

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Debbie McKean
Mark Preece

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

CITY COUNCIL MEETING

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD ITS REGULAR MEETING
ON TUESDAY, DECEMBER 2, 2014, BEGINNING AT 7:30 PM
IN THE CITY OFFICES AT 550 NORTH 800 WEST.

Invocation/Thought by Invitation
Pledge of Allegiance – Mark Preece

1. Accept Agenda.
2. Public Comment (two minutes per person) or if a spokesperson has been asked by a group to summarize their comments, five minutes will be allowed.
3. Public Hearing – Jessi’s Meadow Special Assessment Area, followed by any Council discussion based on comments made during hearing.
4. Public Hearing – Vacate a portion of the Public Utility Easement at 1322 N 550 W.
5. Consider adoption of Resolution 352-14, “A Resolution Authorizing the Mayor to Execute the Vacation of a Portion of Side Public Utility Easement Located at 1322 N 550 West.”
6. Fiscal Year 2014 Audit Report.
7. Discuss potential actions to address the issue of tree limbs obstructing snow plows.
8. Discuss draft modifications to constructions standards and specifications.
9. Engineering/Planning Commission Report.
10. Administrative Report.
11. Mayor/Council Reports.
12. Approval of Minutes from the November 4, 2014 City Council Meeting.
13. Executive session pursuant Utah Code 52-4-205 (c) to discuss pending or reasonably imminent litigation.
14. Adjourn.

According to the American’s with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should contact Cathy Brightwell, City Recorder, at (801) 292-4486.

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on November 26, 2014.

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West Bountiful City Notice of Proposed Assessment Area - Jessi's Meadow Subdivision

Summary

West Bountiful City proposes to designate the Jessi's Meadow Subdivision as an assessment area for the purposes of (a) maintaining the unique asphalt path through the subdivision; (b) replacing portions of the asphalt path with sidewalk as needed/practical; and (c) maintaining any remaining sections of landscaping currently under the responsibility of the Jessi's Meadow Homeowners Association. The cost of these improvements is proposed to be financed by an assessment on all benefited properties, which would include all buildable lots within the subdivision.

Proposed Area

The proposed assessment area is comprised of the lots located within the Jessi's Meadow Subdivision, specifically the properties with frontage on the following streets: Jessi's Meadow Way, Jessi's Meadow Drive, and Jessi's Meadow Circle.

Proposed Maintenance/Improvements

The general nature and location of the improvements for the proposed assessment area are as follows:

- a) Maintaining the condition of the asphalt path along Jessi's Meadow Way, Jessi's Meadow Drive, and Jessi's Meadow Circle. This maintenance will include general asphalt work such as crack sealing, the application of seal coats, patching, and overlays. Residents will retain the responsibility for snow removal for the path in front of their properties.
- b) Replacing portions on the above referenced asphalt path with sidewalk as needed/practical. For example, sections of the path needing significant repairs may be replaced with sidewalk, depending on costs and available resources.
- c) Maintaining any remaining sections of landscaping currently under the responsibility of the Jessi's Meadow Homeowners Association. This maintenance would include care and water for turf and upkeep of fencing, monument signs, and other improvements. The locations are comprised of landscaped areas along Jessi's Meadow Way and Jessi's Meadow Drive that are not currently the responsibility of any specific property owner. The City is currently attempting to dispose of the property in this category, and such disposal would remove the costs of the maintenance work described.

Estimated Cost

The City Engineer, acting as the project engineer, estimates the costs of the proposed improvements to be roughly \$240,000 over a 20 year period. On-going costs subject to assessment will be determined by actual costs of the proposed maintenance/improvements, as set by contract following the City's procurement policies. The City Council will annually review the estimated and actual costs to determine if the levy needs to be adjusted. The assessment for ongoing operation and maintenance costs will be levied over a maximum of 20 years. The initial annual assessment to be levied on each property within the assessment area is estimated to be \$300.00.

Proposed Levy

To pay for the costs of the improvements, West Bountiful City proposes to levy an assessment on benefited property within the assessment area according to the estimated direct and indirect benefits to the property from the improvements.

Assessment Method

West Bountiful City proposes to assess the levy equally among the property owners of the buildable lots (40) within the assessment area. This assessment would be levied by inclusion on a property tax notice.

Protests

Protests against the designation of the proposed assessment area or against the proposed improvements are required to be filed in writing by 5:00pm on February 2, 2015 at the West Bountiful City Offices at 550 N 800 W, West Bountiful, UT 84087. If owners of at least 21 properties within the proposed assessment area file written protests as described, the West Bountiful City Council will deem the proposed assessment area defeated.

