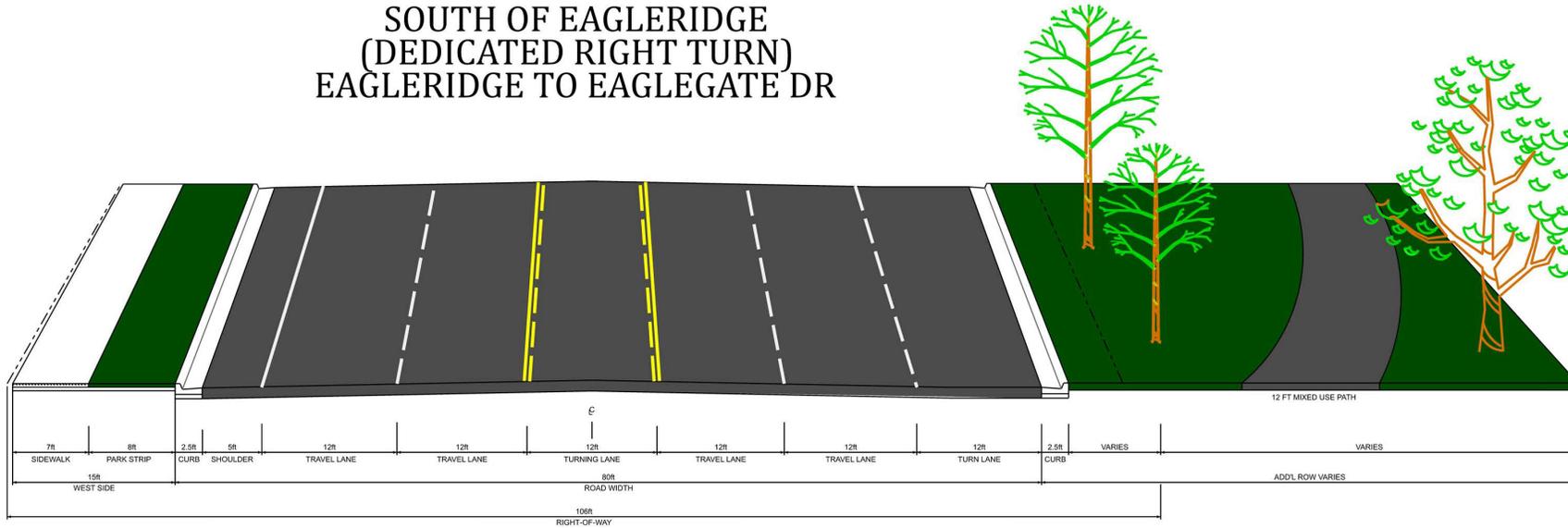


# EXHIBIT B TRAFFIC IMPROVEMENT RECOMMENDATIONS



# EXHIBIT D-1

## GREENWAY SOUTH OF EAGLERIDGE (DEDICATED RIGHT TURN) EAGLERIDGE TO EAGLEGATE DR



### TYPICAL CROSS SECTION

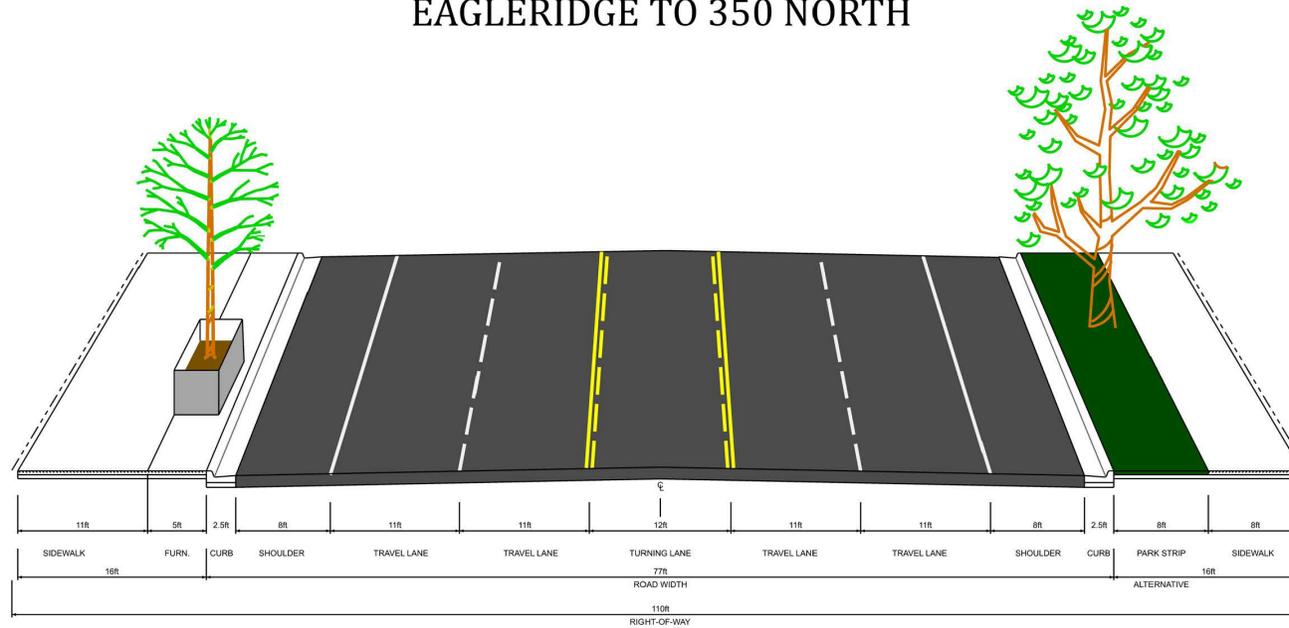
#### GREENBELT (EAST SIDE)

