

## SWC COUNCIL AGENDA AMENDED

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**PUBLIC NOTICE** is hereby given that the City Council of South Weber City, Utah will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, January 12, 2021 in the Council Chambers at 1600 E. South Weber Dr. \*Due to physical distancing guidelines there is limited room for the public to attend. Unless commenting please watch on YouTube at the link above. **Attendees are required to properly wear a face mask.** If you are unable or uncomfortable attending in person, you may comment live via Zoom if you register prior to 5 pm the day of the meeting at <https://forms.gle/PMJFhYFJsD3KC899>. You may also email [publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com) for inclusion with the minutes.

**OPEN** (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. Pledge of Allegiance: Councilman Halverson
2. Prayer: Councilwoman Alberts
3. Corona Update
4. \*Public Comment: Please respectfully follow these guidelines
  - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
  - b. State your name & address and direct comments to the entire Council (Council will not respond).

### **PRESENTATIONS**

5. Audit Report by Keddington & Christensen
6. Introduction of City Planner Shari Phippen

### **ACTION ITEMS**

7. Approval of Consent Agenda
  - a. December 15, 2020 Minutes
8. **Public Hearing: Sale of Approximately 1830 Square Feet (Parcel 132200105) of Real Property to Ron and Karen Anderson**
9. Resolution 21-01: Contract for Sale of Real Property to Ron and Karen Anderson
10. Resolution 21-02: Contract for Purchase of Real Property for Future Public Works Facility
11. Resolution 21-03: Appoint 2021 Mayor Pro Tempore Angie Petty

### **REPORTS**

12. New Business
13. Council & Staff

**CLOSED SESSION** held pursuant to the provision of UCA section 52-4-205 (1)(d)

14. Discuss the purchase, exchange, or lease of real property.
15. Return to Open Meeting and Adjourn

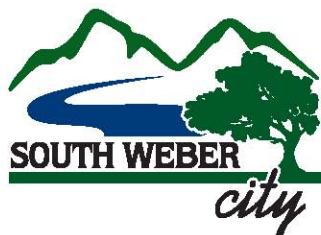
In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE [www.southwebercity.com](http://www.southwebercity.com) 4. UTAH PUBLIC NOTICE WEBSITE [www.pmn.utah.gov](http://www.pmn.utah.gov) 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

**DATE:** 01-07-2021

**CITY RECORDER:** Lisa Smith

*Lisa Smith*



## Agenda Item Introduction

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**Council Meeting Date:** January 12, 2021

**Name:** Mark McRae, Finance Director

**Agenda Item:** #5 Audit Report by Keddington & Christensen

**Background:** At the end of each fiscal year, management is responsible for the preparation and fair presentation of the city's financial statements in accordance with accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements.

The South Weber City Council has contracted the services of Keddington & Christensen, LLC to perform an independent audit of the statements and report their findings to the City Council. This audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

**Summary:** Keddington & Christensen have completed their auditing procedures and are here to present the report of their findings along with the financial statements to the City Council.

**Budget Amendment:** NA

**Procurement Officer Review:** Budgeted amount \$                      Bid amount \$

**Committee Recommendation:** NA

**Planning Commission Recommendation:** NA

**Staff Recommendation:** NA

**Attachments:**

**SOUTH WEBER CITY**  
**FINANCIAL STATEMENTS**  
**For The Year Ended June 30, 2020**  
**Together With Independent Auditor's Report**

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## **FINANCIAL SECTION**

## INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and  
Members of City Council  
South Weber City  
South Weber City, Utah

### Report on the Financial Statements

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

### *Management's Responsibility for the Financial Statements*

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

### *Auditor's Responsibility*

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

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

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

### *Opinions*

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

***Other Matters******Required Supplementary Information***

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

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated December 30, 2020, 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 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 the City's internal control over financial reporting and compliance.

*Keddington & Christensen, LLC*

December 30, 2020  
Salt Lake City, Utah



## SOUTH WEBER CITY MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended June 30, 2020

South Weber City's (the City) management presents to the readers of its financial statements this narrative information. It contains an overview and analysis of the financial position and results of operations as of and for the twelve months ended June 30, 2020. As management of the City, we encourage readers to consider information contained in this discussion.

### **FINANCIAL HIGHLIGHTS**

The assets of South Weber City exceeded its liabilities at the end of the current fiscal year by \$37,090,000 (net position). Of this amount, \$8,546,994 (unrestricted position) is available to meet ongoing obligations of citizens and creditors. Net position increased by \$5,381,186 from the prior year.

The City's Governmental activities reported a combined ending net position of \$17,638,932. Of that amount, \$2,627,775 is available for spending at the discretion of the City (unrestricted and undesignated fund balance).

The unassigned fund balance of the general fund at June 30, 2020, totaled \$638,856 and is 24.4% of the general fund total revenues for the year.

During the year, several projects were completed by the City. In addition, several developments were completed as well, upon which the related infrastructure was contributed to the City. Capital assets were added in the water, sewer, and storm sewer funds, as well as the general fixed assets of the City.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This discussion and analysis serves as an introduction to South Weber City's basic financial statements: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains information in addition to the basic financial statements that will help the reader gain a more in-depth understanding of the City.

***Government-wide financial statements*** give readers a broad overview of the entire City's financial position, and changes in financial position, similar to consolidated financial statements in a private sector business. These statements consist of the statement of net position and the statement of activities.

The statement of net position shows South Weber City's assets, liabilities and deferred outflows and inflows of resources, with the difference shown as net position. Increases or decreases over time in net position gives an indicator as to whether the financial condition of South Weber City is improving or declining.

The statement of activities shows the changes to net position that occurred during the most recent fiscal year. These changes are recorded on an accrual basis when the underlying event that causes the change occurs, regardless of when the cash transaction takes place.

Both of the government-wide financial statements distinguish between activities that are largely supported by taxes and intergovernmental revenue and those whose operations are entirely or largely financed by user charges and fees. The governmental activities for South Weber City include general government, streets, parks, recreation, and other departments. The business-type activities include water, garbage, storm sewer, and sewer operations.

The government-wide financial statements include only the financial statements of South Weber City. The City does not have any component units. The government-wide financial statements are found immediately following this discussion and analysis.

**SOUTH WEBER CITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
For the Year Ended June 30, 2020**

Fund financial statements are a set of closely related accounts that are used to maintain control over resources that have been segregated for specific activities or purposes. South Weber City, like other state and local governments, uses fund accounting to demonstrate compliance with finance-related legal requirements. All of the City's funds can be categorized into one of two categories: governmental funds and proprietary funds.

Governmental funds account for essentially the same activities as the governmental activities in the government-wide financial statements, but with a narrower focus. Governmental funds concentrate on near-term inflows and outflows of financial resources and the balances of spendable resources available to the government at the end of the fiscal year. This information can be useful in evaluating the government's short-term financing requirements.

Comparing similar information presented in the government-wide statements for the governmental activities with that presented in governmental funds statements can provide useful information because of the different focus of the two approaches. With the long-term focus of the government-wide statements, a reader may be able to better understand the long-term effects of the near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenue, expenditures, and changes in fund balance show reconciliation between the governmental funds statements to the governmental activities in the government-wide statements to aid in the comparison.

South Weber City uses three major government funds, which are the general fund, special revenue recreation fund, and capital projects fund. The information on these funds is shown separately. The City has six nonmajor funds which are the park impact special revenue, road impact special revenue, Country Fair Days special revenue, recreation impact special revenue, public safety impact special revenue, and transportation fee special revenue funds. The City adopts an annual appropriated budget for all its governmental funds. Budgetary comparison schedules have been provided to demonstrate compliance with these budgets.

Within the proprietary funds are the enterprise funds. The enterprise funds report the same functions as the business-type activities in the government-wide financial statements. The enterprise funds maintained by South Weber City are the water, sewer, garbage, and storm sewer utility.

Proprietary funds present the same information as in the government-wide statements, but in more detail. All of the proprietary funds are considered to be major funds of South Weber City.

Notes to the financial statements contain additional information important to a complete understanding of the information contained in the government-wide and fund financial statements. Notes to the financial statements are located after the statements for major funds as listed in the table of contents.

**OTHER INFORMATION**

Other information is contained in this report immediately following the notes to the financial statements and required supplementary information as listed in the table of contents.

**SOUTH WEBER CITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**For the Year Ended June 30, 2020**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Comparative Summary of Net Position							
	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total Activities</b>		<b>Total % Change From Prior Year</b>
	<b>2020</b>	<b>2019</b>	<b>2020</b>	<b>2019</b>	<b>2020</b>	<b>2019</b>	
Current and other assets	\$ 6,422,567	\$ 5,203,828	\$ 7,991,852	\$ 6,197,144	\$ 14,414,419	\$ 11,400,972	26.4%
Capital assets	14,706,154	12,495,528	15,795,044	13,911,990	30,501,198	26,407,518	15.5%
<b>Total assets</b>	<b>21,128,721</b>	<b>17,699,356</b>	<b>23,786,896</b>	<b>20,109,134</b>	<b>44,915,617</b>	<b>37,808,490</b>	<b>18.8%</b>
<b>Total deferred outflows of resources</b>	<b>99,271</b>	<b>145,827</b>	<b>96,799</b>	<b>138,097</b>	<b>196,070</b>	<b>283,924</b>	<b>-30.9%</b>
Long-term liabilities outstanding	857,206	1,017,444	2,915,260	3,094,195	3,772,466	4,111,639	-8.2%
Other liabilities	1,225,359	1,124,802	401,606	404,229	1,626,965	1,529,031	6.4%
<b>Total liabilities</b>	<b>2,082,565</b>	<b>2,142,246</b>	<b>3,316,866</b>	<b>3,498,424</b>	<b>5,399,431</b>	<b>5,640,670</b>	<b>-4.3%</b>
<b>Total deferred inflows of resources</b>	<b>1,506,495</b>	<b>728,255</b>	<b>1,115,761</b>	<b>14,675</b>	<b>2,622,256</b>	<b>742,930</b>	<b>253.0%</b>
Net position:							
Net investment in capital assets	14,054,461	11,760,879	12,936,492	10,940,883	26,990,953	22,701,762	18.9%
Restricted	956,696	1,247,879	595,357	515,595	1,552,053	1,763,474	-12.0%
Unrestricted	2,627,775	1,965,924	5,919,219	5,277,654	8,546,994	7,243,578	18.0%
<b>Total net position</b>	<b>\$ 17,638,932</b>	<b>\$ 14,974,682</b>	<b>\$ 19,451,068</b>	<b>\$ 16,734,132</b>	<b>\$ 37,090,000</b>	<b>\$ 31,708,814</b>	<b>17.0%</b>

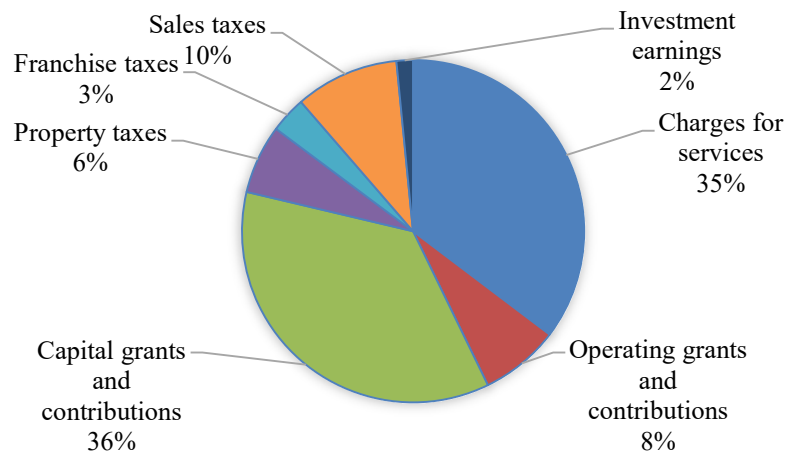
By far the largest component of South Weber City's net position, 73%, is its investment in capital assets. This figure represents the City's investment in land and improvements, buildings, machinery and equipment, roads, streetlights, and bridges, less any related outstanding debt that was used to acquire these assets. South Weber City uses these capital assets to provide services to citizens who live, work, pass through, or benefit in other ways from the City. By their nature, these assets are not available for future spending. Further, even though these capital assets are reported net of any related debt, resources needed to repay the debt must come from other sources, as the assets themselves cannot be used to satisfy the related obligations.

An additional part of net position, 4%, is assets that are subject to external restrictions on how they may be expended. The remaining 23% of net position can be used to meet the City's ongoing obligations to its creditors and to citizens.

Comparative Changes in Net Position							
	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total Activities</b>		<b>Total % Change From Prior Year</b>
	<b>2020</b>	<b>2019</b>	<b>2020</b>	<b>2019</b>	<b>2020</b>	<b>2019</b>	
<b>Revenues:</b>							
Program revenues:							
Charges for services	\$ 1,211,753	\$ 924,889	\$ 3,145,447	\$ 2,962,881	\$ 4,357,200	\$ 3,887,770	12.1%
Operating grants and contributions	925,410	290,911	-	-	925,410	290,911	218.1%
Capital grants and contributions	2,437,252	521,464	1,991,300	531,838	4,428,552	1,053,302	320.4%
General revenues:							
Property taxes	801,314	375,506	-	-	801,314	375,506	113.4%
Franchise taxes	422,985	386,795	-	-	422,985	386,795	9.4%
Sales taxes	1,211,491	1,047,072	-	-	1,211,491	1,047,072	15.7%
Other revenue	-	-	-	-	-	-	#DIV/0!
Gain on sale of assets	-	1,890	18,050	24,000	18,050	25,890	43.4%
Investment earnings	64,536	103,560	128,190	137,048	192,726	240,608	-19.9%
<b>Total revenues</b>	<b>\$ 7,074,741</b>	<b>\$ 3,652,087</b>	<b>\$ 5,282,987</b>	<b>\$ 3,655,767</b>	<b>\$ 12,357,728</b>	<b>\$ 7,307,854</b>	<b>69.1%</b>

**SOUTH WEBER CITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)**  
**For the Year Ended June 30, 2020**

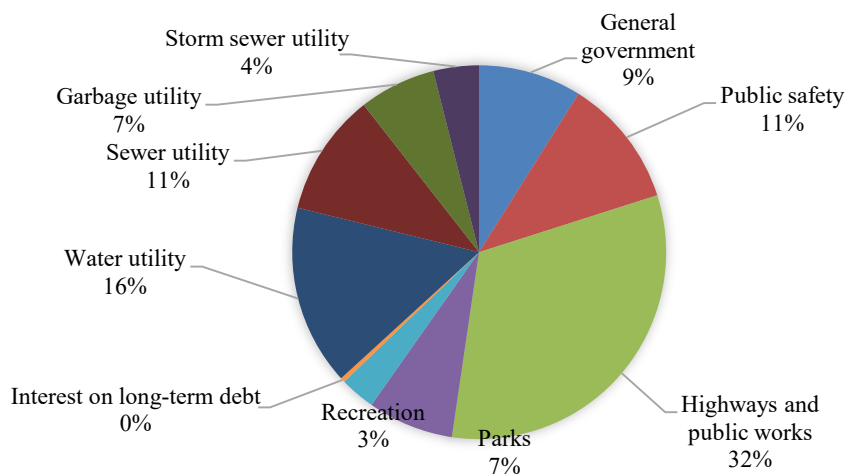
**GOVERNMENT TOTAL REVENUES**



Comparative Changes in Net Position (Continued)

	Governmental Activities		Business-type Activities		Total Activities		Total % Change From Prior Year
	2020	2019	2020	2019	2020	2019	
<b>Expenses:</b>							
General government	\$ 621,670	\$ 530,723	\$ -	\$ -	\$ 621,670	\$ 530,723	17.1%
Public safety	778,017	769,084	-	-	778,017	769,084	1.2%
Highways and public works	2,251,759	1,359,146	-	-	2,251,759	1,359,146	65.7%
Parks	518,077	252,354	-	-	518,077	252,354	105.3%
Recreation	212,763	221,649	-	-	212,763	221,649	-4.0%
Interest on long-term debt	28,205	30,842	-	-	28,205	30,842	-8.6%
Water services	-	-	1,087,951	1,006,664	1,087,951	1,006,664	8.1%
Sewer services	-	-	740,054	730,395	740,054	730,395	1.3%
Garbage services	-	-	461,688	359,736	461,688	359,736	28.3%
Storm sewer services	-	-	276,358	236,677	276,358	236,677	16.8%
<b>Total expenses</b>	<b>4,410,491</b>	<b>3,163,798</b>	<b>2,566,051</b>	<b>2,333,472</b>	<b>6,976,542</b>	<b>5,497,270</b>	<b>26.9%</b>
Change in net position before transfers	2,664,250	488,289	2,716,936	1,322,295	5,381,186	1,810,584	-66.4%
<b>Change in net position</b>	<b>2,664,250</b>	<b>488,289</b>	<b>2,716,936</b>	<b>1,322,295</b>	<b>5,381,186</b>	<b>1,810,584</b>	<b>197.2%</b>
Net position - beginning	14,974,682	14,486,393	16,734,132	15,411,837	31,708,814	29,898,230	6.1%
<b>Net position - end of year</b>	<b>\$ 17,638,932</b>	<b>\$ 14,974,682</b>	<b>\$ 19,451,068</b>	<b>\$ 16,734,132</b>	<b>\$ 37,090,000</b>	<b>\$ 31,708,814</b>	<b>17.0%</b>

**GOVERNMENT TOTAL EXPENDITURES/EXPENSES**



**SOUTH WEBER CITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
For the Year Ended June 30, 2020**

**GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES**

Governmental activities net position increased by \$2,664,250 for the year ended June 30, 2020. The major reason for the increase resulted from assets contributed to the City from developers, and increases in charges for services.

Business-type activities contributed an increase of \$2,716,936 in net position. The most significant reason for this increase in business-type activities is contributed assets from developers, and charges from services for water, sewer, and garbage utilities.

The City received \$192,726 in investment earnings and \$1,038,647 in impact fees during the year between governmental and business-type activities.

**FINANCIAL ANALYSIS OF SOUTH WEBER CITY'S FUNDS**

South Weber City's governmental funds provide information on the short-term resource inflows and outflows and account balances at the end of the fiscal year. The total fund balance is a measure of total available resources. The unrestricted portion of this total fund balance is a measure of the available spendable resources on June 30, 2020.

For the period ended June 30, 2020, the City's governmental funds reported combined fund balances in the amount of \$3,780,439. Of the total balance at year-end, \$638,856 is unassigned. The governmental funds also have portions of the fund balance restricted, committed and assigned for various reasons, i.e. class "C" road, and impact fee funds.

The special revenue recreation fund has a fund balance of \$402,051, an increase of \$66,669 from the prior year mainly due to programs cancelled because of COVID-19 restrictions. The capital projects fund has a fund balance of \$1,447,245, an increase of \$321,643 from the prior year, due to revenues exceeding the current year projects.