Public Hearing

On December 2, 2014 at 7:40 pm at the West Bountiful City Offices at 550 N 800 W, West Bountiful, UT 84087, the West Bountiful City Council will hold a public hearing to (a) hear all objections to the designation of the proposed assessment area or the improvements proposed to be provided in the assessment area, and (b) hear all persons desiring to be heard. After this hearing, the West Bountiful City Council may make changes in (1) improvements proposed to be provided to the proposed assessment area, or (2) the area or areas proposed to be included within the proposed assessment area.

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PUBLIC HEARING NOTICE

A public hearing will be held by the West Bountiful City Council on Tuesday, December 2, 2014 at 7:35 p.m. (or as soon thereafter as agenda allows) at the City offices, at 550 N 800 West.

The purpose of the hearing is to receive public comment regarding a request to vacate a portion of a side yard public utility easement on the property located at 1322 N 550 West, West Bountiful, Utah.

All interested parties are invited to attend. Written comments may be submitted prior to the meeting.

Cathy Brightwell
City Recorder

MEMORANDUM



TO: Mayor and City Council

DATE: November 25, 2014

FROM: Ben White, City Engineer

RE: Vacate Existing Easement at
1322 North 550 West (Kerr Subdivision Lot 4)

Justin Williams owns the property at 1322 N 550 West. His desire is to construct a 26'x32' detached garage. (Construction began last spring but was halted due to not having a building permit). The proposed construction encroaches on a ten foot public utility easement. His request tonight is that the easement be vacated so the garage construction may continue as planned.

Mr. Williams has obtained a release from the major utility companies for any claim they may have on the easement. He received letters from Weber Basin, South Davis Sewer, Rocky Mountain Power, Century Link, Comcast and Questar. An overhead electrical easement will remain in the location where the garage is located. The garage construction does not appear to violate the terms of the overhead easement.

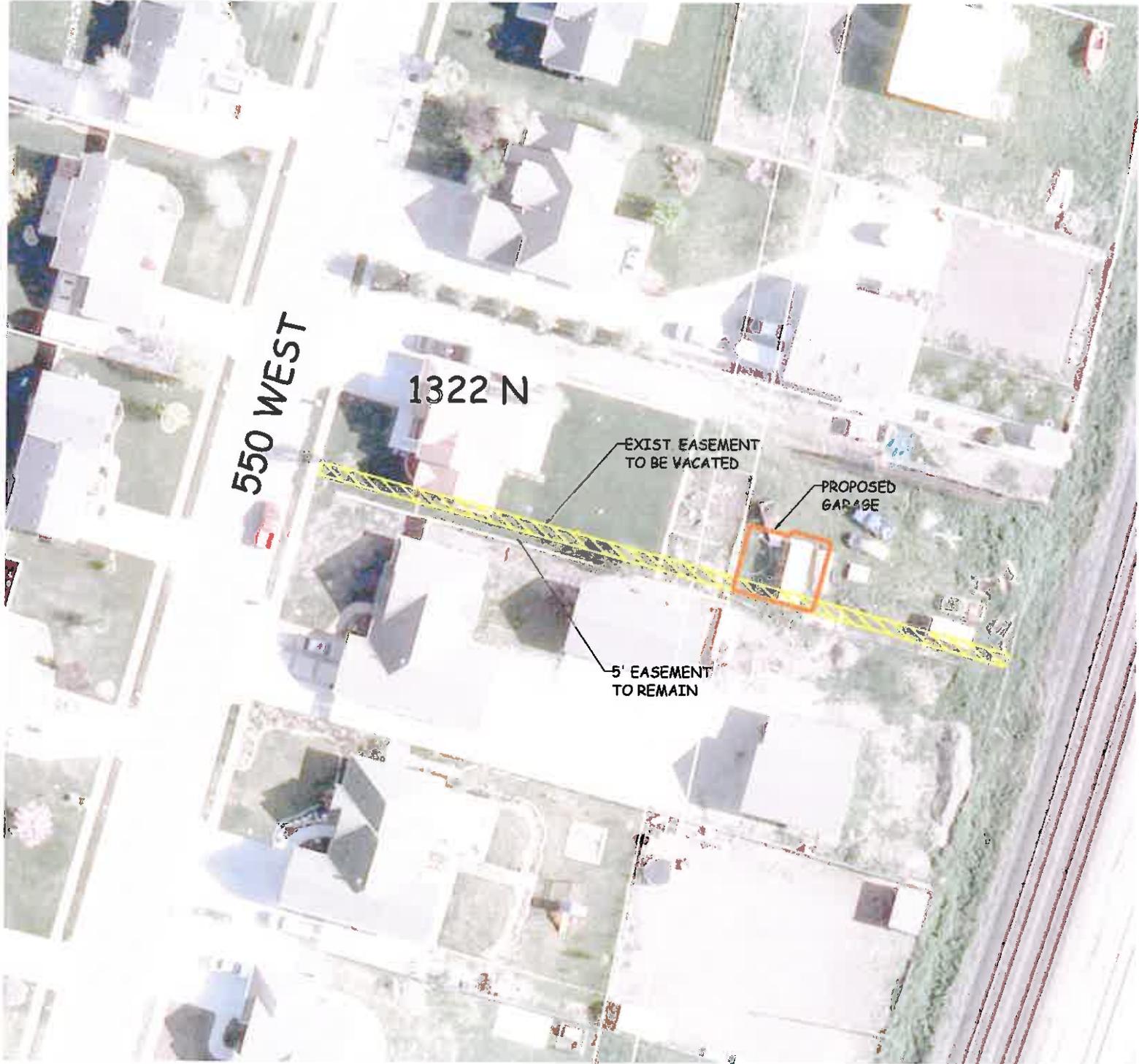
Staff does not foresee a problem releasing the side yard easement in the location where it would conflict with the garage construction.