GREENBELT (WIDTH VARIES, TYP. 47-52 FT)  
WEST SIDE: 8 FT PARKSTRIP, 7 FT SIDEWALK  
RIGHT-OF-WAY VARIES

EXHIBIT D-2

TOWN CENTER

EAGLERIDGE TO 350 NORTH



TYPICAL CROSS SECTION

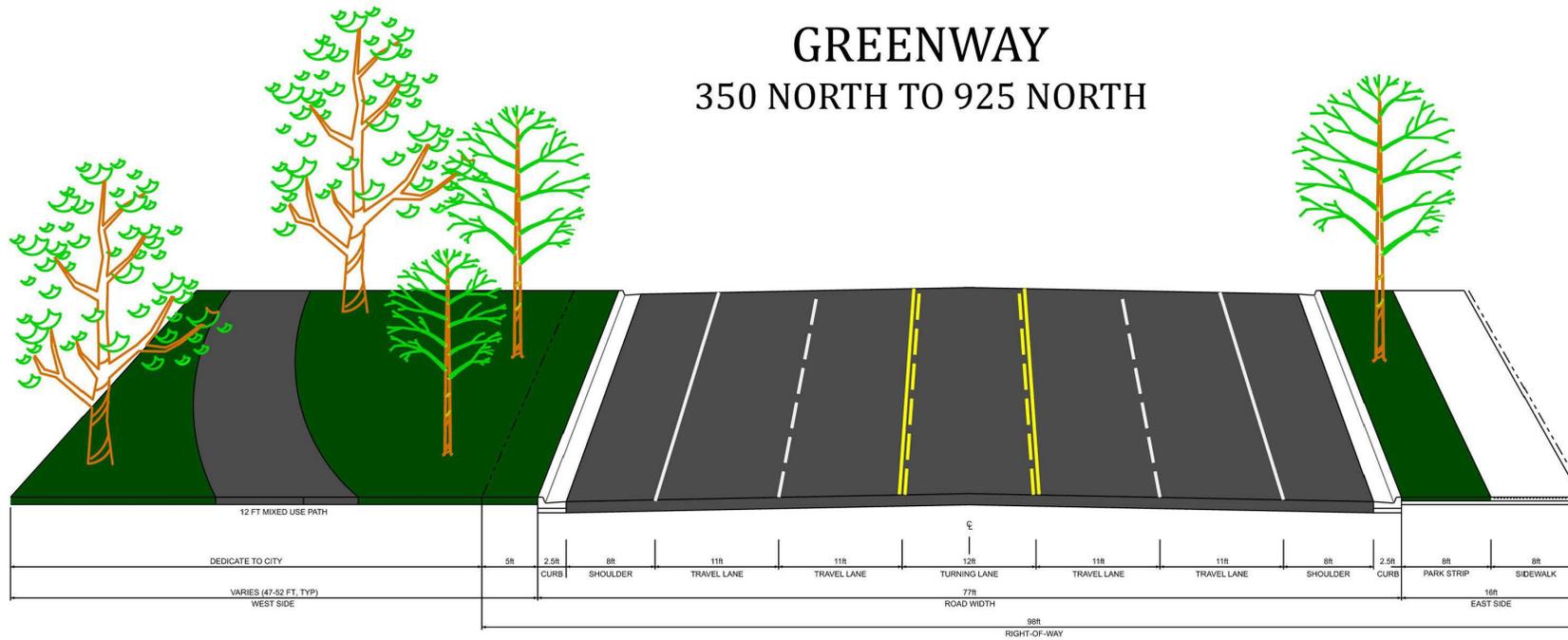
URBAN MIXED-USE PLAZA

16 FT PLAZA (TOTAL WIDTH), 8 FT SHOULDER

110 FT RIGHT-OF-WAY

# EXHIBIT D-3

## GREENWAY 350 NORTH TO 925 NORTH

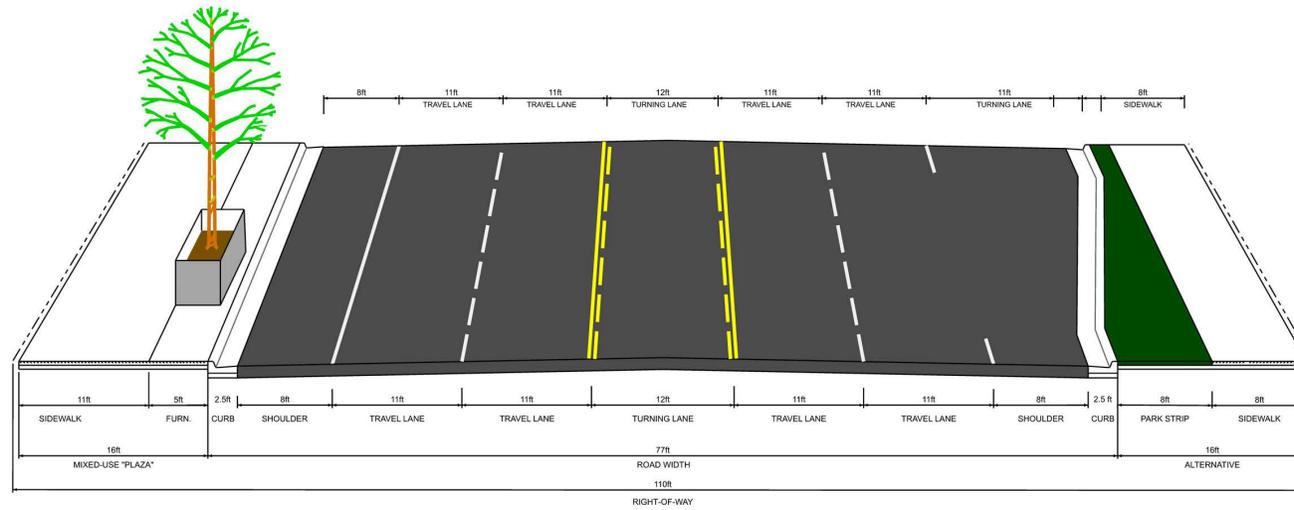


### TYPICAL CROSS SECTION GREENWAY (WEST SIDE)

GREENBELT (WIDTH VARIES, TYP. 47-52 FT)  
EAST SIDE: 8 FT PARKSTRIP, 8 FT SIDEWALK  
98 FT RIGHT-OF-WAY

# EXHIBIT D-4

## TYPICAL INTERSECTION

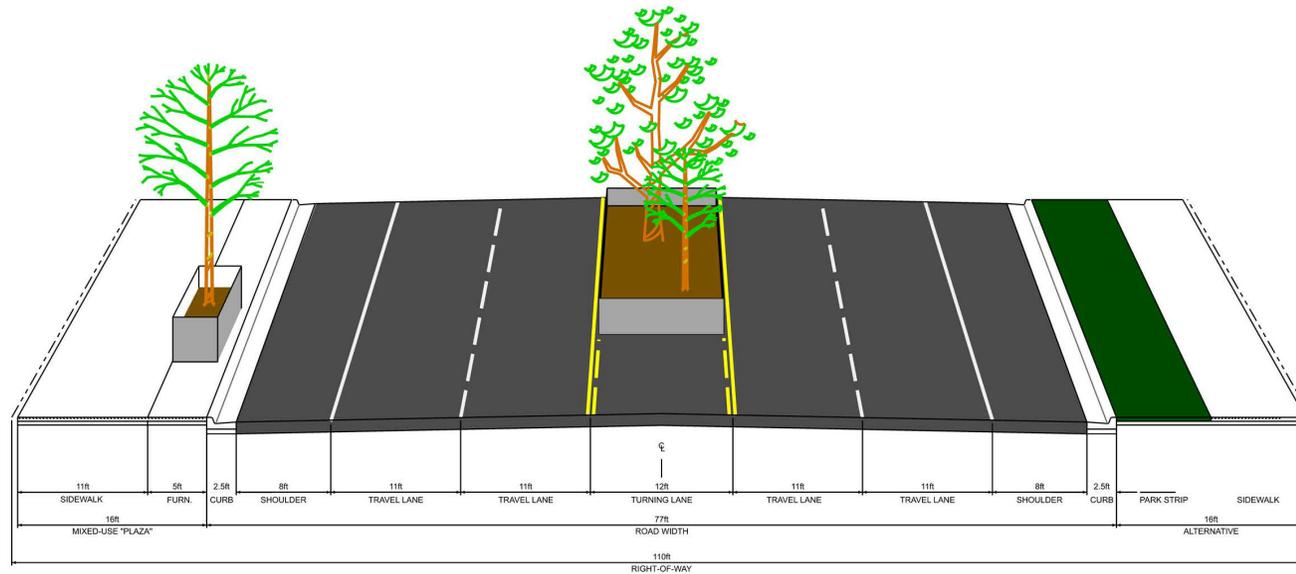


## TYPICAL CROSS SECTION - TURN LANE URBAN MIXED-USE PLAZA

110 FT RIGHT-OF-WAY