The General Fund is the main operating fund for South Weber City. On June 30, 2020, the general fund's unassigned fund balance was \$638,856. Total fund balance of the general fund for South Weber City decreased by \$141,962. A useful measure of liquidity is to compare the unrestricted fund balance and the total fund balance to expenditures (including operating transfers out) for the year. Unassigned fund balance for general fund was 23% of total expenditures.

The City's proprietary funds statements provide the same type of information found in the government-wide financial statements, but in more detail. Unrestricted net position of the City's major proprietary funds totaled \$5,919,219. Discussions about the finances of these funds are addressed in the City's business-type activities.

**BUDGETARY HIGHLIGHTS**

The general fund budget had some significant budget changes in the Fire department that increased from the preliminary budget for officer compensation adjustments and unanticipated high call volume. The general fund was also amended to recognize CARES Act revenue received from the State related to COVID 19. Overall, the general fund was under budgeted expenditures by \$333,330.

The special revenue recreation fund budget was not amended during the year, and actual expenditures were less than budgeted expenditures by \$59,526. The COVID-19 pandemic caused the cancellation of several spring recreation programs.

The capital projects fund budget was increased for additional planned projects, but ultimately the projects did not occur. This resulted in the actual expenditures in this fund to be \$1,144,247 less than the budgeted amounts.

The remaining special revenue funds budgeted expenditures did not see any significant increases besides transfers out to the general and capital projects funds as reimbursement of impact fee qualifying expenses in those funds.

**SOUTH WEBER CITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)  
For the Year Ended June 30, 2020**

**CAPITAL ASSET AND DEBT ADMINISTRATION**

South Weber City's investment in capital assets for its governmental and business type activities has a combined total of \$30,501,198 (net of \$14,543,189 accumulated depreciation) at June 30, 2020. Types of assets included in this category are land, buildings, improvements, vehicles, machinery, equipment, roads (including curb and gutter), streetlights, traffic signals, water, waste water, and sewer. The City's investment in net capital assets equals nearly 73% of total assets.

Major capital asset activities are included in the following table:

Comparative Summary of Capital Assets							
	Governmental Activities		Business-type Activities		Total Activities		Total % Change From Prior Year
	2020	2019	2020	2019	2020	2019	
Land and water rights	\$ 4,154,044	\$ 3,374,977	\$ -	\$ -	\$ 4,154,044	\$ 3,374,977	23.1%
Buildings	3,075,860	3,075,860	298,262	298,262	3,374,122	3,374,122	0.0%
Improvements other than buildings	14,585,552	12,212,628	20,735,423	18,296,220	35,320,975	30,508,848	15.8%
Vehicles	1,352,753	1,206,744	22,250	109,473	1,375,003	1,316,217	4.5%
Machinery and equipment	217,408	217,408	218,705	218,705	436,113	436,113	0.0%
Construction in process	-	469,721	384,130	432,198	384,130	901,919	100.0%
Less: Accumulated Depreciation	(8,679,463)	(8,061,810)	(5,863,726)	(5,442,868)	(14,543,189)	(13,504,678)	7.7%
<b>Net Book Value</b>	<b>\$ 14,706,154</b>	<b>\$ 12,495,528</b>	<b>\$ 15,795,044</b>	<b>\$ 13,911,990</b>	<b>\$ 30,501,198</b>	<b>\$ 26,407,518</b>	<b>15.5%</b>

On June 30, 2012 South Weber City's total debt amounted to \$3,538,552 of which \$2,858,552 was incurred by the City's business-type activities and the remaining \$680,000 was incurred by the City's governmental units. The City's debt consists of revenue bonds and is secured by specific revenue sources (i.e. sales taxes and water).

Additional information on South Weber City's capital assets and debt can be found in Notes 4 and 6 in the notes to the City's basic financial statements.

Comparative of Debt Outstanding							
	Governmental Activities		Business-type Activities		Total Activities		Total % Change From Prior Year
	2020	2019	2020	2019	2020	2019	
<b>Debt Outstanding</b>							
Revenue Bonds	\$ 680,000	\$ 767,000	\$ 2,858,552	\$ 2,971,107	\$ 3,538,552	\$ 3,738,107	-5.3%
<b>Total debt outstanding</b>	<b>\$ 680,000</b>	<b>\$ 767,000</b>	<b>\$ 2,858,552</b>	<b>\$ 2,971,107</b>	<b>\$ 3,538,552</b>	<b>\$ 3,738,107</b>	<b>-5.3%</b>

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

As of October 2020, the state unemployment rate was 4.1%, an increase from 3.2% the previous year. This is consistent with the nationwide increase in unemployment rates as the economy struggles with the COVID-19 pandemic. Currently, South Weber City is experiencing moderate economic growth and has not been seriously impacted financially by the pandemic. Sales tax has remained strong during the pandemic as South Weber has benefited from the shift from brick-and-mortar sales to on-line sales. The City is expecting some additional subdivisions that could bring more property taxes into the City in future years since the land was previously farm property subject to the greenbelt provisions. In August 2019, the City held a Truth-in-Taxation hearing. Following the hearing the City Council approved a 99% increase in the property tax rate. South Weber City had not increased its property tax rate in over 40 years. The rates and fees for most services remained constant for fiscal year 2020 compared with fiscal year 2019.

**REQUEST FOR INFORMATION**

This financial report is designed to give its readers a general overview of the South Weber City's finances. Questions regarding any information contained in this report or requests for additional financial information should be addressed to South Weber City, 1600 East South Weber Drive, South Weber City, Utah 84405.

## **BASIC FINANCIAL STATEMENTS**

**SOUTH WEBER CITY**  
**STATEMENT OF NET POSITION**  
**June 30, 2020**

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
<b>Assets:</b>			
<b>Current Assets:</b>			
Cash and cash equivalents	\$ 3,042,710	\$ 5,642,864	\$ 8,685,574
Receivables:			
Property, franchise, and excise taxes	1,774,323	-	1,774,323
Accounts receivable	37,703	280,762	318,465
Other	-	1,272,445	1,272,445
Prepaid expenses	10,075	157,841	167,916
Restricted:			
Cash and cash equivalents	1,508,667	637,940	2,146,607
Receivables - Class "C" road funds	49,089	-	49,089
Capital assets not being depreciated:			
Land and water rights	4,154,044	-	4,154,044
Construction in process	-	384,130	384,130
Capital assets, net of accumulated depreciation:			
Buildings	1,888,810	171,499	2,060,309
Improvements other than buildings	7,718,072	15,107,579	22,825,651
Machinery and equipment	76,313	125,629	201,942
Vehicles	868,915	6,207	875,122
<b>Total Assets</b>	<u>21,128,721</u>	<u>23,786,896</u>	<u>44,915,617</u>
<b>Deferred Outflows of Resources</b>			
Deferred loss on refunding	28,307	73,145	101,452
Deferred outflows relating to pensions	70,964	23,654	94,618
<b>Total Deferred Outflows of Resources</b>	<u>99,271</u>	<u>96,799</u>	<u>196,070</u>
<b>Total Assets and Deferred Outflows of Resources</b>	<u><u>\$ 21,227,992</u></u>	<u><u>\$ 23,883,695</u></u>	<u><u>\$ 45,111,687</u></u>

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



**SOUTH WEBER CITY**  
**STATEMENT OF NET POSITION (Continued)**  
**June 30, 2020**

	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>Liabilities:</b>			
Accounts payable	\$ 552,992	\$ 344,271	\$ 897,263
Accrued liabilities	61,209	8,444	69,653
Accrued interest	10,098	6,308	16,406
Unearned revenue	529,143	41,495	570,638
Restricted liabilities:			
Developer and customer deposits	71,917	1,088	73,005
Noncurrent liabilities:			
Due within one year	122,597	109,115	231,712
Due in more than one year	610,065	2,764,629	3,374,694
Net pension liability	124,544	41,516	166,060
<b>Total Liabilities</b>	<b>2,082,565</b>	<b>3,316,866</b>	<b>5,399,431</b>
<b>Deferred Inflows of Resources</b>			
Deferred revenue - property taxes	754,000	-	754,000
Deferred revenue - construction receivables	672,867	1,089,219	1,762,086
Deferred inflows relating to pensions	79,628	26,542	106,170
<b>Total Deferred Inflows of Resources</b>	<b>1,506,495</b>	<b>1,115,761</b>	<b>2,622,256</b>
<b>Net Position</b>			
Net investment in capital assets	14,054,461	12,936,492	26,990,953
Restricted for:			
Impact fees	646,579	595,357	1,241,936
Roads	310,117	-	310,117
Unrestricted	2,627,775	5,919,219	8,546,994
<b>Total Net Position</b>	<b>17,638,932</b>	<b>19,451,068</b>	<b>37,090,000</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Net Position</b>	<b>\$ 21,227,992</b>	<b>\$ 23,883,695</b>	<b>\$ 45,111,687</b>

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

**SOUTH WEBER CITY**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended June 30, 2020**

Functions/Programs		Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary Government:							
Government Activities							
General government	\$ 621,670	\$ 610,996	\$ 368,352	\$ 332,300	\$ 689,978	\$ -	\$ 689,978
Public safety	778,017	69,410	171,115	14,112	(523,380)	-	(523,380)
Highways and public works	2,251,759	407,293	385,943	1,762,680	304,157	-	304,157
Parks	518,077	1,427	-	234,752	(281,898)	-	(281,898)
Recreation	212,763	122,627	-	93,408	3,272	-	3,272
Interest on long-term debt	28,205	-	-	-	(28,205)	-	(28,205)
Total Governmental Activities	4,410,491	1,211,753	925,410	2,437,252	163,924	-	163,924
Business-type Activities							
Water utility	1,087,951	1,521,613	-	470,261	-	903,923	903,923
Sewer utility	740,054	965,254	-	594,112	-	819,312	819,312
Garbage utility	461,688	469,449	-	-	-	7,761	7,761
Storm sewer utility	276,358	189,131	-	926,927	-	839,700	839,700
Total Business-type Activities	2,566,051	3,145,447	-	1,991,300	-	2,570,696	2,570,696
Total Government	\$ 6,976,542	\$ 4,357,200	\$ 925,410	\$ 4,428,552	163,924	2,570,696	2,734,620
General Revenues:							
					801,314	-	801,314
					422,985	-	422,985
					1,211,491	-	1,211,491
					64,536	128,190	192,726
					-	18,050	18,050
					-	-	-
					2,500,326	146,240	2,646,566
					2,664,250	2,716,936	5,381,186
					14,974,682	16,734,132	31,708,814
					\$ 17,638,932	\$ 19,451,068	\$ 37,090,000

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

**SOUTH WEBER CITY**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**June 30, 2020**

	General	Special Revenue Recreation Fund	Capital Projects Fund	Nonmajor Governmental Funds	Totals
<b>Assets</b>					
Cash and cash equivalents	\$ 469,384	\$ 406,499	\$ 1,890,570	\$ 276,257	\$ 3,042,710
Accounts receivable	-	-	-	37,703	37,703
Property, franchise, and excise tax receivable	1,047,856	-	-	-	1,047,856
Receivables, other	34,164	-	596,638	95,665	726,467
Prepays	10,075	-	-	-	10,075
Restricted assets:					
Cash and cash equivalents	857,832	-	4,256	646,579	1,508,667
Receivables - Class "C" road monies	49,089	-	-	-	49,089
<b>Total Assets</b>	<b>\$ 2,468,400</b>	<b>\$ 406,499</b>	<b>\$ 2,491,464</b>	<b>\$ 1,056,204</b>	<b>\$ 6,422,567</b>
<b>Liabilities</b>					
Accounts payable	\$ 100,141	\$ 1,646	\$ 443,325	\$ 7,880	\$ 552,992
Accrued liabilities	58,407	2,802	-	-	61,209
Unearned revenue	524,887	-	4,256	-	529,143
Restricted liabilities:					
Developer and customer deposits	71,917	-	-	-	71,917
<b>Total Liabilities</b>	<b>755,352</b>	<b>4,448</b>	<b>447,581</b>	<b>7,880</b>	<b>1,215,261</b>
<b>Deferred Inflows of Resources</b>					
Unavailable revenue - construction receivables	-	-	596,638	76,229	672,867
Unavailable revenue - property taxes	754,000	-	-	-	754,000
<b>Total Deferred Inflows of Resources</b>	<b>754,000</b>	<b>-</b>	<b>596,638</b>	<b>76,229</b>	<b>1,426,867</b>
<b>Fund Balances</b>					
Nonspendable					
Prepays	10,075	-	-	-	10,075
Restricted					
Class "C" roads	310,117	-	-	-	310,117
Impact fees	-	-	-	646,579	646,579
Assigned					
Capital projects	-	402,051	1,447,245	325,516	2,174,812
Unassigned	638,856	-	-	-	638,856
<b>Total Fund Balances</b>	<b>959,048</b>	<b>402,051</b>	<b>1,447,245</b>	<b>972,095</b>	<b>3,780,439</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$ 2,468,400</b>	<b>\$ 406,499</b>	<b>\$ 2,491,464</b>	<b>\$ 1,056,204</b>	<b>\$ 6,422,567</b>

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

**SOUTH WEBER CITY**  
**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL**  
**FUNDS TO THE STATEMENT OF NET POSITION**  
**June 30, 2020**

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

<b>Total fund balance - governmental funds</b>	\$ 3,780,439
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	14,706,154
Deferred outflows of resources relating to refunding are not financial resources and, therefore, are not reported in the funds.	28,307
Long-term liabilities, including bond payable, and compensated absences are not due and payable in the current period and therefore are not recorded in the funds.	(732,662)
Accrued interest expense is not due and payable in the current period and therefore is not recorded in the funds.	(10,098)
Pension assets and liabilities along with the corresponding deferred inflows and outflows are not collectable or payable in the current period and therefore are not recorded in the funds.	(133,208)
<b>Net position - governmental activities</b>	<u><u>\$ 17,638,932</u></u>

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

**SOUTH WEBER CITY**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended June 30, 2020**

	General	Special Revenue Recreation Fund	Capital Projects Fund	Nonmajor Governmental Funds	Totals
<b>Revenues</b>					
General property taxes	\$ 801,314	\$ -	\$ -	\$ -	\$ 801,314
Sales, use, and excise taxes	339,002	-	770,000	102,489	1,211,491
Franchise taxes	422,985	-	-	-	422,985
Impact fees	-	-	-	537,376	537,376
Licenses	471,438	-	-	-	471,438
Fines	90,215	-	-	-	90,215
Charges for services	168,052	122,627	-	407,293	697,972
Interest income	24,264	6,198	8,777	25,297	64,536
Intergovernmental	266,615	-	366,852	245,277	878,744
Contributions	-	-	332,300	46,666	378,966
Miscellaneous revenue	22,859	-	-	-	22,859
Total Revenues	2,606,744	128,825	1,477,929	1,364,398	5,577,896
<b>Expenditures</b>					
Current:					
General government	651,517	-	-	-	651,517
Public safety	819,525	-	-	-	819,525
Public works	644,813	-	-	629,547	1,274,360
Parks	247,828	-	-	-	247,828
Recreation	-	172,508	-	-	172,508
Capital expenditures	-	-	1,908,682	-	1,908,682
Debt service:					
Principal	24,360	62,640	-	-	87,000
Interest and fiscal charges	7,127	18,326	-	-	25,453
Total Expenditures	2,395,170	253,474	1,908,682	629,547	5,186,873
Excess (Deficiency) of Revenues Over (Under) Expenditures	211,574	(124,649)	(430,753)	734,851	391,023
<b>Other Financing Sources (Uses)</b>					
Transfer in	14,996	191,318	752,396	36,694	995,404
Transfer out	(368,532)	-	-	(626,872)	(995,404)
Total Other Financing Sources (Uses)	(353,536)	191,318	752,396	(590,178)	-
Net Change in Fund Balances	(141,962)	66,669	321,643	144,673	391,023
Fund Balance, Beginning	1,101,010	335,382	1,125,602	827,422	3,389,416
Fund Balance, Ending	\$ 959,048	\$ 402,051	\$ 1,447,245	\$ 972,095	\$ 3,780,439

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

**SOUTH WEBER CITY**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended June 30, 2020**

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

<b>Net change in fund balances - total governmental funds</b>	\$ 391,023
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.	(617,653)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the statement of net position.	2,828,279
Repayment of bond principal is an expenditure in the funds, but the repayment reduces long-term liabilities in the statement of net position.	87,000
The amortization of deferred outflows relating to bond refunding loss is not recorded in the governmental funds.	(4,044)
In the statement of activities, accrued interest on debt is recorded.	1,292
The accumulation of accrued leave does not require the use of current financial resources and therefore is not recorded as an expenditure in the Governmental Funds.	(11,516)
Changes in the pension asset and liability accounts are not recorded in the funds rather they are recorded in the statement of activities	(10,131)
<b>Change in net position - governmental activities</b>	<b>\$ 2,664,250</b>