Included with this memo is an:

- Exhibit which depicts the requested easement to be vacated
- A Resolution vacating a portion of the Public Utility Easement

Recommendation

It is staff's recommendation that a portion of the side yard easement located at 1322 N 550 West be vacated.



550 WEST

1322 N

EXIST EASEMENT
TO BE VACATED

PROPOSED
GARAGE

5' EASEMENT
TO REMAIN

WEST BOUNTIFUL CITY

RESOLUTION #352-14

A RESOLUTION OF THE WEST BOUNTIFUL CITY COUNCIL AUTHORIZING THE CITY MAYOR TO EXECUTE THE VACATION OF A PORTION OF SIDE PUBLIC UTILITY EASEMENT LOCATED AT 1322 NORTH 550 WEST

WHEREAS, West Bountiful City has been petitioned by the owner of the above mentioned property to vacate and relocate a portion of the side yard public utility easement for the purpose of building a garage; and

WHEREAS, a public notice was published in the November 20, 2014 edition of the Davis County Clipper; and

WHEREAS, a public hearing was held on December 2, 2014 to receive public comment concerning the vacation of a portion of the easement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the West Bountiful City as follows:

The West Bountiful City Council, having heard all arguments for and against the release of the utility easement, approves the release and hereby authorizes the City Mayor to execute the RELEASE OF EASEMENT for the property located at 1322 N 550 West.

EFFECTIVE DATE. This resolution shall take effect immediately upon receipt of releases from the public utility agencies.

Passed and approved by the City Council of West Bountiful City this 2nd day of December, 2014.

Ken Romney, Mayor

Voting by the City Council:	Aye	Nay
Councilmember Ahlstrom	_____	_____
Councilmember Bruhn	_____	_____
Councilmember Enquist	_____	_____
Councilmember McKean	_____	_____
Councilmember Preece	_____	_____

ATTEST:

Cathy Brightwell, Recorder

When Recorded Return to:
West Bountiful City
550 North 800 West
West Bountiful, UT 84087

RELEASE OF PUBLIC UTILITY EASEMENT AGREEMENT
1322 North 550 West
Tax ID: 06-146-0004

THIS RELEASE OF PUBLIC UTILITY EASEMENT AGREEMENT (“*Agreement*”) is entered into effective _____, 2014 (the “*Effective Date*”), between WEST BOUNTIFUL CITY, a Utah municipal corporation (the “*City*”), and Justin and Sjana Williams (collectively, “*Owner*”).