## EXHIBIT D-5

# TYPICAL CROSS SECTION RAISED MEDIAN



# TYPICAL CROSS SECTION - FUTURE MEDIAN URBAN MIXED-USE PLAZA & GREENWAY AREAS

110 FT RIGHT-OF-WAY

## Proposed Motion

I move the City Council approve Resolution 2026-05R: A Resolution approving a corridor agreement with the Utah Department of Transportation (UDOT) for the Highway 89 Corridor in North Salt Lake.

RESOLUTION 2026-06R  
Policy Document Related to  
City Council Action Items

## Policy Related to Action Items

- ~Defines what the Action Item document is and its purpose
- ~Describes a process to add an Action Item
- ~Describes how to delete or amend an Action Item
- ~Allows staff to adjust the document or remove completed action items
- ~Action items must have a description, author, staff assigned and status

## Proposed Motion

I move that the City Council approve Resolution 2026-06R adopting a policy document related to the City Council's Action Items.

# APPROVAL OF MINUTES

January 6, 2026

# ACTION ITEMS

CLOSED SESSION

(if applicable)

## Proposed Motion

I move that the City Council hold a closed session as allowed by State Code 52-4-205 for the purpose of [specify reason(s)]:

- discussing the character professional competence, or physical or mental health of an individual;
- discussing pending or reasonably imminent litigation;
- discussing the purchase, exchange, sale, or lease of real property;
- discussing the deployment of security personnel, devices, or systems.

ADJOURN



*City of*  
NORTH SALT LAKE

REDEVELOPMENT  
AGENCY  
Meeting

January 20, 2026  
8:00 p.m.

# ELECTION OF CHAIR & VICE CHAIR

MINUTES

June 17, 2025

ADJOURN