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

**SOUTH WEBER CITY**  
**STATEMENT OF NET POSITION – PROPRIETARY FUNDS**  
**June 30, 2020**

	<b>Water Utility Fund</b>	<b>Sewer Utility Fund</b>	<b>Garbage Utility Fund</b>	<b>Storm Sewer Utility Fund</b>	<b>Total Proprietary Funds</b>
<b>Assets:</b>					
<b>Current Assets:</b>					
Cash and cash equivalents	\$ 2,089,202	\$ 2,902,934	\$ 426,274	\$ 224,454	\$ 5,642,864
Accounts receivable	147,038	71,080	44,661	17,983	280,762
Other receivables	1,174,540	-	-	97,905	1,272,445
Prepaid expenses	157,841	-	-	-	157,841
Restricted cash and cash equivalents	54,360	541,687	-	41,893	637,940
Total Current Assets	3,622,981	3,515,701	470,935	382,235	7,991,852
<b>Noncurrent Assets:</b>					
Property and equipment					
Construction in process	52,880	-	-	331,250	384,130
Buildings	298,262	-	-	-	298,262
Improvements, other than buildings	8,826,017	6,812,036	-	5,097,370	20,735,423
Machinery and equipment	218,705	-	-	-	218,705
Vehicles	22,250	-	-	-	22,250
Less: Accumulated depreciation	(2,376,104)	(1,990,464)	-	(1,497,158)	(5,863,726)
Total property and equipment	7,042,010	4,821,572	-	3,931,462	15,795,044
<b>Total Assets</b>	<b>10,664,991</b>	<b>8,337,273</b>	<b>470,935</b>	<b>4,313,697</b>	<b>23,786,896</b>
<b>Deferred Outflows of Resources:</b>					
Deferred loss on refunding	73,145	-	-	-	73,145
Deferred outflows relating to pensions	12,300	5,677	946	4,731	23,654
<b>Total Deferred Outflows of Resources</b>	<b>85,445</b>	<b>5,677</b>	<b>946</b>	<b>4,731</b>	<b>96,799</b>
<b>Total Assets and Deferred Outflows of Resources</b>	<b>\$ 10,750,436</b>	<b>\$ 8,342,950</b>	<b>\$ 471,881</b>	<b>\$ 4,318,428</b>	<b>\$ 23,883,695</b>
<b>Liabilities:</b>					
<b>Current Liabilities:</b>					
Accounts payable	\$ 119,980	\$ 48,704	\$ 69,143	\$ 106,444	\$ 344,271
Accrued liabilities	5,235	1,974	518	717	8,444
Accrued interest	6,308	-	-	-	6,308
Unearned revenue	-	-	-	41,495	41,495
Restricted liabilities:					
Developer and customer deposits	1,088	-	-	-	1,088
Current portion of compensated absences	3,246	4,316	122	1,431	9,115
Current portion of bonds payable	100,000	-	-	-	100,000
Total Current Liabilities	235,857	54,994	69,783	150,087	510,721
<b>Noncurrent Liabilities:</b>					
Compensated absences	2,164	2,877	82	954	6,077
Bonds payable	2,758,552	-	-	-	2,758,552
Net pension liability	21,588	9,964	1,661	8,303	41,516
Total Noncurrent Liabilities	2,782,304	12,841	1,743	9,257	2,806,145
<b>Total Liabilities</b>	<b>3,018,161</b>	<b>67,835</b>	<b>71,526</b>	<b>159,344</b>	<b>3,316,866</b>
<b>Deferred Inflows of Resources:</b>					
Deferred inflows	1,089,219	-	-	-	1,089,219
Deferred inflows relating to pensions	13,802	6,370	1,062	5,308	26,542
	1,103,021	6,370	1,062	5,308	1,115,761
<b>Net Position:</b>					
Net investment in capital assets	4,183,458	4,821,572	-	3,931,462	12,936,492
Restricted:					
Impact fees	53,272	541,687	-	398	595,357
Unrestricted	2,392,524	2,905,486	399,293	221,916	5,919,219
Total Net Position	6,629,254	8,268,745	399,293	4,153,776	19,451,068
<b>Total Liabilities, Deferred Inflows, and Net Position</b>	<b>\$ 10,750,436</b>	<b>\$ 8,342,950</b>	<b>\$ 471,881</b>	<b>\$ 4,318,428</b>	<b>\$ 23,883,695</b>

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

**SOUTH WEBER CITY**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN**  
**FUND NET POSITION – PROPRIETARY FUNDS**  
**For the Year Ended June 30, 2020**

	<b>Water Utility Fund</b>	<b>Sewer Utility Fund</b>	<b>Garbage Utility Fund</b>	<b>Storm Sewer Utility Fund</b>	<b>Total Proprietary Funds</b>
<b>Operating Revenues:</b>					
Sales and charges for services	\$ 1,521,613	\$ 965,254	\$ 469,449	\$ 189,131	\$ 3,145,447
Total Operating Revenues	1,521,613	965,254	469,449	189,131	3,145,447
<b>Operating Expenses:</b>					
Personnel services	217,310	102,229	40,584	67,115	427,238
Supplies	516,002	18,441	414,904	8,552	957,899
Purchased services	19,749	489,010	6,200	52,897	567,856
Capital outlay	2,220	-	-	-	2,220
Depreciation and amortization	229,913	130,374	-	147,794	508,081
Total operating expenses	985,194	740,054	461,688	276,358	2,463,294
Operating income	536,419	225,200	7,761	(87,227)	682,153
<b>Nonoperating revenue (expense):</b>					
Interest income	46,908	63,064	8,404	9,814	128,190
Impact fee income	138,860	328,496	-	33,915	501,271
Gain (loss) on disposal of assets	18,050	-	-	-	18,050
Interest expense	(102,757)	-	-	-	(102,757)
Total nonoperating revenues (expenses)	101,061	391,560	8,404	43,729	544,754
Income (loss) before capital contributions and transfers	637,480	616,760	16,165	(43,498)	1,226,907
<b>Capital Contributions:</b>					
Grants and other contributions	331,401	265,616	-	893,012	1,490,029
Total Capital Contributions	331,401	265,616	-	893,012	1,490,029
Change in net position	968,881	882,376	16,165	849,514	2,716,936
Net position, beginning	5,660,373	7,386,369	383,128	3,304,262	16,734,132
Net position, ending	\$ 6,629,254	\$ 8,268,745	\$ 399,293	\$ 4,153,776	\$ 19,451,068

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



**SOUTH WEBER CITY**  
**STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS**  
**For the Year Ended June 30, 2020**

	<b>Water Utility Fund</b>	<b>Sewer Utility Fund</b>	<b>Garbage Utility Fund</b>	<b>Storm Sewer Utility Fund</b>	<b>Total Proprietary Funds</b>
<b>Cash Flows From Operating Activities</b>					
Receipts from customers and users	\$ 1,417,292	\$ 965,927	\$ 457,690	\$ 12,383	\$ 2,853,292
Payments to suppliers and service providers	(587,537)	(527,933)	(391,972)	42,737	(1,464,705)
Payments to employees and related benefits	(227,910)	(108,677)	(45,025)	(62,691)	(444,303)
<b>Net cash flows from operating activities</b>	<b>601,845</b>	<b>329,317</b>	<b>20,693</b>	<b>(7,571)</b>	<b>944,284</b>
<b>Cash Flows From Capital and Related Financing Activities</b>					
Acquisition and construction of capital assets	(701,847)	(14,876)	-	(187,244)	(903,967)
Principal paid on bonds and leases	(95,000)	-	-	-	(95,000)
Proceeds from sale of assets	18,050	-	-	-	18,050
Interest Paid	(117,185)	-	-	-	(117,185)
Impact fees received	138,860	328,496	-	33,915	501,271
<b>Net cash flows from capital and related financing activities</b>	<b>(757,122)</b>	<b>313,620</b>	<b>-</b>	<b>(153,329)</b>	<b>(596,831)</b>
<b>Cash Flows From Investing Activities</b>					
Interest on deposits	46,908	63,064	8,404	9,814	128,190
<b>Net cash flows from investing activities</b>	<b>46,908</b>	<b>63,064</b>	<b>8,404</b>	<b>9,814</b>	<b>128,190</b>
<b>Net Increase (Decrease) In Cash and Cash Equivalents</b>	<b>(108,369)</b>	<b>706,001</b>	<b>29,097</b>	<b>(151,086)</b>	<b>475,643</b>
<b>Cash and Cash Equivalents, Beginning</b>	<b>2,251,931</b>	<b>2,738,620</b>	<b>397,177</b>	<b>417,433</b>	<b>5,805,161</b>
<b>Cash and Cash Equivalents, Ending</b>	<b>\$ 2,143,562</b>	<b>\$ 3,444,621</b>	<b>\$ 426,274</b>	<b>\$ 266,347</b>	<b>\$ 6,280,804</b>
<b>Reconciliation of operating income to net cash flows from operating activities</b>					
Operating income (loss)	\$ 536,419	\$ 225,200	\$ 7,761	\$ (87,227)	\$ 682,153
Adjustments to reconcile operating income to net cash flows from operating activities:					
Depreciation expense	229,913	130,374	-	147,794	508,081
(Increase) Decrease in accounts receivables	(19,000)	673	(11,759)	(1,451)	(31,537)
(Increase) Decrease in other accounts receivables	(1,174,540)	-	-	(97,905)	(1,272,445)
(Increase) Decrease in prepaids	(15,083)	-	-	-	(15,083)
(Increase) Decrease in deferred outflows related to pension	19,124	13,527	4,291	506	37,448
Increase (Decrease) in accounts payable	(36,415)	(21,291)	28,944	104,347	75,585
Increase (Decrease) in accrued liabilities	1,932	809	188	(161)	2,768
Increase (Decrease) in unearned revenues	-	-	-	(77,392)	(77,392)
Increase (Decrease) in compensated absences	392	3,723	(537)	1,225	4,803
Increase (Decrease) in net pension liability	(36,371)	(25,456)	(7,999)	(1,357)	(71,183)
Increase (Decrease) in deferred inflows related to pension	6,255	1,758	(196)	4,050	11,867
Increase (Decrease) in deferred inflows	1,089,219	-	-	-	1,089,219
<b>Net cash flows from operating activities</b>	<b>\$ 601,845</b>	<b>\$ 329,317</b>	<b>\$ 20,693</b>	<b>\$ (7,571)</b>	<b>\$ 944,284</b>
Non-cash contribution of assets from developers	\$ 331,401	\$ 265,616	\$ -	\$ 893,012	\$ 1,490,029

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

## SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS

### NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

South Weber City (City) was incorporated on August 1, 1936. The City operates under a mayor-council form of government and provides the following services as authorized by its charter: public safety, highways and streets, parks, recreation, planning and zoning, water, sewer, storm sewer, and general administrative. The financial statements of South Weber City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies.

(A) The Reporting Entity

For financial reporting purposes, the reporting entity includes all funds, agencies, and authorities for which the City holds corporate powers, and all component units for which the City is financially accountable. GASB has established criteria to consider in determining financial accountability. The criteria are: appointment of a majority of the voting members of an organization's governing board and, either (1) the City has the ability to impose its will on the organization or, (2) there is potential for the organization to provide specific financial benefits, or impose specific financial burdens on, the City. The City currently does not have any component units.

(B) Government-Wide and Fund Financial Statements

The Statement of Net Positions presents the City's assets and liabilities, with the difference reported as net position. Net positions are restricted when constraints placed upon them are either externally imposed or are imposed by constitutional provisions or enabling legislation. 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 that are clearly identifiable within a specific function. 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; and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function. Taxes and other revenues not meeting the definition of program revenues are reported 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.

(C) Measurement Focus and Basis of Accounting

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 revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The use of financial resources to acquire capital assets are reported as assets in the government-wide financial statements, whereas those financial resources are reported as expenditures in the governmental fund financial statements. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, whereas they are reported as another financing source in the governmental fund financial statements. Amounts paid to reduce long-term debt in the government-wide financial statements are reported as a reduction of the related liability, whereas the amounts paid are reported as expenditures in the governmental fund statements.

## SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS (Continued)

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

(C) Measurement Focus and Basis of Accounting (Continued)

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 (generally within sixty days) to pay liabilities of the current period. Expenditures are generally recorded when a liability is incurred, as under the accrual method of accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments are recorded when payment is due.

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, deferred outflows, liabilities, deferred inflows, revenues, fund balance, revenues, and expenditures or expenses as appropriate.

The City reports the following major governmental funds:

General Fund - The General Fund is used to account for all financial resources of the City not accounted for by a separate, specialized fund.

Recreation Fund - Special Revenue Fund is used to account for the sports and recreation functions of the City.

Capital Projects Fund- The Capital Projects Fund is used to account for financial resources used for the acquisition or construction of major capital improvements (other than those financed by proprietary funds).

The City reports the following major enterprise funds:

Water Utility Fund - is used to account for the water services provided.

Sewer Utility Fund – is used to account for the sewer services provided.

Garbage Utility Fund – is used to account for the garbage services provided.

Storm Sewer Utility Fund – is used to account for the storm sewer services provided.

As a general rule the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments to the General Fund by the Enterprise Funds for providing administrative, billing, and repair services for such funds. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

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 operation. The principal operating revenues of the enterprise funds are charges to customers of the system. 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.

## SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS (Continued)

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

(D) Budgets

Annual budgets are prepared and adopted before June 22 for the fiscal year commencing the following July 1, in accordance with the Uniform Fiscal Procedures Act for Utah Cities. State law requires budgeted revenues to equal budgeted expenditures, and legal control is exercised at the department level. Once a budget has been adopted, it remains in effect until it has been formally revised. Budgets for the general fund, special revenue, and capital projects funds are legally required, prepared and adopted on the modified accrual basis of accounting. Therefore, no reconciliation between budgetary schedules and the GAAP statements is required.

The Budgetary Comparison schedules presented in this section of the report are for the City's general fund and major special revenue funds. Original budgets represent the revenue estimates and spending authority authorized by the City Council prior to July 1. Final budgets represent the original budget amounts plus any amendments made to the budget during the year by the City Council through formal resolution. Final budgets do not include unexpended balances from the prior year because such balances automatically lapse to unreserved fund balance at the end of each year.

Utah State allows for any undesignated fund balances in excess of 5% of total revenue of the general fund to be utilized for budget purposes. The law also allows for the accumulation of a fund balance in the general fund in an amount equal to 25% of the total estimated revenue of the general fund. In the event that the fund balance, at the end of the fiscal year, is in excess of that allowed, the City has one year to determine an appropriate use and then the excess must be included as an available resource in the general fund budget.

(E) Taxes

In connection with budget adoption, an annual tax ordinance establishing the tax rate is adopted before June 22 and the City Recorder is to certify the tax rate to the County Auditor before June 22. Budgets for the general, special revenue, debt service and capital projects funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The above procedures are authorized by the Utah Code Sections 10-6-109 through 10-6-135.

All property taxes levied by the City are assessed and collected by Davis County. Taxes are attached as an enforceable lien as of January 1, are levied as of October 1, and are due November 30; any delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the property, and the amount of taxes and penalties bears interest from January 1 until paid. If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

(F) Capital Assets

Capital assets, which include land, buildings, property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

## SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS (Continued)

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

(F) Capital Assets (Continued)

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Capital assets are carried at cost or estimated historical cost. Depreciation of these assets is computed by use of the straight-line method over their estimated useful lives as follows:

Buildings	30-40 years
Improvements, other than buildings	5-40 years
Machinery and equipment, including leased property under capital leases	5-20 years
Infrastructure roads, signals, lights, and bridges	25-40 years
Water and sewer lines	20-100 years
Vehicles	5-10 years

(G) Long-Term Obligation

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.

(H) Equity Classifications

Equity is classified in the government-wide financial statements as net position and is displayed in three components:

- a. Net investment in capital assets - consists of capital assets including restricted 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.
- b. Restricted net position - consists of net positions 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.
- c. Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

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

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

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

Committed fund balance classification includes those funds that can only be used for specific purposes pursuant to constraints imposed by formal action of the governments highest level of decision making authority, the City Council. Fund balance commitments can only be removed or changed by the same type of action (for example, resolution) of the City Council.

## SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS (Continued)

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

(H) Equity Classifications (Continued)

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. The City Council authorizes such assignments. 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 been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the General Fund.

When both restricted and unrestricted resources are available for use, it is the City's policy to use the budget process to determine when restricted resources will be used. Although restricted resources may be available for an eligible expenditure, other resources may be used if the city considers a different expenditure would be a more appropriate use of the restricted resources. It is the City's policy to generally use committed funds first then assigned funds and lastly use unassigned funds when all are available for use in satisfying the expenditure. Exceptions to this may be made during the budget process.

Proprietary Fund equity is classified the same as in the government-wide statements.

(I) Cash and Cash Equivalents

The City considers all cash and investments with original maturities of three months or less to be cash and cash equivalents. For the purpose of the statement of cash flows, cash and cash equivalents are defined as the cash and cash equivalent accounts and the restricted cash and cash equivalents accounts.

Cash includes amounts in demand deposits as well as short-term investments with a maturity date of three months or less when acquired by the City.

(J) Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

(K) 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, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred outflows of resources for the following items: deferred loss on refunding of debt, and items relating to the City's pension plans with the Utah Retirement Systems (URS).

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 and so will not be recognized as an inflow of resources (revenue) until that time. The governmental funds report unavailable revenue from one source: property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In addition to this, the City reports deferred inflows of resources relating to the City's pension plans with the URS.

## SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS (Continued)

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

(L) 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 fair value.

(M) Prepaid

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

### NOTE 2 CASH AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. Cash includes amounts in demand deposits, a municipal money market account, and the Utah State Treasurer's investment pool (PTIF) which are considered demand deposits. All cash, demand deposits, money market accounts, and PTIF funds, are considered cash and cash equivalents.

Deposits and investments for the City are governed by the Utah Money Management Act (*Utah Code Annotated*, Title 51, Chapter 7, "the Act") and by rules of the Utah Money Management Council ("the Council"). Following are discussions of the City's exposure to various risks related to its cash management activities.

*Custodial credit risk – deposits* is the risk that in the event of bank failure, the City's deposits may not be recovered. The City's policy for managing custodial credit risk is to adhere to the Money Management Act. The Act requires all deposits of the City to be in a *qualified depository*, defined as any financial institution whose deposits are insured by an agency of the federal government and which has been certified by the Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Money Management Council. As of June 30, 2020, \$596,922 of the City's bank balances of \$854,756 (excluding PTIF) was uninsured and uncollateralized.

*Credit risk* is the risk that the counterparty to an investment will not fulfill its obligations. The City's policy for limiting the credit risk of investments is to comply with the Money Management Act. The Act requires investment transactions to be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities. Permitted investments include deposits of qualified depositories; repurchase agreements; commercial paper that is classified as "first-tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investor Services or Standard & Poors; banker acceptances; obligations of the U.S. Treasury and U.S. government sponsored enterprises; bonds and notes of political subdivisions of the State of Utah; fixed rate corporate obligations and variable rate securities rated "A" or higher by two nationally recognized statistical rating organizations as defined in the Act.

The City is authorized to invest in the Utah Public Treasurer's Investment Fund (PTIF) which is a voluntary external pooled investment fund managed by the Utah State Treasurer's Office and subject to the Act and Council requirements. The PTIF is not registered with the SEC as an investment company, is not rated, and deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah. The PTIF operates and reports to participants on an amortized cost basis. The income, gains and losses, net of administration fees, of the PTIF are allocated based upon the participants' average daily balances.



**SOUTH WEBER CITY**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 2 CASH AND 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.
- *Level 3:* Unobservable inputs.

For the year ended June 30, 2020, the City had cash balances of \$10,150,121 deposited in the PTIF. The fair value of the PTIF is \$10,174,973. The City has elected to report the PTIF balances at cost as it approximates fair value.

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 investment in the PTIF has no concentration of credit risk as the PTIF is an external investment pool managed by the Utah State Treasurer.

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The City has no formal policy regarding interest rate risk. The City manages its exposure to declines in fair value by investing mainly in the PTIF and by adhering to the Money Management Act. The Act requires that the remaining term to maturity may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity of commercial paper to 270 days or less and fixed rate negotiable deposits and corporate obligations to 365 days or less.