Owner owns certain real property located at 1322 North 550 West, West Bountiful City, Davis County, State of Utah, which is more particularly described in the attached **Exhibit A** (the “*Property*”). The Property is subject to a public utility easement as depicted and described in the attached **Exhibit B** (the “*Easement*”). At Owner’s request, the City has adopted Resolution No. 352-14, a Resolution authorizing the City to release its interest in the Easement, conditioned upon Owner’s agreement to indemnify the City in accordance with the terms of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. RELEASE OF EASEMENT.** The City disclaims, relinquishes, and releases any right, title, or interest it may have in and to the Easement, conditioned on the performance of Owner’s obligations under this Agreement.
- 2. OWNER’S ACKNOWLEDGMENTS.** Owner acknowledges that certain public utilities may have interests in the Easement, and that the City’s release of the Easement does not automatically extinguish those interests. Owner is solely responsible for the use of that portion of the Property which was subservient to the Easement, as depicted and described in **Exhibit B** (the “*Easement Property*”), and will use the Easement Property at Owner’s own risk.
- 3. RELEASE AND INDEMNIFICATION.** To the fullest extent allowed under applicable law, Owner hereby releases, and agrees to indemnify, defend, and hold harmless the City and its officers, agents, employees, successors, and assigns from and against all liabilities, claims, damages, losses, suits, judgments, causes of action, costs, and expenses (including reasonable attorney and expert fees), arising out of: (a) Owner’s breach of this Agreement; (b) Owner’s use of the Easement Property; or (c) any act or occurrence on the Easement Property. With respect to Owner’s agreement to defend the City, the City will have the option of either providing for its own defense, or requiring Owner to undertake the defense of the City, either of which will be at Owner’s sole cost and expense.
- 4. DISCLAIMER OF WARRANTIES.** The City makes no representations or warranties as to the availability of the Easement Property for any use intended by Owner, except to the extent of the release of the City’s interest in the Easement. The City will not be responsible for any injury to persons or property as a result of the design, installation, use, maintenance, or possession of improvements on the Easement Property.

5. MISCELLANEOUS.

a. **Covenants Run with the Land.** The covenants contained in this Agreement are covenants with respect to real property and will run with the land. Such covenants will be binding upon Owner's successors, assigns, agents, and legal representatives in the ownership or development of the Property. Owner, at Owner's expense, will record this Agreement or a memorandum of this Agreement with the Davis County Recorder.

b. **Severability.** The provisions of this Agreement are severable, and the invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of the remaining provisions.

c. **Entire Agreement; Modification; Waiver.** This Agreement constitutes the entire agreement and understanding of the parties with respect to its subject matter, and supersedes all previous or contemporaneous representations or agreements of the parties in that regard. No modification of this Agreement will be valid or binding unless made in writing and signed by both parties. Any waiver of any provision of this Agreement must be in writing and must be signed by the party waiving the provision.

d. **No Third-party Beneficiaries.** This Agreement is made for the exclusive benefit of the parties and their respective officers, employees, agents, attorneys, successors, heirs, and assigns. No other person or entity will have any interest under this Agreement or be classified as a third-party beneficiary.

e. **Enforcement.** In the event any party is required to bring a legal action to enforce the terms of this Agreement, the prevailing party in such action will be entitled to recover the party's costs and reasonable attorney fees.

IN WITNESS WHEREOF, the parties execute this Agreement as of the Effective Date.

THE CITY:

WEST BOUNTIFUL CITY

Kenneth Romney, Mayor

Attest:

Cathy Brightwell, City Recorder

OWNER:

JUSTIN WILLIAMS

SJANA WILLIAMS

ACKNOWLEDGMENTS

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On _____, 2014, Kenneth Romney and Cathy Brightwell appeared before me and, being by me duly sworn, did acknowledge that they are the Mayor and City Recorder, respectively, of West Bountiful City, and that they executed the foregoing instrument as duly authorized representatives of the City.

Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On _____, 2014, Justin Williams and Sjana Williams appeared before me and, being duly sworn, did acknowledge that they are the owners of the Property referred to in the foregoing instrument and that they executed the foregoing instrument as the Owners' duly authorized representative.

Notary Public
|

EXHIBIT A
(Legal Description of the Property)

ALL OF LOT 4, KERR SUBDIVISION, DAVIS COUNTY, UTAH
CONTAINS 0.54 ACRES

EXHIBIT B
(Depiction and Legal Description of the Easement)

Part of Lot 4 of the Kerr Subdivision located in the Southeast Quarter of Section 13, Township 2 North Range 1 West, Salt Lake Base and Meridian on file in the Davis County Recorder's Office, being more particularly described as

Beginning at a point North 15°24'20" East 5.00 feet along the west lot line from the southwest corner of Lot 4 of the Kerr Subdivision, West Bountiful City, Davis County, Utah

Thence South 74°35'40" East 275.30 feet to a 2777.6 foot curve to the left (Chord Bearing North 16°22'13" East Chord Length 5.00 feet);

Thence 5.00 feet along the arc of said curve;

Thence North 74°35'40" West 275.39 feet to the west lot line;

Thence South 15°24'20" West 5.00 feet along the west lot line to the point of beginning.