Following are the City's cash on hand and on deposit at June 30, 2020:

	<u>Carrying Amount</u>
<b>Cash on hand and on deposit:</b>	
Cash on hand	\$ 4,315
Cash on deposit	677,745
Utah State Treasurer's investment pool accounts	<u>10,150,121</u>
<b>Total cash on hand and deposit</b>	<u><u>\$ 10,832,181</u></u>

**NOTE 3 RESTRICTED ASSETS**

Certain assets are restricted to use for the following purposes as of June 30, 2020:

Performance bonds	\$ 77,261
Class "C" road funds	310,117
Unspent grant	76,722
Developer deposits	489,660
Impact fees	<u>1,241,936</u>
Restricted assets	<u><u>\$ 2,195,696</u></u>



# SOUTH WEBER CITY

## NOTES TO FINANCIAL STATEMENTS (Continued)

### NOTE 4 CAPITAL ASSETS

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

	Balance June 30, 2019	Additions	Deletions	Balance June 30, 2020
<b>Governmental Activities</b>				
<b>Capital assets, not being depreciated</b>				
Land	\$ 3,374,977	\$ 779,067	\$ -	\$ 4,154,044
Construction in process	469,721	-	(469,721)	-
<b>Total capital assets, not being depreciated</b>	<u>3,844,698</u>	<u>779,067</u>	<u>(469,721)</u>	<u>4,154,044</u>
<b>Capital assets, being depreciated</b>				
Buildings	3,075,860	-	-	3,075,860
Improvements other than buildings	12,212,628	2,372,924	-	14,585,552
Equipment	217,408	-	-	217,408
Vehicles	1,206,744	146,009	-	1,352,753
<b>Total capital assets, being depreciated</b>	<u>16,712,640</u>	<u>2,518,933</u>	<u>-</u>	<u>19,231,573</u>
<b>Less accumulated depreciation for</b>				
Buildings	(1,125,530)	(61,520)	-	(1,187,050)
Improvements other than buildings	(6,457,657)	(409,823)	-	(6,867,480)
Equipment	(119,928)	(21,167)	-	(141,095)
Vehicles	(358,695)	(125,143)	-	(483,838)
<b>Total accumulated depreciation</b>	<u>(8,061,810)</u>	<u>(617,653)</u>	<u>-</u>	<u>(8,679,463)</u>
<b>Total capital assets, being depreciated, net</b>	<u>8,650,830</u>	<u>1,901,280</u>	<u>-</u>	<u>10,552,110</u>
<b>Governmental activities capital assets, net</b>	<u>\$ 12,495,528</u>	<u>\$ 2,680,347</u>	<u>\$ (469,721)</u>	<u>\$ 14,706,154</u>

The Business-type Activities property, plant and equipment consist of the following on June 30, 2020:

	Balance June 30, 2019	Additions	Deletions	Balance June 30, 2020
<b>Business-type Activities</b>				
<b>Capital assets, not being depreciated</b>				
Construction in process	\$ 432,198	\$ 148,211	\$ (196,279)	\$ 384,130
<b>Total capital assets, not being depreciated</b>	<u>432,198</u>	<u>148,211</u>	<u>(196,279)</u>	<u>384,130</u>
<b>Capital assets, being depreciated</b>				
Buildings	298,262	-	-	298,262
Improvements other than buildings	18,296,220	2,439,203	-	20,735,423
Equipment	218,705	-	-	218,705
Vehicles	109,473	-	(87,223)	22,250
<b>Total capital assets, being depreciated</b>	<u>18,922,660</u>	<u>2,439,203</u>	<u>(87,223)</u>	<u>21,274,640</u>
<b>Less accumulated depreciation for</b>				
Buildings	(119,306)	(7,457)		(126,763)
Improvements other than buildings	(5,148,759)	(479,085)		(5,627,844)
Equipment	(75,986)	(17,090)		(93,076)
Vehicles	(98,817)	(4,449)	87,223	(16,043)
<b>Total accumulated depreciation</b>	<u>(5,442,868)</u>	<u>(508,081)</u>	<u>87,223</u>	<u>(5,863,726)</u>
<b>Total capital assets, being depreciated, net</b>	<u>13,479,792</u>	<u>1,931,122</u>	<u>-</u>	<u>15,410,914</u>
<b>Business-type activities capital assets, net</b>	<u>\$ 13,911,990</u>	<u>\$ 2,079,333</u>	<u>\$ (196,279)</u>	<u>\$ 15,795,044</u>

**SOUTH WEBER CITY**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 4 CAPITAL ASSETS (Continued)**

Depreciation expense was charged to functions/programs for the year ended June 30, 2020 as follows:

<b>Governmental Activities</b>	
General government	\$ 5,338
Public safety	56,723
Highways and public works	420,817
Parks	96,669
Recreation	<u>38,106</u>
Total depreciation expense - governmental activities	<u><u>\$ 617,653</u></u>
<b>Business-type Activities</b>	
Water services	\$ 229,913
Sewer services	130,374
Storm sewer services	<u>147,794</u>
Total depreciation expense - business-type activities	<u><u>\$ 508,081</u></u>
Combined depreciation expense	<u><u>\$ 1,125,734</u></u>

**NOTE 5 COMPENSATED ABSENCES**

Accumulated unpaid vacation, compensatory leave pay and other employee benefit amounts are accrued when incurred in proprietary funds (using the accrual basis of accounting). The total compensated absences liability is reported in the government wide financial statements as long-term debt in accordance with the Governmental Accounting Standards. Based on historical estimates, the City estimates that \$30,922 of the compensated absences balance will be due in the next year. The General fund and the Proprietary funds typically liquidates the liability for compensated absences.

**NOTE 6 LONG-TERM DEBT NOTE**

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

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due within One Year</u>
<b>Governmental Activities</b>					
Sales Tax Revenue Bond, Series 2012	\$ 767,000	\$ -	\$ (87,000)	\$ 680,000	\$ 91,000
Total governmental bonds payable	767,000			680,000	91,000
Compensated absences	41,146	36,204	(24,688)	52,662	31,597
Net pension liability	<u>209,298</u>	<u>-</u>	<u>(84,754)</u>	<u>124,544</u>	<u>-</u>
Total governmental long-term liabilities	<u><u>\$ 1,017,444</u></u>	<u><u>\$ 36,204</u></u>	<u><u>\$ (109,442)</u></u>	<u><u>\$ 857,206</u></u>	<u><u>\$ 122,597</u></u>

## SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS (Continued)

### NOTE 6 LONG-TERM DEBT (Continued)

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
<b>Business-type Activities</b>					
Water Revenue Refunding, Series 2017	\$ 2,620,000	\$ -	\$ (95,000)	2,525,000	\$ 100,000
Bond Premium, Series 2017	351,107	-	(17,555)	333,552	-
Total business-type bonds payable	2,971,107			2,858,552	100,000
Compensated absences	10,389	11,037	(6,234)	15,192	9,115
Net pension liability	112,699	-	(71,183)	41,516	-
<b>Total business-type long-term liabilities</b>	<b>\$ 3,094,195</b>	<b>\$ 11,037</b>	<b>\$ (77,417)</b>	<b>\$ 2,915,260</b>	<b>\$ 109,115</b>

The direct placement revenue bonds contain a significant default provision wherein if the City does not pay the scheduled principal and interest payments the bondholder may require the City to increase rates sufficient to comply with the bond requirements or may petition the court to appoint a receiver. In addition, the bonds have an acceleration clause wherein upon default the bonds shall bear an interest at the rate of 18% until the default is cured. The City does not have any unused lines of credit.

#### Sales Tax Revenue Refunding Bonds, Series 2012

The Sales Tax Revenue Refunding Bonds, Series 2012 were issued in February 2012. Original issuance amount of \$1,312,000 and carry interest at 2.970%. Interest payments are due semi-annually in January and July, with principal payments due annually in January, and mature in January 2027. The Sales Tax Revenue Refunding Bonds, Series 2012 were issued to refund a portion of the Sales Tax Revenue Bonds, Series 2004.

The annual debt service requirements to maturity, including principal and interest, for the Sales Tax Revenue Refunding Bonds, Series 2012, as of June 30, 2020 are as follows:

<u>Year Ending June 30,</u>	<u>Sales Tax Refunding Bonds, Series 2012</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 91,000	\$ 20,196	\$ 111,196
2022	95,000	17,493	112,493
2023	93,000	14,672	107,672
2024	97,000	11,910	108,910
2025	101,000	9,029	110,029
2026-2027	203,000	9,088	212,088
<b>Total</b>	<b>\$ 680,000</b>	<b>\$ 82,388</b>	<b>\$ 762,388</b>

#### Water Revenue Bonds, Series 2010

The Water Revenue Bonds, Series 2010 were issued in August 2010. The \$3,445,000 revenue bonds carried interest ranging from 2.0% to 5.0%. Interest payments are due semi-annually in June and December, with principal payments due annually in June, and matures in June 2040. The proceeds of the bond were used to construct a culinary water storage reservoir, a pump station, and other related infrastructure. In 2017, the City refunded the Series 2010 bonds by issuing Water Revenue Refunding Bonds, Series 2017. The proceeds of the Series 2017 bond were deposited into an escrow which was used to redeem the Series 2010 bonds on June 1, 2020.

**SOUTH WEBER CITY**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 6 LONG-TERM DEBT (Continued)**

Water Revenue Refunding Bonds, Series 2017

The Water Revenue Refunding Bonds, Series 2017 were issued in December 2017 to refund the Series 2010 Water Revenue Bonds. The \$2,800,000 refunding revenue bonds carry interest ranging from 2.0% to 5.0%. Interest payments are due semi-annually in June and December, with principal payments due annually in June, and matures in June 2039. The issuance of the Series 2017 bonds generated a premium of \$386,217. The bond proceeds, including the premium, together with funds from the debt service reserve account for the Series 2010 bonds were deposited into an escrow account which will be used to pay down the balance of the Series 2010 bonds, and ultimately retired those bonds when those bonds matured in June 2020. The advance refunding resulted in a deferred loss on refunding of \$84,695. The premium and deferred loss on refunding will be amortized over the life of the bonds.

The annual debt service requirements to maturity as of June 30, 2020 are as follows:

<u>Year Ending June 30,</u>	<u>Water Revenue Bonds, Series 2017</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 100,000	\$ 131,750	\$ 231,750
2022	100,000	127,500	227,500
2023	100,000	123,000	223,000
2024	100,000	118,500	218,500
2025	110,000	114,700	224,700
2026-2030	625,000	502,700	1,127,700
2031-2035	785,000	345,750	1,130,750
2036-2039	605,000	133,750	738,750
<b>Total</b>	<u>\$ 2,525,000</u>	<u>\$ 1,597,650</u>	<u>\$ 4,122,650</u>

**NOTE 7 CONSTRUCTION COMMITMENTS**

The City did not have any active construction commitments on June 30, 2020

## SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS (Continued)

### NOTE 8 TRANSFERS

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

	<u>Out</u>	<u>In</u>
Governmental funds:		
General fund	\$ 368,532	\$ 14,996
Capital improvements fund	-	752,396
Recreation fund	-	191,318
Road impact fee fund	518,058	-
Recreation impact fee fund	93,818	-
Public safety impact fee fund	14,996	-
Transportation fund	-	36,694
Totals	<u>\$ 1,432,477</u>	<u>\$ 1,432,477</u>

The purpose of the interfund transfers in Recreation and Public Safety are to make payments on the City's bonds. The other transfers relate to the use of Road Impact Fees and Class "C" Road funds for the construction of South Bench Drive Phase One.

### NOTE 9 RETIREMENT PLAN

#### Plan Description

Eligible plan participants are provided with pensions through the Utah Retirement Systems. 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.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees 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 System's 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 E. 200 S. Salt Lake City, Utah 84102 or visiting the website: [www.urs.org](http://www.urs.org).

**SOUTH WEBER CITY**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 9 RETIREMENT PLAN (Continued)**

Benefits Provided

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

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%
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%

\* With actuarial reductions.

\*\* All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except 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 no met may be carried forward to subsequent years.

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, 2020 are as follows:

	Employee Paid	Employer Contribution Rates	Employer Rate for 401(k) Plan
Contributory System			
111 - Local Government Div - Tier 2	N/A	15.66%	1.03%
Noncontributory System			
15 - Local Government Div - Tier 1	N/A	18.47%	N/A
Tier 2 DC Only			
211 - Local Government	N/A	6.69%	10.00%

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

**SOUTH WEBER CITY**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 9 RETIREMENT PLAN (Continued)**

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

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 56,060	N/A
Tier 2 Public Employees System	51,614	-
Tier 2 DC Only System	2,763	N/A
Total Contributions	<u>\$ 110,437</u>	<u>\$ -</u>

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.

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

At June 30, 2020, we reported a net pension asset of \$0 and a net pension liability of \$166,059.

	(Measurement Date): December 31, 2019				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2018	Change (Decrease)
Noncontributory System	\$ -	\$ 160,905	0.0426931%	0.0423883%	0.0003048%
Tier 2 Public Employees System	-	5,154	0.0229183%	0.0230247%	-0.0001064%
Total Net Pension Asset / Liability	<u>\$ -</u>	<u>\$ 166,059</u>			

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

For the year ended June 30, 2020, we recognized pension expense of \$98,725.

At June 30, 2020, 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	\$ 16,078	\$ 4,080
Changes in assumptions	19,243	148
Net difference between projected and actual earnings on pension plan investments	-	85,333
Changes in proportion and differences between contributions and proportionate share of contributions	4,769	16,609
Contributions subsequent to the measurement date	54,528	-
Total	<u>\$ 94,618</u>	<u>\$ 106,170</u>

## SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS (Continued)

### NOTE 9 RETIREMENT PLAN (Continued)

\$ 54,528 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, 2019.

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

Year Ended December 31,	Net Deferred Outflows (inflows) of Resources
2020	\$ (18,989)
2021	(21,433)
2022	2,783
2023	32,004
2024	517
Thereafter	3,046

#### Actuarial Assumptions

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

Inflation	2.50 Percent
Salary Increases	3.25 – 9.75 percent, average, including inflation
Investment Rate of Return	6.95 percent, net of pension plan investment expense, including inflation

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

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

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class 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		Long-Term expected portfolio real rate of return
	Target Allocation	Real Return Arithmetic Basis	
Equity securities	40%	6.15%	2.46%
Debt securities	20%	0.40%	0.08%
Real assets	15%	5.75%	0.86%
Private equity	9%	9.95%	0.90%
Absolute return	16%	2.85%	0.46%
Cash and cash equivalents	0%	0.00%	0.00%
Totals	100%		4.75%
		Inflation	2.50%
		Expected arithmetic nominal return	7.25%



## SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS (Continued)

### NOTE 9 RETIREMENT PLAN (Continued)

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

#### Discount Rate

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

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

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

System	1% Decrease (5.95%)	Discount Rate (6.95%)	1% Increase (7.95%)
Noncontributory System	\$ 502,561	\$ 160,905	\$ (124,033)
Tier 2 Public Employees System	44,449	5,154	(25,213)
Total	<u>\$ 547,010</u>	<u>\$ 166,059</u>	<u>\$ (149,246)</u>

#### Pension Plan Fiduciary Net Position

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

#### **Defined Contribution Savings Plans**

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

South Weber City participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- 401(k) Plan
- Roth IRA Plan

**SOUTH WEBER CITY**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 9 RETIREMENT PLAN (Continued)**

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

	<u>2020</u>	<u>2019</u>	<u>2018</u>
401(k) Plan			
Employer Contributions	\$ 46,061	\$ 43,366	\$ 39,838
Employee Contributions	53,960	43,507	39,908
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	-	-	1,313

## **REQUIRED SUPPLEMENTAL INFORMATION**

**SOUTH WEBER CITY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended June 30, 2020**

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>final budget</b>
<b>Revenues</b>				
General property taxes	\$ 746,000	\$ 746,000	\$ 801,314	\$ 55,314
Sales, use, and excise taxes	701,000	701,000	339,002	(361,998)
Franchise taxes	400,000	400,000	422,985	22,985
Licenses	318,000	398,000	471,438	73,438
Fines	85,000	85,000	90,215	5,215
Charges for services	195,000	290,000	168,052	(121,948)
Interest income	17,000	57,000	24,264	(32,736)
Intergovernmental	103,500	103,500	266,615	163,115
Miscellaneous revenue	5,500	5,500	22,859	17,359
Total Revenues	2,571,000	2,786,000	2,606,744	(179,256)
<b>Expenditures</b>				
General government				
Administrative	660,500	635,500	522,321	113,179
Legislative	60,000	60,000	40,063	19,937
Judicial	100,000	100,000	89,133	10,867
Public works				
Building inspection	328,000	433,000	418,515	14,485
Streets	264,000	334,000	226,298	107,702
Public safety				
Police and animal control	258,000	258,000	247,649	10,351
Fire protection	568,000	608,000	571,876	36,124
Parks	240,000	265,000	247,828	17,172
Debt service:				
Principal	28,000	28,000	24,360	3,640
Interest	7,000	7,000	7,127	(127)
Total Expenditures	2,513,500	2,728,500	2,395,170	333,330
Excess (Deficiency) of Revenues Over (Under) Expenditures	57,500	57,500	211,574	154,074
<b>Other Financing Sources (Uses)</b>				
Transfer in	40,000	40,000	14,996	(25,004)
Transfer out	(97,500)	(97,500)	(368,532)	(271,032)
Total Other Financing Sources (Uses)	(57,500)	(57,500)	(353,536)	(296,036)
Net Change in Fund Balance	\$ -	\$ -	(141,962)	\$ (141,962)
Fund Balance, Beginning			1,101,010	
Fund Balance, Ending			\$ 959,048	

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

**SOUTH WEBER CITY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCES – BUDGET AND ACTUAL – RECREATION SPECIAL REVENUE FUND**  
**For the Year Ended June 30, 2020**

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>final budget</b>
<b>Revenues</b>				
Charges for services	\$ 140,500	\$ 142,500	\$ 122,627	\$ (19,873)
Interest income	3,000	3,000	6,198	3,198
Total Revenues	143,500	145,500	128,825	(16,675)
<b>Expenditures</b>				
Recreation	222,000	224,000	172,508	51,492
Debt service:				
Principal	72,000	72,000	62,640	9,360
Interest	17,000	17,000	18,326	(1,326)
Total Expenditures	311,000	313,000	253,474	59,526
Excess (Deficiency) of Revenues Over (Under) Expenditures	(167,500)	(167,500)	(124,649)	42,851
<b>Other Financing Sources (Uses)</b>				
Transfer in	163,500	163,500	191,318	27,818
Total Other Financing Sources (Uses)	163,500	163,500	191,318	27,818
Net Change in Fund Balance	<u>\$ (4,000)</u>	<u>\$ (4,000)</u>	66,669	<u>\$ 70,669</u>
Fund Balance, Beginning			335,382	
Fund Balance, Ending			<u>\$ 402,051</u>	

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

**SOUTH WEBER CITY**  
**SCHEDULE OF PROPORTIONATE SHARE OF**  
**THE PENSION LIABILITY**  
**UTAH RETIREMENT SYSTEMS**  
**Measurement Date of December 31, 2019**  
**June 30, 2020**  
**Last 10 Fiscal Years\***

For the year ended December 31,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	Plan fiduciary net position as a percentage of total pension liability(asset)
<b>Noncontributory Retirement System</b>					
2019	0.0426931%	\$ 160,905	\$ 287,168	56.03%	93.7%
2018	0.0423883%	312,136	290,780	107.34%	87.0%
2017	0.0469185%	205,564	352,474	58.32%	91.9%
2016	0.0504895%	324,204	399,151	81.22%	87.3%
2015	0.0572056%	323,697	457,570	70.74%	87.8%
2014	0.0486916%	211,430	384,233	55.03%	90.2%
<b>Tier 2 Public Employees Retirement System</b>					
2019	0.0229183%	\$ 5,154	\$ 318,488	1.62%	96.5%
2018	0.0230247%	9,861	268,358	3.67%	90.8%
2017	0.0183092%	1,614	179,039	0.90%	97.4%
2016	0.0180146%	2,010	147,733	1.36%	95.1%
2015	0.0206238%	(45)	133,243	-0.03%	100.2%
2014	0.2582740%	(783)	126,524	-0.62%	103.5%

\* This schedule will be built out prospectively to show a 10-year history.

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

**SOUTH WEBER CITY**  
**SCHEDULE OF CONTRIBUTIONS**  
**UTAH RETIREMENT SYSTEMS**  
**June 30, 2020**  
**Last 10 Fiscal Years\***

As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
<b>Noncontributory System</b>					
2020	\$ 56,060	\$ 56,060	\$ -	\$ 303,520	18.47%
2019	50,305	50,305	-	272,670	18.45%
2018	62,139	62,139	-	336,430	18.47%
2017	63,880	63,880	-	345,860	18.47%
2016	85,487	85,487	-	467,173	18.30%
2015	76,280	76,280	-	429,160	17.77%
2014	71,335	71,335	-	413,474	17.25%
<b>Tier 2 Public Employees System*</b>					
2020	\$ 51,614	\$ 51,614	\$ -	\$ 330,284	15.63%
2019	46,657	46,657	-	300,889	15.51%
2018	32,651	32,651	-	216,091	15.11%
2017	22,503	22,503	-	150,925	14.91%
2016	21,380	21,380	-	143,386	14.91%
2015	17,885	17,885	-	103,673	17.25%
2014	14,123	14,123	-	76,308	18.51%
<b>Tier 2 Public Employees DC Only System*</b>					
2020	\$ 2,763	\$ 2,763	\$ -	\$ 41,294	6.69%
2019	2,817	2,817	-	42,110	6.69%
2018	2,760	2,760	-	41,251	6.69%
2017	4,040	4,040	-	60,469	6.68%
2016	949	949	-	92,255	1.03%
2015	534	534	-	87,277	0.61%
2014	-	-	-	83,188	0.00%

\* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems.

\*\* This schedule will be built out prospectively to show a 10-year history. Contributions as a percentage of covered-payroll may be different than the board certified rate due to rounding and other administrative issues.

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

**SOUTH WEBER CITY**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**  
**For the Year Ended June 30, 2020**

URS Pension Plan - Changes in Assumptions

As a result of the passage of SB 129, the retirement rates for members in the Tier 2 Public Safety and Firefighters Hybrid System have been modified to be the same as the assumptions used to model the retirement pattern in the Tier 1 Public Safety and Firefighter Systems, except for a 10% load at first eligibility for unreduced retirement prior to age 65.



## **SUPPLEMENTAL INFORMATION**

**SOUTH WEBER CITY**  
**COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS**  
**For the Year Ended June 30, 2020**

	<u>Park Impact Fee Fund</u>	<u>Road Impact Fee Fund</u>	<u>Recreation Impact Fee Fund</u>	<u>Public Safety Impact Fee Fund</u>	<u>Transportation Fund</u>	<u>Total Nonmajor Governmental Funds</u>
<b>Assets:</b>						
Cash and cash equivalents	\$ 642,236	\$ 3,651	\$ 596	\$ 96	\$ 276,257	\$ 922,836
Receivables	-	-	-	-	37,703	37,703
Other Receivable	-	-	-	-	95,665	95,665
<b>Total assets</b>	<u>\$ 642,236</u>	<u>\$ 3,651</u>	<u>\$ 596</u>	<u>\$ 96</u>	<u>\$ 409,625</u>	<u>\$ 1,056,204</u>
<b>Liabilities:</b>						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 7,880	\$ 7,880
<b>Total liabilities</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,880</u>	<u>7,880</u>
<b>Deferred Inflows of Resources</b>						
Unavaiable revenue - construction receivables	-	-	-	-	76,229	76,229
<b>Total Deferred Inflows of Resources</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>76,229</u>	<u>76,229</u>
<b>Fund Balances:</b>						
Assigned for capital improvements	642,236	3,651	596	96	325,516	972,095
<b>Total fund balances</b>	<u>642,236</u>	<u>3,651</u>	<u>596</u>	<u>96</u>	<u>325,516</u>	<u>972,095</u>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<u>\$ 642,236</u>	<u>\$ 3,651</u>	<u>\$ 596</u>	<u>\$ 96</u>	<u>\$ 409,625</u>	<u>\$ 1,056,204</u>

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

**SOUTH WEBER CITY**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**For the Year Ended June 30, 2020**

	<b>Park Impact Fee Fund</b>	<b>Road Impact Fee Fund</b>	<b>Recreation Impact Fee Fund</b>	<b>Public Safety Impact Fee Fund</b>	<b>Transportation Fund</b>	<b>Total Nonmajor Governmental Funds</b>
<b>Revenues:</b>						
Sales tax - local option	\$ -	\$ -	\$ -	\$ -	\$ 102,489	\$ 102,489
Impact fees	234,752	195,104	93,408	14,112	-	537,376
Charges for services	-	-	-	-	407,293	407,293
Interest income	10,580	8,502	1,006	168	5,041	25,297
Intergovernmental	-	-	-	-	245,277	245,277
Contributions	-	-	-	-	46,666	46,666
<b>Total Revenues</b>	<b>245,332</b>	<b>203,606</b>	<b>94,414</b>	<b>14,280</b>	<b>806,766</b>	<b>1,364,398</b>
<b>Expenditures:</b>						
Public works	-	-	-	-	629,547	629,547
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>629,547</b>	<b>629,547</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	245,332	203,606	94,414	14,280	177,219	734,851
<b>Other Sources (Uses)</b>						
Transfers in	-	-	-	-	36,694	36,694
Transfers out	-	(518,058)	(93,818)	(14,996)	-	(626,872)
<b>Total Other Sources (Uses)</b>	<b>-</b>	<b>(518,058)</b>	<b>(93,818)</b>	<b>(14,996)</b>	<b>36,694</b>	<b>(590,178)</b>
Net Change in Fund Balance	245,332	(314,452)	596	(716)	213,913	144,673
Fund Balance, Beginning	396,904	318,103	-	812	111,603	827,422
Fund Balance, Ending	\$ 642,236	\$ 3,651	\$ 596	\$ 96	\$ 325,516	\$ 972,095

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

**SOUTH WEBER CITY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCE – BUDGET AND ACTUAL – CAPITAL PROJECTS FUND**  
**For the Year Ended June 30, 2020**

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>final budget</b>
<b>Revenues</b>				
Sales tax	\$ 200,000	\$ 200,000	\$ 770,000	\$ 570,000
Interest income	8,000	8,000	8,777	777
Intergovernmental	-	-	366,852	366,852
Contributions	827,000	827,000	332,300	(494,700)
Total Revenues	1,035,000	1,035,000	1,477,929	442,929
<b>Expenditures</b>				
Capital outlay	2,610,000	2,610,000	1,908,682	701,318
Total Expenditures	2,610,000	2,610,000	1,908,682	701,318
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,575,000)	(1,575,000)	(430,753)	1,144,247
<b>Other Financing Sources (Uses)</b>				
Transfer in	895,000	895,000	752,396	(142,604)
Total Other Financing Sources (Uses)	895,000	895,000	752,396	(142,604)
Net Change in Fund Balance	\$ (680,000)	\$ (680,000)	321,643	\$ 1,001,643
Fund Balance, Beginning			1,125,602	
Fund Balance, Ending			\$ 1,447,245	

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

**SOUTH WEBER CITY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCE – BUDGET AND ACTUAL – NONMAJOR PARK IMPACT FEE FUND**  
**For the Year Ended June 30, 2020**

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>final budget</b>
<b>Revenues</b>				
Impact fees	\$ 80,000	\$ 80,000	\$ 234,752	\$ 154,752
Interest income	1,000	1,000	10,580	9,580
Total Revenues	81,000	81,000	245,332	164,332
<b>Expenditures</b>				
Capital outlay	160,000	160,000	-	160,000
Total Expenditures	160,000	160,000	-	160,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	(79,000)	(79,000)	245,332	324,332
Net Change in Fund Balance	<u>\$ (79,000)</u>	<u>\$ (79,000)</u>	245,332	<u>\$ 324,332</u>
Fund Balance, Beginning			396,904	
Fund Balance, Ending			<u>\$ 642,236</u>	

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

**SOUTH WEBER CITY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCE – BUDGET AND ACTUAL – NONMAJOR ROAD IMPACT FEE FUND**  
**For the Year Ended June 30, 2020**

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>final budget</b>
<b>Revenues</b>				
Impact fees	\$ 40,000	\$ 40,000	\$ 195,104	\$ 155,104
Interest income	-	-	8,502	8,502
Total Revenues	40,000	40,000	203,606	163,606
<b>Expenditures</b>				
Capital outlay	-	-	-	-
Total Expenditures	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	40,000	40,000	203,606	163,606
<b>Other Financing Sources (Uses)</b>				
Transfer out	(250,000)	(250,000)	(518,058)	(268,058)
Total Other Financing Sources (Uses)	(250,000)	(250,000)	(518,058)	(268,058)
Net Change in Fund Balance	<u>\$ (210,000)</u>	<u>\$ (210,000)</u>	(314,452)	<u>\$ (104,452)</u>
Fund Balance, Beginning			318,103	
Fund Balance, Ending			<u>\$ 3,651</u>	

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

**SOUTH WEBER CITY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – BUDGET AND ACTUAL –**  
**NONMAJOR RECREATION IMPACT FEE FUND**  
**For the Year Ended June 30, 2020**

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>final budget</b>
<b>Revenues</b>				
Impact fees	\$ 65,000	\$ 65,000	\$ 93,408	\$ 28,408
Interest income	1,000	1,000	1,006	6
Total Revenues	66,000	66,000	94,414	28,414
Excess (Deficiency) of Revenues Over (Under) Expenditures	66,000	66,000	94,414	28,414
<b>Other Financing Sources (Uses)</b>				
Transfer out	(66,000)	(66,000)	(93,818)	(27,818)
Total Other Financing Sources (Uses)	(66,000)	(66,000)	(93,818)	(27,818)
Net Change in Fund Balance	\$ -	\$ -	596	\$ 596
Fund Balance, Beginning			-	
Fund Balance, Ending			\$ 596	

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

**SOUTH WEBER CITY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – BUDGET AND ACTUAL –**  
**NONMAJOR PUBLIC SAFETY IMPACT FEE FUND**  
**For the Year Ended June 30, 2020**

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>final budget</b>
<b>Revenues</b>				
Impact fees	\$ 10,000	\$ 10,000	\$ 14,112	\$ 4,112
Interest income	-	-	168	168
Total Revenues	10,000	10,000	14,280	4,280
Excess (Deficiency) of Revenues Over (Under) Expenditures	10,000	10,000	14,280	4,280
<b>Other Financing Sources (Uses)</b>				
Transfer out	(10,000)	(10,000)	(14,996)	(4,996)
Total Other Financing Sources (Uses)	(10,000)	(10,000)	(14,996)	(4,996)
Net Change in Fund Balance	\$ -	\$ -	(716)	\$ (716)
Fund Balance, Beginning			812	
Fund Balance, Ending			\$ 96	

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



**SOUTH WEBER CITY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – BUDGET AND ACTUAL –**  
**NONMAJOR TRANSPORTATION FUND**  
**For the Year Ended June 30, 2020**

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance with</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>final budget</b>
<b>Revenues</b>				
Sales tax - local option	\$ 62,000	\$ 62,000	\$ 102,489	\$ 40,489
Intergovernmental	211,500	211,500	245,277	33,777
Charges for services - road fee	380,000	380,000	407,293	27,293
Interest income	1,000	1,000.00	5,041	4,041
Total Revenues	654,500	654,500	760,100	105,600
<b>Expenditures</b>				
Public safety	778,000	778,000	629,547	148,453
Total Expenditures	778,000	778,000	629,547	148,453
Excess (Deficiency) of Revenues Over (Under) Expenditures	(123,500)	(123,500)	130,553	254,053
<b>Other Financing Sources (Uses)</b>				
Contributions	13,500	13,500	46,666	33,166
Transfer in	-	-	36,694	36,694
Transfer out	-	-	-	-
Total Other Financing Sources (Uses)	13,500	13,500	83,360	69,860
Net Change in Fund Balance	\$ (110,000)	\$ (110,000)	213,913	\$ 323,913
Fund Balance, Beginning			111,603	
Fund Balance, Ending			\$ 325,516	

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

## **SUPPLEMENTAL REPORTS**

**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***

Honorable Mayor and  
Members of the City Council  
South Weber City  
South Weber City, Utah

We have audited, 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, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of South Weber City, Utah (the City) as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 30, 2020.

**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) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of 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 and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying *Schedule of Findings and Recommendations* that we consider to be material weaknesses.

**The City's response to Findings**

The City's response to the findings identified in our audit is described in the accompanying Schedule of Findings and Recommendations. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

**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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

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

*Keddington & Christensen, LLC*

December 30, 2020  
Salt Lake City, Utah

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

Honorable Mayor and  
Members of the City Council  
South Weber City  
South Weber, Utah

**Report on Compliance**

We have audited South Weber City, Utah'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, that could have a direct and material effect on the City for the year ended June 30, 2020.

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

Budgetary Compliance	Open and Public Meetings Act
Fund Balance	Fraud Risk Assessment
Justice Courts	Cash Management
Restricted Taxes and Related Restricted Revenue	Impact Fees

***Management's Responsibility***

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

***Auditor's Responsibility***

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

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

***Opinion on Compliance***

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

## Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which is required to be reported in accordance with the State Compliance Audit Guide and which is described in the accompanying *Schedule of Findings and Recommendations*. Our opinion on compliance is not modified with respect to this matter.

South Weber City's response to the noncompliance findings identified in our audit is described in the same accompanying schedule of findings and recommendations as mentioned above. South Weber City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

## Report on Internal Control over Compliance

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

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

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

South Weber City's response to the internal control over compliance findings identified in our audit is described in the same accompanying schedule of findings and recommendations mentioned above. South Weber City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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 requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.

*Keddington & Christensen, LLC*

December 30, 2020  
Salt Lake City, Utah

# SCHEDULE OF FINDINGS AND RECOMMENDATIONS

## INTERNAL CONTROL OVER FINANCIAL REPORTING

### Financial Statement Closing (*Material Weakness*)

**Condition:** During the audit we noted the process to properly close the financial statements at year-end was not properly completed. The following financial areas required adjustments during the audit.

- Fund Balances
- Prepaid Expense
- Accrued Leave
- Accrued Payroll
- Cares Act Revenue
- State unemployment
- Job Corps water project
- State liquor funds
- Developer contributions
- Franchise tax revenue
- Accounts payable
- Admin service charges
- Ambulance revenue and receivable
- Allocation of interest income
- Construction In Progress

**Criteria:** The city is responsible to adjust the year-end financial statements to comply with government accounting standards.

**Cause:** The review of the financial statements was not properly performed.

**Effect:** The city financial statements were not materially in accordance with Government accounting standards.

**Recommendation:** The City should review the financial statements at year-end prior to the audit to ensure all known adjustments are properly completed.

**Response:** Several changes and adjustments were made to the accounts once the auditors came on site. Most of these related to the large road construction project referred to as South Bench Drive Phase one. To allow more time for final review of the statements in the future, we are setting a deadline of September 15 for all staff end-of-the-year work to be completed. This includes staff reports, reconciliations, EOY JEs, etc. The Finance Director will more thoroughly review staff assignments and EOY work.

## STATE COMPLIANCE

### 2020-001: Open and Public Meetings Act (*Significant Deficiency*)

**Condition:** During our test work we noted that the November 19, 2019 City Council Meeting's Minutes were approved on December 10, 2019 and were not posted to the Utah Public Notice Website until January 29, 2020 (55 days after approval).

**Criteria:** Utah Code Annotated (UCA) 52-4-203(4)(e)(ii)(A) states that a "state public body shall within three business days after approving written minutes of an open meeting, post to the [Utah Public Notice Website] a copy of the approved minutes and any public materials distributed at the meeting."

**Cause:** The City failed to post the board meeting minutes on the Utah Public Notice website within three days of being approved.

**Effect:** The City did not comply with the UCA as referenced above.

**Recommendation:** We recommend the City ensure the minutes for the board meetings be

## SCHEDULE OF FINDINGS AND RECOMMENDATIONS

properly noticed on the Utah Public Notice website within three days of being approved.

**Response:** The city's internal control to ensure our compliance was dropped inadvertently with a change in personnel. When the error was discovered earlier in the year, we reinstated the following policy and trained our new deputy recorder in performing this task. Each Thursday following a city council meeting, the deputy city recorder will review the city website and the Public Notice website and verify that all city council minutes approved that week by the council have been posted.

### **2020-002 Justice Court (Significant Deficiency)**

**Condition:** During our test work, we noted that attorney fees were improperly recorded as court costs.

**Criteria:** Per guidance issued by the Utah Administrative Office of the Courts and testing procedures designated by the Office of State Auditor's State Compliance Audit Guide, 'court costs' should be restricted to investigator fees and specially incurred costs.

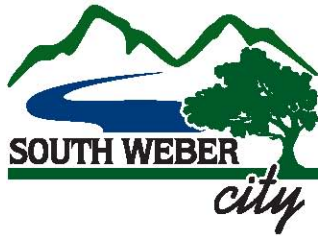
**Cause:** The City improperly classified attorney fees as 'court costs' while entering the amounts into CORIS.

**Effect:** The City did not comply with procedures and guidance issued by the Utah Administrative Office of the Courts.

**Recommendation:** We recommend the City develop policies and procedures to ensure that the appropriate distribution code is selected when entering fees into CORIS.

**Response:** This error came through the State's on-line CORUS court system. When discovered the software did not allow us to correct the error, nor have we been able to replicate it in tests. To prevent this in the future, a trust account has been set up in the system for attorney's fees. All receipting and disbursing of attorney's fees are now run through this trust.





## Agenda Item Introduction

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**Council Meeting Date:** January 12, 2020

**Name:** David Larson

**Agenda Item:** New Employee Introduction – Shari Phippen, City Planner

**Background:** Shari Phippen was recently selected to serve as the City Planner. Shari has hit the ground running and is fitting in nicely. We are excited for Shari to introduce herself to the community.

**Summary:** Shari Phippen Employee Introduction

**Budget Amendment:** na

**Procurement Officer Review:** Budgeted amount \$                      Bid amount \$

**Committee Recommendation:** na

**Planning Commission Recommendation:** na

**Staff Recommendation:** na

**Attachments:** na

## SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 15 December 2020

**TIME COMMENCED:** 6:01 p.m.

**LOCATION:** Electronic Meeting through Zoom

**PRESENT: MAYOR:**

Jo Sjoblom

**COUNCIL MEMBERS:**

Hayley Alberts  
Blair Halverson  
Angie Petty  
Quin Soderquist  
Wayne Winsor

**FINANCE DIRECTOR:**

Mark McRae

**CITY ATTORNEY:**

Jayme Blakesley

**CITY RECORDER:**

Lisa Smith

**CITY MANAGER:**

David Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Tim Grubb, Barry Burton, Loren Kamalu, Trevor Schenk, and Derek Tolman.

**Mayor Sjoblom called the meeting to order and welcomed those in attendance.**

**1. Welcome Davis County Commissioner Lorene Kamalu:** Mayor Sjoblom welcomed Davis County Commissioner Lorene Kamalu to tonight's meeting. Lorene, who was recently diagnosed with COVID, expressed how important it is to follow COVID guidelines. She reported every year the three commissioners look at the portfolio and are organized for another year. Office Manager, Janet Hansen, sent the portfolio list to the Mayor and Council. Discussion took place regarding the status of the boundary change between Weber and Davis counties. A meeting will be scheduled to review the next step.

Mayor Sjoblom discussed the box culvert for the Bonneville Shoreline Trail. She asked Davis County to be cognizant of the time crunch for this project to take place. Mayor Sjoblom met with Jeff Oiler and Staker Parson Gravel. Another meeting will take place with Geneva. Lorene was willing to help in any way she is able.

Councilman Winsor reviewed a comment made by Lorene at a Wasatch Choice workshop concerning a connection to Layton City from South Weber City. He clarified it is not a small but a large group in the city who don't want a road connection to Layton City. Lorene understood there are many people in the city who are against it and apologized for saying a small minority. City Planner Barry Burton asked Lorene about Chris Sanford retiring and if there is a new library director. Lorene replied there were 70 applicants with several rounds of interviews. She reported Josh Johnson is the new director.

Mayor Sjoblom thanked Lorene for coming and participating. She indicated Lorene works very hard for Davis County. Lorene invited anyone to reach out to her with any questions. She provided her contact information work 801-451-3200, cell 801-390-0070, and email lkamalu@daviscountyutah.gov.

## **2. Electronic Meeting Declaration and Order**

### **ORDER ON PUBLIC MEETINGS OF THE SOUTH WEBER CITY COUNCIL**

I, Jo Sjoblom as the Mayor of South Weber City, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Davis County and South Weber City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Davis County, the holding of public meetings with an anchor location as defined in the Utah Open and Public Meetings Act, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the City Council pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,  
For thirty days from the date of this Order, meetings of the South Weber City Council shall be conducted by electronic means without an anchor location.

DATED this 1st day of December 2020.

## **3. Pledge of Allegiance: Councilwoman Petty**

## **4. Prayer: Councilman Soderquist**

## **5. Corona Update:**

Mayor Sjoblom reported a 12% decrease in COVID cases in Davis County. South Weber City currently has 52 active cases. In Davis County there were 25 hospitalized last week with 3 deaths. The County is creating a vaccine roll out plan. On 1 January 2021, vaccination will begin with health care workers, long term patients, and teachers. They expect vaccinations for 65 and older by the end of March.

## **6. Public Comment: Please respectfully follow these guidelines**

- a. Individuals may speak once for 3 minutes or less**
- b. State your name and address**
- c. Direct comments to the entire Council (Council will not respond)**

**PRESENTATION:****7. Recognition of City Planner Barry Burton**

Mayor Sjoblom shared Barry Burton made the decision to retire as the City Planner. He was assigned by Davis County to the City of South Weber as part of an inter-local agreement over 30 years ago and he has been working for the City ever since. When he began working for the City, there were around 2,500 residents and now there are approximately 8,000. South Weber Drive and 1900 E. existed, but there was very little else. Barry started with nearly a blank canvas and what South Weber City is today is largely the result of a lifetime of work from Barry and various others along the way.

The Mayor had the pleasure of working with Barry for the past five years. She conveyed he has been very accommodating and receptive to staff and Council's needs. He was always quick to answer questions and give information. He is also a great artist and was generous enough to allow her a few of his paintings to hang in her office at City Hall. Two years ago, he retired from Davis County, which was a concern for our City as we were in the middle of multiple projects, and Barry could not contract with another entity for 6 months after retiring. Because he did not want to leave us in a difficult position, Barry agreed to work for South Weber City for at least 5 months without pay; and since that time has served as a contracted employee with the city.

Mayor Sjoblom related one specific experience she had with Barry. Last year Mayor Sjoblom went with Barry and a couple of other people to work with a landowner on acquiring a transportation easement for the county. This particular property owner informed them, in no uncertain terms, that he didn't know any of them (pointing to everyone but Barry) and therefore, didn't trust them. He then said, "But I know Barry. He is a good man and I trust him." It was because of Barry that they were able to have a productive conversation. Barry has been fundamental in the recent update of the General Plan and has assisted code rewrite on land use issues. His institutional knowledge has been invaluable and he will be greatly missed.

Barry Burton voiced he has been a planner for over 41 years. He has been with South Weber City for a long time and he feels it is more his community than the community he lives in. He expressed how much he appreciated the opportunity to work with everyone in South Weber. He reminded them he is available by phone or email. He appreciated the 34 years he has spent working for the City.

Others wanted to express their appreciation to Barry. City Manager, David Larson commented it has been a pleasure working with Barry Burton. He has incredible knowledge and expertise in planning as well as an incredible demeanor in working with individuals. He expressed there are very few city planners as good as Barry Burton and he will be missed. Councilman Halverson thanked Barry for his service. Tim Grubb considers Barry a good friend, felt he was an inspiration, and admired his work ethic. City Engineer Brandon Jones thanked Barry for his friendship. He has worked with him for 15 years. He respects him and thinks he is a very honest, fair, and good person. Councilman Winsor thanked Barry for everything he has taught him. Councilwoman Alberts pointed out Barry will be missed. Councilwoman Petty thanked Barry and wanted him to know Bill Petty congratulates him on his retirement. Councilman Soderquist expressed Barry has a lot of knowledge and echoed his thanks for his support for the city.

**ACTION ITEMS:****8. Approval of Consent Agenda**

- a. November 10, 2020 Minutes**
- b. November 17, 2020 Minutes**
- c. December 1, 2020 Minutes**
- d. November Check Register**
- e. October Budget to Actual**

**Councilman Halverson moved to approve the consent agenda. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**9. Conditional Use Permit 2016-05: Elite Training Center at 128 E South Weber Drive**

Mayor Sjoblom recounted the City Council reviewed and approved amendments to Conditional Use Permit (CUP) 16-05 on September 29, 2020 with the understanding that facility owner Kelly Parke would research the cost associated with the conditions discussed then provide the City Council with a response. Kelly completed his research and a CUP working group was established to review and discuss his findings. The group (consisting of Mayor Jo Sjoblom, Council Member Alberts, Council Member Halverson, City Manager David Larson, and facility owner Kelly Parke) met on November 30, 2020. The result of their work was presented to the City Council for consideration in the form of an updated CUP 16-05.

Material adjustments to the CUP are as follows:

- Indoor field activities to end at 10:30 pm
- A minimum six-foot chain link fence with wire on top to run the length of the east side of the property
- Mature tree landscaping required to provide a visual, noise, and soccer ball buffer for residents

Councilman Soderquist asked what type of wire was required for the six-foot chain link fence. Mayor Sjoblom replied barbed wire. Councilwoman Petty questioned if that would be visually acceptable for the homeowner. Councilman Halverson stated the chain link fence is the height of the current vinyl fence and would be visible depending if it is straight up or angled but is necessary to keep individuals from trespassing. Kelly Parke stated it can be straight up or angled either direction. Councilman Soderquist wondered if the city's noise restrictions were updated in the future, would the CUP requirements change. Jayme clarified the city can't legally impose a requirement that is changed in the future. The requirement at the time of the approval is what is followed. Councilman Halverson submitted a 12' tree can be difficult to find, but that is the requirement.

Trevor Schenk met with Councilman Halverson last night. He mentioned Mr. Parke told him a concrete barrier would cost \$240,000, but he disagreed. He contacted an individual who does concrete fencing and received some pricing. He was told a 10 ft. fence is \$100/foot and an 8 ft. fence is \$65/foot. He disagreed the trees would eliminate the sound issue.

City Engineer Brandon Jones also researched the cost for a sound wall. He talked to Olympus Precast concerning the cost for solid concrete masonry fencing and was told a 10 ft. fence is approximately \$225 to \$250/foot. The length of the fence is approximately 250 feet. He agreed

there may be other options that are cheaper. He discussed the difficulty of knowing the need without conducting a noise study. He offered over time the trees would likely provide more of a noise buffer than a fence.

Councilwoman Alberts asked Kelly if he researched the trees. Kelly replied the tree layout is 25 feet apart with a pine and then a deciduous tree in between. He is looking at spruce trees. He isn't sure what type of deciduous tree as he is looking at different options. Brandon explained the deciduous trees are in the back by the fence with evergreens in the front. City Manager David Larson discussed the chain link fence is for trespassing and will help discourage patrons from parking in neighborhoods and trespassing to get to the soccer fields. The trees will help prevent soccer balls going across the property line.

Councilman Winsor questioned the field location. Kelly reported he will be 50 ft. from the property line. David stated the field is currently 50 ft. off the property line. Councilman Halverson has had individuals report when the soccer complex first started there weren't whistles. Kelly wasn't aware of any soccer game that doesn't have whistles. Councilman Winsor discussed other noise makers such as cow bells. Kelly submitted noise makers are not allowed. Councilwoman Alberts asked what happens if trees die or are not taken care of. City Attorney Jayme Blakesley replied this condition will be enforced as with any other code violations. Councilwoman Petty advocated fence and trees will help mitigate the trespassing and the sound. She was comfortable moving forward with the proposed conditions. Councilman Halverson referenced the map with parking signs and noted seven signs seemed excessive. Brandon was given the direction that the CUP needed to be specific and he didn't have an opinion on the number of signs needed. Councilman Soderquist queried if there should be signage on Raymond Drive. Brandon reviewed the type of signage and locations. Councilwoman Alberts was having some internal struggle. She vocalized the necessity of the barbed wire, but she wouldn't want barbed wire in her backyard. She suggested hearing from Trevor concerning the portion of his backyard which includes this requirement. She echoed the opinion that the trees will help with balls leaving the property. There has been a lot of due diligence concerning this item and hasn't been an easy one for her. She felt these conditions are an appropriate compromise. She reminded Kelly to take care of the trees or he will be cited. She indicated there is a requirement to asphalt and paint the parking lot before anymore outdoor games. Mayor Sjoblom asked Kelly about not installing chain link with barbed wire along Trevor's backyard. Kelly replied that defeats the intent to eliminate the trespassing. Councilman Halverson advised the barbed wire needs to be installed to prevent anyone climbing the chain link fence. Jayme recommended the barbed wire fencing must be visible to caution individuals from climbing the fence.

Councilman Halverson suggested moving two S-2 signs from South Weber Drive to Raymond Drive. Councilwoman Alberts suggested the CUP include the requirement for Mr. Parke to be responsible for taking care of any weeds in between the chain link and vinyl fence.

**Councilwoman Petty moved to approve amended Conditional Use Permit 2016-05 for Elite Training Center at 128 E. South Weber Drive including:**

- 1. Angle the barbed wire fence towards Elite Training Center behind Trevor Schenk's home.**
- 2. Responsibility of weed control between two fence lines.**
- 3. Remove S-2 sign #1 and S-2 sign #3 from South Weber Drive to halfway down Raymond Drive.**



**Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**10. Resolution 2020-49: Country Lane at South Weber Subdivision Final Acceptance**

Most of the improvements associated with this subdivision are private. Only a small section of storm drain, curb & gutter, sidewalk, and asphalt widening on South Weber Drive are public improvements. On November 14, 2019, Country Lane Assisted Living was granted Conditional Acceptance. This started the one-year guarantee period. Upon request by the developer a walkthrough inspection was performed on November 17, 2020 and it was determined that all items have been completed satisfactorily to meet the minimum requirements of South Weber City standards in accordance with the approved improvement plans. Jones & Associates recommends granting final acceptance of this subdivision. Once final acceptance has been granted, the previously held 10% guarantee amount of \$14,428.29 can be released as well as any other remaining funds still left in the account.

Councilman Halverson asked if UDOT had been asked to repaint a turning lane on South Weber Drive at 475 E. Brandon replied UDOT declined stating there was never a turn lane.

**Councilman Soderquist moved to approve Resolution 2020-49 for Country Lane at South Weber Subdivision Final Acceptance. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**11. Resolution 2020-50: Agreement for Planning Services with Shari Phippen**

Mayor Sjoblom expressed longtime City Planner Barry Burton is retiring at the end of 2020. A request for proposals was launched and four proposals were received. The proposals were evaluated and a committee consisting of Mayor Jo Sjoblom, Councilwoman Angie Petty, Councilman Quin Soderquist, City Manager David Larson, and outgoing City Planner Barry Burton was formed to perform interviews of the top two candidates.

The committee is recommending the City enter an agreement with Shari Phippen for planning services. Shari comes very highly recommended from previous employers and has the key knowledge and experience that the committee was looking for.

Shari has a master's degree in Public Administration and approximately 12 years of planning experience with the cities of Smithfield, Providence, and Nibley. A few of her work history highlights include the following:

- Updated multiple general plans and capital facilities plans
- Wrote and edited general plan policy updates and coordinated with a consultant to incorporate adjustments
- Reviewed >2,000 requests for land use planning including annexation, rezone, site plan, and subdivision plats
- Developed a matrix of code requirements to assess approximately 100 projects, highlight potential violation areas, and provide suggestions to help projects comply with zoning requirements prior to final submission

- Analyzed city growth patterns to identify potential connector roads and preserve agricultural land as required
- Analyzed the city code to identify outdated ordinances not compliant with Utah state law and investigated process accuracy depicted in the code to suggest pertinent adjustments
- Wrote new city ordinances by analyzing the general plan, researching ordinances from other cities, and drafting new ordinances that incorporated general plan priorities updates in formal writing

**Councilman Halverson moved to approve Resolution 2020-50 agreement for planning services with Shari Phippen. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

## **12. Canyon Meadows Park West Phasing and Budget**

Councilwoman Petty proclaimed the Council approved a master plan for the west side of Canyon Meadows Park on November 17, 2020. The Parks Committee is presenting a phasing plan to utilize park impact fees and begin working on improvements for that side of the park. Four alternatives were presented ranging from just over \$250,000 to over \$2,000,000.

David indicated there are funds in the Capital Projects Fund. He explained the Parks Committee is requesting to use money available from funds previously budgeted but covered by Coronavirus Aid, Relief, and Economic Security (CARES) funds and Capital Projects Fund to get Alternate #2 or #3. The Council needed to decide which alternative. Councilman Soderquist clarified the money is freed up from CARES funding, not the actual CARES funds themselves. Councilman Halverson favored Alternative #2. Councilwoman Petty requested installing the basketball court as it scored high on the city survey. Mark McRae, Finance Director, explained items the Capital Projects Fund pays for items like streetlights, vehicle replacement, etc. He expressed ultimately it is the Council's decision to make. Councilman Winsor appreciated the work of the committee but acknowledged how easy it is to dip into Capital Projects Fund and the concern that comes with it for running out of money which necessitates bonding. However, he believed if the Council didn't go with Alternate #3 it probably wouldn't happen as the costs would continue to increase.

Councilwoman Alberts asked why the pickle ball courts are lighted, but the basketball court isn't. Brandon explained the committee felt the lighting of the pickle ball courts was easier and will be used more than the basketball court. The distance required to run the electricity to the basketball court was cost prohibitive. Councilwoman Alberts was concerned about how the lighting and noise will affect nearby homes. Mayor Sjoblom explained the style of lighting for the pickle ball courts is low to the ground and directional. There isn't much residual lighting off the courts. Brandon explained the distance from the courts to the homes being a little over 200 ft so the noise impact should be low. Councilwoman Alberts was in favor using CARES funding and Alternate #3. She acknowledged this park is past due to be finished. Mayor Sjoblom hoped Canyon Meadows Park would help facilitate a gathering place for the community. Country Fair Days Committee is considering utilizing Canyon Meadows Park in the celebration next year. Councilwoman Alberts opined why the Canyon Meadows Park receives the attention and money of the Parks Committee. Councilwoman Petty agreed all the parks in the city can be reached within minutes and are available to all residents.



**Councilwoman Petty moved to approve Canyon Meadows Park West Phasing and Budget with the Phasing 1 Alternate #3 (Phase 1 - Alternate #3 Minimal Grading, Utilities, 4 Pickle ball Courts (w/ Power), Finished Parking Lot (97 stalls), 1 Basketball Court, & Bike Track) utilizing funds from Impact Fees, displaced CARES Act money, and Capital Facilities Funds. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

Councilman Halverson requested keeping in mind the city's commitment to the Petersen family concerning the barn as development of the park continues.

**13. Amend Funds Commitment for Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) Planning Grant**

Mayor Sjoblom explained the City Council originally committed up to \$15,000 in matching funds for the 25% match for the FEMA BRIC grant during the Council Meeting on November 17, 2020. An error in calculation necessitates an increased match commitment. Previously, the matching amount had been calculated off a \$50,000 project. However, that is only the FEMA portion and not the total project cost. The total project cost is \$66,557.73 and the City's 25% portion at \$16,639.43. The amended commitment letter reflects an amount of up to \$17,000. An increase of \$2,000 from the previous amount committed.

**Councilman Winsor moved to Amend Funds Commitment for Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) Planning Grant from \$15,000 to \$17,000. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**DISCUSSION ITEMS:**

**14. County Paramedic Transfer**

City Manager David Larson explained Davis County Sheriff's Office, along with the 15 cities within Davis County, have been discussing transferring paramedic services from the county to each city. City Manager and Fire Chiefs from each jurisdiction have discussed this concept over a series of meetings. He was impressed with the history of the county providing medical service. Population growth has caused some cities to provide their own service. The anticipated timeline is January 1, 2023 in which the county would discontinue paramedic service. Each property owner in South Weber City and throughout the county pays a portion for paramedic service. To be ready for January 1, 2023 the county will step out of their portion of property tax in June 2021 and allow cities to step in. A truth in taxation hearing will take place for the county and each affected city. For South Weber City to provide paramedic service long term, the city will need more than just what comes in from property tax. It is estimated it will cost the city a total of \$118,000 the first year to provide this service.

Councilman Halverson thanked Chief Tolman for what he has done to get the city prepared for this transfer. Councilman Winsor agreed. He discussed this being a good thing which will allow our paramedics to be state licensed and able to provide advanced medical care for citizens. Commissioner Kamalu expressed this transfer is complicated but eventually will benefit every city. She appreciated South Weber City's preparation for the change.

**15. Crosswalks and Speed Limit Signs**

Councilwoman Alberts explained the city has recently received resident requests to place crosswalks on 925 East and 1740 East along South Weber Drive. David added residents are offering to pay for the signs themselves. David reviewed typical speed limit sign requests, without flashing lights, are evaluated by city staff and, when deemed appropriate, are placed at no cost to residents. Signs with flashing lights are much more expensive. Staff requires direction from Council on whether residents should participate in the cost when they are requested.

Councilman Halverson reported the city can determine where crosswalks are placed throughout the city unless the road is state-owned such as South Weber Drive. Additionally, regular crosswalks are slightly different than “school crossings”, which also include flashing lights, a crossing guard at certain times of the day, and inclusion on the school’s safe routes to school plan. School crossings on South Weber Drive are also handled by the state, except the city still provides the crossing guard.

Councilwoman Alberts advised the 925 East location definitely needs flashing lights. David expressed he is willing to work with UDOT to discuss options. Councilwoman Petty suggested drafting a policy for flashing speed limit signs etc.

**REPORTS:****16. New Business**

Councilwoman Alberts asked if the city has received reimbursement funds for the Fire rehab equipment and truck. Chief Tolman replied the city won’t be reimbursed until the purchase is made.

**17. Council & Staff**

**Mayor Sjoblom:** She met with Councilman Soderquist, David Larson, Jeff Oiler, and Staker Parson representative to discuss easement acquisition for the Bonneville Shoreline Trail extending from the box culvert under US 89, which is slated to be constructed this summer. The meeting went well, and they will be meeting with Geneva representatives on Thursday to discuss this same item.

**Councilwoman Alberts:** She announced bells are available at the Family Activity Center for the “Ring of the Bells” on December 24<sup>th</sup> at 6:00 p.m. Also, the Public Relations Committee met and chose the website design company.

**Councilman Soderquist:** He met with the gravel pit representatives and continued to discuss dust mitigation. Staker Parson has removed some graffiti on the north end of the pit. He understood there are some residents who are interested in donating funds for park amenities.

**Councilwoman Petty:** She thanked the Parks Committee and was excited about Canyon Meadows Park.

**Councilman Winsor:** He reported the Code Committee has completed evaluation of definitions and will be submitting information for Planning Commission approval in January.

**David Larson:** He met with the developer concerning the grocery store study. The cost of the study is \$6,500 and it will be split three ways (grocer, developer, and city).

**Mark McRae:** CARES Act 2 funds will be announced this Friday.

**CLOSED SESSION:** held pursuant to the provision of UCA section 52-4-205 (1) (d)

Councilman Halverson moved to adjourn the Council Meeting at 9:14 p.m. and go into a closed session held pursuant to the provision of UCA section 52-4-205 (1)(d) to discuss the purchase, exchange, or lease of real property. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**18. Discuss the purchase, exchange, or lease of real property**

**19. Return to Open Meeting and Adjourn**

Councilman Winsor moved to return to open meeting at 9:22 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**ADJOURN:** Councilman Winsor moved to adjourn the Council Meeting at 9:22 p.m. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**APPROVED:**

Date 1-12-2021

\_\_\_\_\_  
Mayor: Jo Sjoblom

\_\_\_\_\_  
Transcriber: Michelle Clark

Attest:

\_\_\_\_\_  
City Recorder: Lisa Smith

**From:** [Paul](#)  
**To:** [Public Comment](#)  
**Subject:** South Weber City - City Council, Comments for 15Dec20 Meeting  
**Date:** Tuesday, December 15, 2020 3:35:06 PM

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**Comments to South Weber City - City Council  
for  
15Dec20 Meeting  
by  
Paul A. Sturm**

**Agenda Item 6 - Public Comment on 15Dec20 Meeting Packets**

I would like to thank Lisa Smith for providing the addendum to the 15Dec20 meeting packet (on 14Dec20) so as to now include the backup information for:

- a) Initial Agenda Item 12 - Canyon Meadows Park West Phasing and Budget
- b) New Agenda Item 15 - Crosswalk and Speed Limit Signs

This now provides the opportunity for Citizen review and comment on these two agenda items.

\*\*\*\*\*

**Agenda Item 12 - Comments on Canyon Meadows Park West Phasing and Budget**

Item 1) I have a question regarding the Summary Statement: "Approve phasing and budget". I believe that this would be better stated as "Approve proposed phasing and proposed budget concepts".

Item 2) The reason for the statement I made in Item 1) above, is that funding for these improvements should be based upon available "park impact fees". The way the proposed phases are budgeted does not indicate whether or not the various line items are severable. Do these proposals require that the \$253,431.25 must be available, in full, prior to starting the Phase 1, Alt 1 effort? Or, can various line items be implemented prior to full funding by using the Canyon Meadows Master Plan as a reference?

Item 3) The Item 2) questions become even more relevant when considering the increased funding required for the budget proposals shown for Phase 1, Alt 2 at \$758,620.50, and Phase 1, Alt 3 at \$1,019,141.50. When considering the "Final Complete" budget shown, how realistic is it that the City could collect the over \$2 million in impact fees required for the numerous projects, and over what time frame?

Item 4) Additional Questions:

- a) How much money does the "park impact fee" fund currently have?

b) Is this not a considerable amount of money for the City to expend on one portion of just one park? What about the other City parks?

c) Bottom Line: Does South Weber even have the amount of land remaining to provide the park impact fee monies needed to fund the proposed "Final Complete" version?

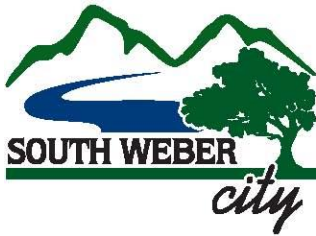
**From:** [Ken Carson](#)  
**To:** [Public Comment](#)  
**Subject:** Soccer complex  
**Date:** Tuesday, December 15, 2020 4:26:20 PM

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As a citizen of South Weber I would like to see the soccer complex held to what was agreed when they opened. They have lied about their operations from day one, it's like their attitude is "it's easier for forgiveness than permission" and it needs to stop. They should be treated like any other corporate business in the city especially after receiving \$310,000 in tax payers COVID 19 relief fund, Make sure everything is covered in writing before voting because Kelly has showed that he can not be trusted

Thanks Kenny Carson  
7459 South 850 East

[Sent from Yahoo Mail for iPhone](#)



## Agenda Item Introduction

---

**Council Meeting Date:** 01-12-2021

**Name:** Lisa Smith

**Agenda Item:** Sale of City Property to Ron and Karen Anderson

**Background:** Ron and Karen Anderson presented a proposal on October 27, 2020 to purchase vacant land adjacent to their property. The land is part of the Canyon Meadows Park and was not slated to be developed. The Council was open to the idea with verification the offer was fair market value. City Manager David Larson requested confirmation from a property acquisition representative who agreed the price was fair. A public hearing must be held for public input before the sale can take place.

**Summary:** Hold public hearing and authorize sale of the requested property.

**Budget Amendment:**

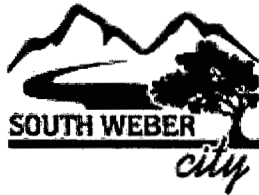
**Procurement Officer Review:** Budgeted amount \$                      Bid amount \$

**Committee Recommendation:**

**Planning Commission Recommendation:**

**Staff Recommendation:**

**Attachments:** Original proposal



## South Weber City City Council Agenda Application

1600 East South Weber Drive • South Weber, Utah 84405 • Phone: (801) 479-3177 • Fax: (801) 479-0066

City Council meetings are held the second, third and fourth Tuesdays of each month beginning at 6:00 p.m.  
This application must be submitted by 5:00 p.m. eight (8) days prior to the meeting.

Name: Ron & Karen Anderson  
Address: 12832 Firch Farm Road  
South Weber, UT 84405  
Phone: 801-628-7120  
E-mail: karena@firchfarm.com

Date of City Council Meeting you request to be placed on: 10/27/2020

**PURPOSE/REASON TO BE ON CITY COUNCIL AGENDA:**

Purpose to purchase approx 1829.16 sq feet of park property  
abutting our property line

**WHAT IS YOUR RECOMMENDATION?**

City approve the sale

**CITY DEPARTMENT INPUT:**

SIGNATURE: [Signature] DATE: 10/7/2020

This application allows you to be placed on the City Council agenda for items of discussion only, no official action will be taken.



## PROPOSAL

Mr. Ronald and Karen Anderson  
6832 Firth Farm Road  
South Weber, UT 84405

DEAR SIRS:

IT IS PROPOSED THAT RONALD AND KAREN ANDERSON, PURCHASE A 1829.16 SQUARE FOOT VACANT PARCEL OF LAND ABUTTING THEIR PROPERTY FROM THE CITY OF SOUTH WEBER. THE HOMEOWNERS FEEL THAT IT WILL BE A BENEFIT TO THEMSELVES AND THE CITY AESTHETICALLY. WE WOULD LIKE TO MAKE THE PROPERTY LINE STRAIGHT FROM THE TRIANGULAR PIECE ALREADY IN OUR POSSESSION. PLEASE REFER TO THE PLAT MAP FOR REFERENCE.

WE WOULD PROPOSE AN OFFER OF \$4500.00 FOR THE APPROXIMATE 1829.16 SQUARE FEET. CURRENTLY, THE COUNTY HAS OUR TRIANGULAR PIECE THAT CONSISTS OF 871.2 SQUARE FEET ASSESSED AT \$2.20. PER SQUARE FOOT. OUR OFFER IS \$2.47 PER SQUARE FOOT.

BUYER SHALL PAY ALL THE COST INVOLVED IN THE PURCHASE OF THE PROPERTY INCLUDING THE PREPARING OF THE DEED AND ANY RECORDING FEES. WE HAVE PREPARED A LEGAL DESCRIPTION OF THE SUBJECT PROPERTY WE WOULD LIKE TO PURCHASE. WE FEEL IT TO BE A FAIR AND EQUITABLE OFFER AND WOULD LIKE THEY CITY TO CONSIDER THIS PROPOSAL.

SINCERELY,

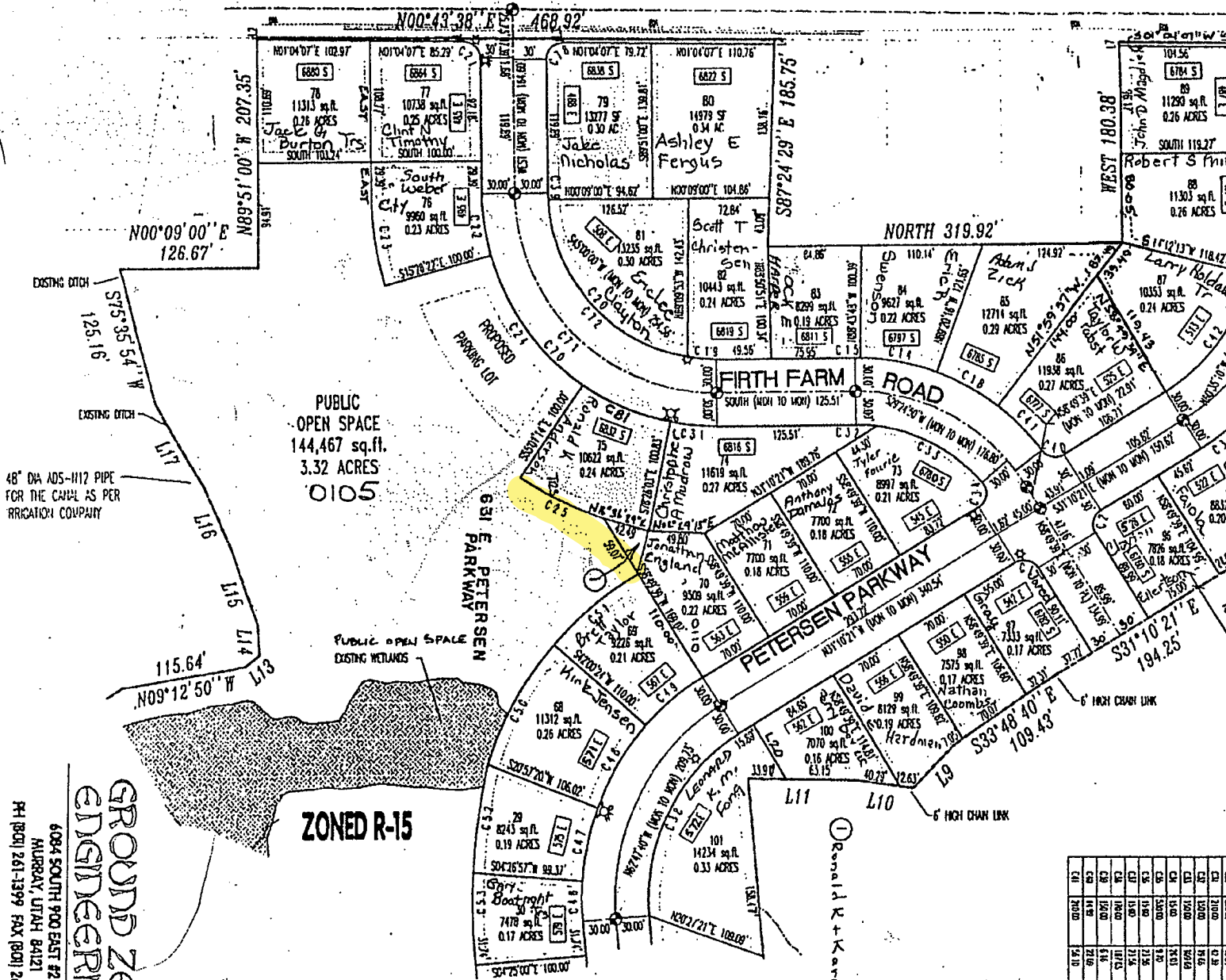
RONALD AND KAREN ANDERSON



13

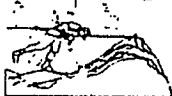
22

475 EAST



SEE PAGE 2

GROUND ZERO  
ENGINEERING  
6084 SOUTH PEO EAST #202  
MURRAY, UTAH 84121  
PH (801) 261-1399 FAX (801) 268-8004



RECORDERS NOTICE:  
THE 6' CHAIN LINE OF THIS PLAT CALLED OUT IN THE 1960S. IN THE WRITTEN PRECISE LOCATIONS THIS PLAT WAS IN S WEBER CITY IN S

RECORDERS NOTICE:  
LOT 91 CONTAINS P CONTACT THE PLAT

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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# #8-9 Property Sale

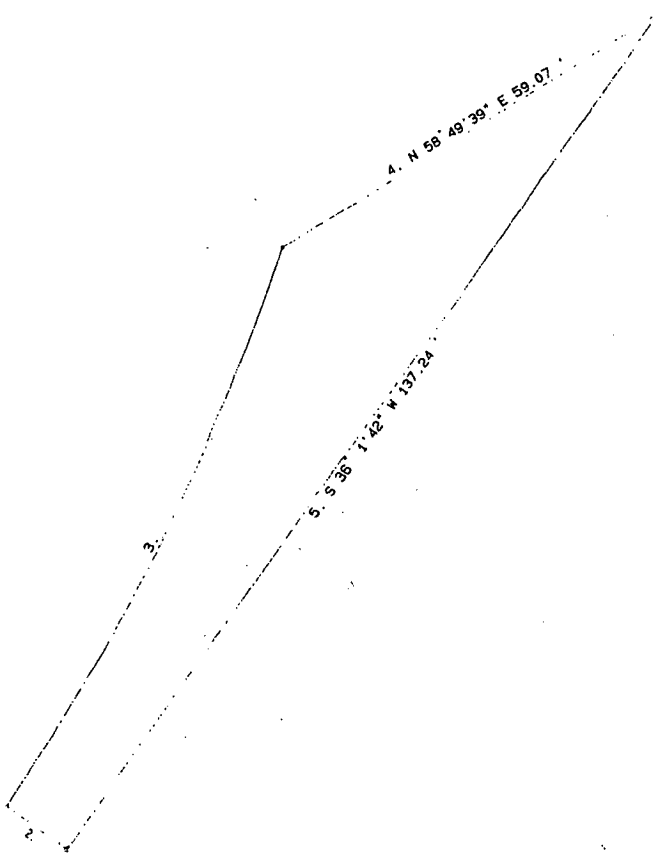
CITY

Township  
Section

Range  
Corner

1: 54a

C: /FASTMAP5/  
KAREN/  
CITY



Shot	Direction	Distance	N-Y Total	E-X Total
	Starting point		0.0000	0.0000
1.	S 55° 1' 14" E	10.000	-5.7328	8.1936
	Point of beginning		-5.7328	8.1936
2.	N 55° 1' 14" W	10.000	-0.0000	-0.0000
3.	N 27° 11' 46" E	83.961	74.6784	38.3731
4.	N 58° 49' 39" E	59.070	105.2541	88.9142
5.	S 36° 1' 42" W	137.237	-5.7328	8.1936

## CURVE DATA

Shot	Radius	Arc Length	Central Angle	Direction
3.	310.000	84.219	15° 33' 57"	LEFT

SCALE: 1" = 20.00'



A PART OF THE PUBLIC OPEN SPACE OF CANYON MEADOWS PUD AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDERS OFFICE:

BEGINNING AT A POINT WHICH IS THE MOST SOUTHERLY CORNER OF LOT 75, CANYON MEADOWS PUD AND RUNNING THENCE NOTRHEASTERLY 84.2193 FEET ALONG A 310 RADIUS CURVE TO THE LEFT WHICH CORD BEARS NORTH 27°11' 46" EAST 83.961 FEET, TO THE MOST SOUTHERLY CORNER OF LOT 70 CANYON MEADOWS PUD, THENCE NORTH 58°49'39" EAST 59.07 FEET ALONG SAID LOT 70 TO THE MOST WESTERLY CORNER OF LOT 69 CANYON MEADOWS PUD, THENCE SOUTH 36°01'42" WEST 137.237 THENCE NORTH 55°01'14" WEST 10 FEET TO THE POINT OF BEGINNING.



DAVIS COUNTY CLERK/AUDITOR

Curtis Koch, MBA, CGFM, CERA

61 South Main Street, P.O. Box 618, Room 101  
Farmington, UT 84025-0618

\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 84401    AA 65420 1/1-P181 T178  
13-220-0111  
ANDERSON, RONALD K & KAREN L - TRUSTEES  
6832 FIRTH FARM RD  
SOUTH WEBER UT 84405-7193

2020 Notice of Property Valuation and Tax Changes

Taxing District	Land Serial Number	Acres	Last Year detailed review
46	13-220-0111	0.02	2019
Property Owner:			
ANDERSON, RONALD K & KAREN L - TRUSTEES			
Property Location:			
Partial Legal Description – For Tax ID Only			
A PART OF LOT 70, CANYON MEADOWS PUD MORE PART'LY DESC AS FOLLOWS: BEG AT A PT			

VALUE OF YOUR PROPERTY				
PROPERTY TYPE	2019 MARKET VALUE	2019 TAXABLE VALUE	2020 MARKET VALUE	2020 TAXABLE VALUE
PRIMARY LAND	1,742	958	1,917	1,054
	1,742	958	1,917	1,054
Market Value VS Taxable Value: If this is your Fulltime Primary Residence, this property qualifies for a residential exemption pursuant U.C.A. 59-2-103 and is taxed at 55% of Market Value (creating a taxable value). All other property is taxed at 100% of Market Value. Market Value is determined by the Davis County Assessor. To review your value please call the Assessor's office at 801-451-3250.				

		COMPARE		PROPOSED			CHANGE		
	2019	2020 IF NO BUDGET CHANGE		2020 IF PROPOSED BUDGET APPROVED			IF 2020 INCREASE		BE HEARD
TAXING ENTITIES	TAXES	RATE	TAXES	RATE	TAXABLE VALUE	TAXES	CNG TAX	CNG IN %	PUBLIC TRUTH IN TAXATION MEETING
DAVIS SCHOOL DIST	5.81	0.005959	6.28	0.005959	1,054	6.28	0.00	0%	
STATE CHARTER SCHOOL LEVY	0.08	0.000083	0.09	0.000083	1,054	0.09	0.00	0%	
STATE BASIC SCHOOL LEVY	1.59	0.001628	1.72	0.001628	1,054	1.72	0.00	0%	
DAVIS COUNTY	1.09	0.001110	1.17	0.001110	1,054	1.17	0.00	0%	
DAVIS COUNTY FLOOD	0.20	0.000199	0.21	0.000199	1,054	0.21	0.00	0%	
DAVIS COUNTY HEALTH & SERVICES	0.21	0.000208	0.22	0.000208	1,054	0.22	0.00	0%	
DAVIS 2005 JAIL BOND	0.07	0.000071	0.07	0.000071	1,054	0.07	0.00	0%	
DAVIS COUNTY PARAMEDIC	0.12	0.000119	0.13	0.000119	1,054	0.13	0.00	0%	
SOUTH WEBER CITY	1.38	0.001403	1.48	0.001403	1,054	1.48	0.00	0%	
COUNTY LIBRARY	0.32	0.000319	0.34	0.000319	1,054	0.34	0.00	0%	
WEBER BASIN WATER	0.15	0.000146	0.15	0.000146	1,054	0.15	0.00	0%	
MOSQUITO ABATEMENT	0.11	0.000110	0.12	0.000110	1,054	0.12	0.00	0%	
CENTRAL WEBER SEWER DISTRICT	0.58	0.000564	0.59	0.000564	1,054	0.59	0.00	0%	
COUNTY ASSESS & COLLECT LEVY	0.17	0.000177	0.19	0.000177	1,054	0.19	0.00	0%	
MULTICNTY ASESS & COLLECT LEVY	0.01	0.000012	0.01	0.000012	1,054	0.01	0.00	0%	
Totals	11.89	0.012108	12.77	0.012108	1,054	12.77	0.00	0%	This is Not a Bill * Do Not Pay*

If you Disagree with the Total Market Value of your property, you may file the enclosed Appeal with the Davis County Board of Equalization (BOE) at 61 S. Main St. or P.O. Box 618, Room 101, Farmington, UT 84025. Appeal applications are also on the County web site [www.daviscountyutah.gov](http://www.daviscountyutah.gov) (hover over "Departments", click "Tax Administration", click "Appeals", on left hand side see appeal application and appeal instructions).

The Deadline for filing appeals for your 2020 Total Market Value is:
September 15, 2020
Appeal form is enclosed – if you have questions regarding appeals, please call 801-451-3329 or 3332

## RESOLUTION 21-01

### A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE SALE OF REAL PROPERTY TO RON AND KAREN ANDERSON

**WHEREAS**, South Weber City owns parcel 132200105 which is part of the Canyon Meadows Park; and

**WHEREAS**, Ron and Karen Anderson presented a proposal to purchase approximately 1830 square feet abutting their property at 6832 S Firth Farm Road on October 27, 2020; and

**WHEREAS**, the portion requested is not being developed as part of the park project; and

**WHEREAS**, city staff confirmed the purchase price as fair and equitable by consulting with a property acquisition specialist; and

**WHEREAS**, a public hearing was advertised and held on January 12, 2020 during regular City Council meeting;

**NOW THEREFORE BE IT RESOLVED** by the Council of South Weber City, Davis County, State of Utah, as follows:

**Section 1. Approval:** The Sales Contract attached as **Exhibit 1** is hereby approved.

**Section 2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 12<sup>th</sup> day of January 2021.

Roll call vote is as follows:

Council Member Winsor	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Halverson	FOR	AGAINST

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**Jo Sjoblom, Mayor**

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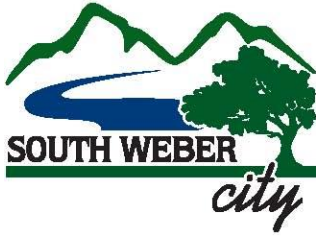
**Attest:** Lisa Smith, Recorder

**EXHIBIT 1**

**SALES CONTRACT FOR REAL  
PROPERTY TO RON AND KAREN  
ANDERSON**

Contract to be provided in an addendum when available





## Agenda Item Introduction

---

**Council Meeting Date:** January 12, 2020

**Name:** David Larson

**Agenda Item:** Contract for Purchase of Real Property for Future Public Works Facility

**Background:** The past two fiscal years, the City Council has budgeted to purchase property for a future public works facility due to the state of our current facility. Property throughout the City was identified and evaluated, resulting in a list of ranked properties that could meet the City's current and future needs.

Once evaluated and ranked, City staff has approached those property owners within the City to find a willing seller. The property purchase contract before the City Council for ratification tonight represents significant work and many hours to ultimately come to an agreement to purchase property.

**Summary:** Ratify Property Purchase Contract for Future Public Works Facility

**Budget Amendment:** na

**Procurement Officer Review:** Budgeted amount \$                      Bid amount \$

**Committee Recommendation:** na

**Planning Commission Recommendation:** na

**Staff Recommendation:** na

**Attachments:**        RES 21-02 Public Works Land Purchase  
                              Real Estate Purchase and Sale Agreement

## RESOLUTION 21-02

### A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE PURCHASE OF REAL PROPERTY FOR A FUTURE PUBLIC WORKS FACILITY

**WHEREAS**, the current public work's shop is inadequate for required functions; and

**WHEREAS**, Council budgeted for the purchase of vacant property to build a future facility; and

**WHEREAS**, City Manager David Larson, Public Works Director Mark Larsen, and Engineer Brandon Jones evaluated multiple properties within the city and rated them on several factors; and

**WHEREAS**, staff approached individual owners starting with the highest scoring property until an agreeable party was found; and

**WHEREAS**, negotiations were entered with limitations given by the Council; and

**WHEREAS**, an equitable agreement has been reached with owner Elite Training Centers representative Kelly Parke;

**NOW THEREFORE BE IT RESOLVED** by the Council of South Weber City, Davis County, State of Utah, as follows:

**Section 1. Approval:** The real estate purchase and sale agreement attached as Exhibit 1 is hereby approved.

**Section 2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 12<sup>th</sup> day of January 2021.

Roll call vote is as follows:

Council Member Winsor	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Halverson	FOR	AGAINST

---

**Jo Sjoblom, Mayor**

---

**Attest:** Lisa Smith, Recorder

# **EXHIBIT 1**

## **REAL ESTATE PURCHASE AND SALE AGREEMENT**

## REAL ESTATE PURCHASE AND SALE AGREEMENT

**THIS PURCHASE AND SALE AGREEMENT** (“Agreement”) is made and entered into as of the 12th day of January 2021, by and between **ELITE TRAINING CENTERS, LLC**, hereinafter referred to as “Seller,” and **SOUTH WEBER CITY**, a Utah municipal corporation, hereinafter referred to as “Buyer.”

### RECITALS:

A. Seller is the owner of approximately 12.15 acres of real property consisting of vacant land, located in South Weber City, Utah, which real property is depicted in Exhibit “A” attached hereto and by this reference made a part hereof (the “Property”).

B. Seller is desirous of selling the Property to Buyer and Buyer desires to purchase the Property from Seller, all upon the terms and conditions hereinafter set forth.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Sale and Purchase Price.** Seller does hereby agree to sell, transfer, assign and convey, and Buyer does hereby agree to purchase the Property at the purchase price of fifty thousand dollars (\$50,000) per acre, payable by Buyer to Seller in lawful money of the United States in accordance with all the provisions of this Agreement. The exact acreage and legal description of the Property shall be determined by survey conducted by a duly licensed surveyor jointly retained by Seller and Buyer.

a. The parties recognize and agree that the Property may need to be subdivided before the purchase contemplated by this Agreement may occur.

b. The parties recognize and agree that Buyer’s inspection of the Property in accordance with paragraph seven (7), below, may reveal the need to construct a stormwater detention basin. If the condition of the Property necessitates construction of a stormwater detention basin, the Buyer will bear all costs of designing and constructing the detention basin, including the required piping.

2. **Additional Consideration.** In addition to the monetary consideration for the sale of the Property, the Buyer and Seller hereby agree, upon satisfaction of all contingencies set forth in this Agreement, to proceed in good faith to complete all improvements to the Property necessary to construct a stormwater detention basin and a fence along the boundary of the Property. Buyer agrees to fence the Property within six months of closing, in good faith, and to bear all costs associated with designing, installing, and maintaining the fence. The design and construction of all improvements to the Property shall be conducted by Buyer. The provisions of this Paragraph shall not be abrogated by the recording of a deed for the Real Property and shall survive the Closing of this transaction.

3. **Settlement and Closing.** Closing shall take place on or before March 31, 2021, or at such other date which Buyer and Seller shall agree in writing. "Settlement" shall occur only when all of the following have been completed: (a) a survey of the Property has been conducted in accordance with the provisions of paragraph one (1) above; (b) Buyer and Seller have signed and delivered to each other or to Backman Title Company, (the "Closing Office"), all documents required by this Contract, by written escrow instructions or by applicable law; (c) any monies required to be paid by Buyer under these documents have been delivered by Buyer to Seller or to the Closing Office in the form of collected or cleared funds; (d) any monies required to be paid by Seller under these documents have been delivered by Seller to Buyer or to the Closing Office in the form of collected or cleared funds; and (e) all contingencies set forth in paragraph 7, below, have been satisfied. At Settlement Seller shall deliver to Buyer a duly executed and acknowledged Special Warranty Deed for the real property. The transaction will be considered "Closed" when Settlement has been completed, and when the applicable closing documents have been recorded in the office of the Davis County Recorder. The transaction shall be Closed within four calendar days of Settlement.

4. **Title Insurance.** Seller agrees to furnish good and marketable title to the Property free and clear of all encumbrances, except those specifically accepted by Buyer in writing, evidenced by a current ALTA standard-coverage owner's policy of title insurance in the amount of the Purchase Price. Buyer shall order a preliminary commitment for a policy of title insurance to be issued by such title insurance company as Buyer shall designate. A copy of the preliminary commitment shall be delivered by Buyer to Seller within ten (10) days of the execution of this Agreement. Buyer shall give written notice to Seller specifying reasonable objections to title within three business days of delivery of the preliminary commitment. Thereafter, Seller shall be required, through escrow at closing to cure the defects to which Buyer has objected. The Title Policy to be issued shall contain no exceptions other than those provided for in said standard form. If title cannot be made so insurable through an escrow agreement at closing, the escrowed purchase price shall, unless Buyer elects to waive such defects or encumbrances, be refunded to Buyer, and this Agreement shall thereupon be terminated. Seller agrees to pay any cancellation charge.

5. **Warranties of Seller.** Seller warrants that he has no knowledge or has received no claim nor notice of any environmentally hazardous condition concerning the property which has not or will not be remedied prior to Closing. At least ninety (90) days after signing this Agreement, Seller will disclose to Buyer all known environmentally hazardous conditions, even if Seller has remedied or intends to remedy such conditions. Seller warrants that all obligations against the Property including taxes, assessments, mortgages, liens or other encumbrances of any nature shall be brought current on or before Closing. No other representations have been made by Seller to Buyer.

6. **Prorations.** Seller and Buyer shall each pay one-half (1/2) of the escrow closing fee. Costs of providing title insurance shall be paid by Seller. Taxes and assessments shall be paid by Seller for the years 2020 and 2021, on a pro-rated basis, to the date of closing. Buyer shall be responsible for recording costs for the special warranty deed. To the extent any roll-back or greenbelt taxes become due by virtue at the sale of this property to the City, Seller shall be responsible to pay such taxes.

7. **Contingencies.** This Purchase Agreement is contingent on the following, at the Buyer's discretion:

- a. Subdivision of the Property as may be necessary or convenient to Buyer;
- b. Appraisal that determines the value of the Property at not less than \$50,000 per acre;
- c. Preliminary approval of an access permit from the Utah Department of Transportation;
- d. Buyer's physical inspection of the Property and acceptance of the same, including but not limited to the assessment of wetlands, environmental conditions, and geotechnical study; and
- e. Formal approval of the terms of this Agreement by the South Weber City Council.

8. **Notices.** Any notice required or desired to be given pursuant to this Agreement shall be delivered personally or mailed by certified mail, return receipt requested, postage prepaid, to the parties as follows:

Seller: Elite Training Centers, LLC  
Attn: Kelly Parke  
128 East South Weber Drive  
South Weber, Utah 84405

Buyer: South Weber City  
Attn: City Manager  
1600 East South Weber Drive  
South Weber, Utah 84405

The Buyer and Seller may change their addresses by notice given as required above.

9. **Default.** If Buyer defaults, Seller may proceed to exercise any remedies at law it may have. If Seller defaults, Buyer may elect to sue Seller for specific performance and/or damages. Under no circumstance shall the escrowed funds be deemed an earnest money deposit or liquidated damages.

10. **Abrogation.** Except for those paragraphs in this Agreement expressly surviving the Closing, and the express warranties contained in this Agreement, execution and delivery of the final closing documents shall abrogate this Agreement.

11. **Successors and Assigns.** This Agreement shall bind each of the parties hereto and their respective heirs, personal representatives, successors and assigns.

12. **Entire Agreement.** This Agreement, with any exhibits incorporated by reference, constitutes the final expression of the parties' agreement and is a complete and exclusive statement of the terms of that agreement. This Agreement supersedes all prior or contemporaneous negotiations, discussions and understandings, whether oral or written or otherwise, all of which are of no further effect. This Agreement may not be changed, modified or supplemented except in writing signed by the parties hereto.

13. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

14. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one single agreement. Facsimile transmission of any signed original document, and the retransmission of any signed facsimile shall be the same as delivery of an original.

15. **Conditional Use Permit.** Portions of the Property and adjoining property are subject to Conditional Use Permit #16-05 ("CUP"), which was amended by the South Weber City Council on December 15, 2020. Nothing in this agreement shall be read to relieve Seller from its obligations under the CUP. If Closing occurs before Seller can complete its obligations under the CUP, Seller agrees to complete such obligations after Closing according to the timeline and description of such obligations in the CUP.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement individually or by and through their respective, duly authorized representatives as of the day and year first above written.

**"BUYER"**

**SOUTH WEBER CITY**

ATTEST:

\_\_\_\_\_  
City Recorder Lisa Smith

By: \_\_\_\_\_  
City Manager David Larson

**"SELLER"**

By: \_\_\_\_\_  
Kelly Parke

By: \_\_\_\_\_

**BUYER ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  :ss.  
COUNTY OF DAVIS                )

On the \_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me David Larson, who being duly sworn, did say that he is the City Manager of **SOUTH WEBER CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed on behalf of the City by authority of its governing body and acknowledged to me that the City executed the same.

\_\_\_\_\_  
Notary Public

**SELLER ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  :ss.  
COUNTY OF SALT LAKE        )

On the \_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me \_\_\_\_\_ who being duly sworn, did say that he is the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

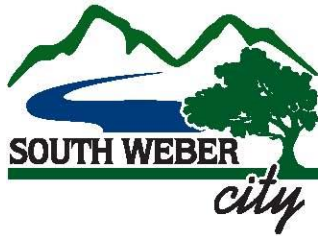
\_\_\_\_\_  
Notary Public



EXHIBIT "A"







## Agenda Item Introduction

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**Council Meeting Date:** January 12, 2021

**Name:** Lisa Smith

**Agenda Item:** Appoint a Mayor Pro Tempore for 2021

**Background:** When the Mayor is unavailable to perform official duties, a Pro Tempore is assigned to act in that capacity. Each year the Mayor recommends one of the Council Members to serve in this position. Wayne Winsor served as Mayor Pro Tempore in 2019 and Blair Halverson served in 2020. Mayor Sjoblom recommends Angie Petty to fulfill this duty for the upcoming year.

**Summary:** Appoint Mayor Pro Tempore for 2021.

**Budget Amendment:** N/a

**Procurement Officer Review:** Budgeted amount \$                      Bid amount \$

**Committee Recommendation:** N/A

**Planning Commission Recommendation:** N/A

**Staff Recommendation:** N/A

**Attachments:** Resolution 21-03: Appoint 2021 Mayor Pro Tempore

## RESOLUTION 21-03

### A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPOINTING ANGIE PETTY MAYOR PRO TEMPORE

**WHEREAS**, Mayor Sjoblom is occasionally unavailable to perform the duties of Mayor at Council Meetings or city functions; and

**WHEREAS**, the city chooses to appoint a Mayor Pro Tempore to act in the official capacity as Mayor when necessary; and

**WHEREAS**, Mayor Sjoblom has considered each Council Member's qualifications and experience and submits Councilwoman Angie Petty for approval in this position;

**NOW THEREFORE BE IT RESOLVED** by the Council of South Weber City, Davis County, State of Utah, as follows:

**Section 1. Appointment:** Council Member Angie Petty is hereby appointed to service as Mayor Pro Tempore for a one-year period from January to December 2021.

**Section 2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 12<sup>th</sup> day of January 2021.

Roll call vote is as follows:

Council Member Winsor	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Halverson	FOR	AGAINST

---

**Jo Sjoblom, Mayor**

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**Attest:** Lisa Smith, Recorder