WEST BOUNTIFUL CITY

**Annual Financial Report
For the Fiscal Year Ended June 30, 2014
(With Accountants' Report Therein)**

WEST BOUNTIFUL CITY

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KARREN | HENDRIX | STAGG | ALLEN
COMPANY
A Professional Corporation

Ray H. Allen, CPA
Rebecca M. Allred
Robert L. Archuleta, CPA
Stephen R. Capson, CPA
Scott J. Hanni, CPA
Danny L. Hendrix, CPA
B. Joe Merkley, CPA
Tim C. Rees, CPA
Jeffrey N. Ririe, CPA
G. John Runia, CPA
R. Ted Stagg, CPA

INDEPENDENT AUDITORS' REPORT

The Honorable Mayor and Members of City Council
West Bountiful City Corporation
West Bountiful City, Utah

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 West Bountiful, Utah, as of and for the year ended June 30, 2014, 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 from material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the West Bountiful City, Utah, as of June 30, 2014, and the respective changes in financial position, and, where applicable, cash flows thereof for

CERTIFIED PUBLIC ACCOUNTANTS

the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and combining schedules on pages 3 through 10 and 40 through 50, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the West Bountiful City, Utah basic financial statements. The combining and individual nonmajor fund financial statements, and budget comparison schedules, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and budget comparison schedules were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements.

The combining individual nonmajor fund and budget comparison schedules have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 11, 2014, on our consideration of the West Bountiful City, Utah'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 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 West Bountiful City, Utah's internal control over financial reporting and compliance.



Karren, Hendrix, Stagg, Allen & Company
November 11, 2014

WEST BOUNTIFUL CITY

Management's Discussion and Analysis For The Fiscal Year Ended June 30, 2014

West Bountiful City's management team presents the following overview and analysis of the financial statements of the City for the twelve months ended June 30, 2014. We encourage readers to consider the information contained in this discussion in conjunction with the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- Total assets exceeded liabilities by \$21,081,795 (net assets) at the end of the fiscal year. Of this amount, \$2,641,925 (unrestricted net position) is available to meet ongoing obligations to citizens and creditors. Overall, the net position increased by \$1,736,964.
- Total governmental revenue exceeded total governmental expenditures by \$600,183.
- The unassigned fund balance of the General Fund at June 30, 2014, totaled \$714,166 and is 21% of the General Fund total revenues for the year.
- Total debt for West Bountiful City decreased by approximately \$532,840.
- The results of the above highlights show the City has continued to stabilize its financial position.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis serves as an introduction to West Bountiful City's basic financial statements. These statements are organized as follows: (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 West Bountiful City's entire assets and liabilities with the difference shown as net position. Increases or decreases over time in net position give an indicator as to whether the financial condition of West Bountiful 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 revenues and those whose operations are entirely or largely financed by user charges and fees. The governmental activities for West Bountiful City include general government, public works, public safety, parks, and redevelopment departments. The business-type activities include culinary water, golf course, solid waste, and storm drain operations.

The government-wide financial statements include only the financial statements of West Bountiful City. The City Redevelopment Agency is a blended component unit.

The government-wide financial statements are found immediately following this discussion and analysis.

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. West Bountiful 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 the same activities as those 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 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 revenues, 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.

West Bountiful City uses two different major government funds, which are the general fund and redevelopment fund. The information on these funds is shown separately. The City has six non-major funds which are police fees impact fund, park impact fee fund, RAP tax fund, street impact fee fund, capital streets fund, and the capital improvement fund. 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 West Bountiful City are culinary water, golf course, solid waste, and storm drain.

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 West Bountiful 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.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
Current assets	\$ 5,330,069	\$ 5,439,501	\$ 3,355,887	\$ 3,127,803	\$ 8,685,956	\$ 8,567,304
Deferred outflows	185,399	201,066	-	-	185,399	201,066
Capital assets	10,630,030	9,972,533	9,571,497	9,099,970	20,201,527	19,072,503
Other assets	-	-	-	-	-	-
Total assets	\$ 16,145,498	\$ 15,613,100	\$ 12,927,384	\$ 12,227,773	\$ 29,072,882	\$ 27,840,873
Current and other liabilities	\$ 466,626	\$ 423,520	\$ 447,114	\$ 712,203	\$ 913,740	\$ 1,135,723
Deferred inflows	1,455,860	1,459,515	-	-	1,455,860	1,459,515
Long-term liabilities	1,699,654	1,806,889	3,921,833	4,093,915	5,621,487	5,900,804
Total liabilities	3,622,140	3,689,924	4,368,947	4,806,118	7,991,087	8,496,042
Net position						
Invested in capital assets, net of related debt	9,037,030	8,287,533	7,379,636	6,348,414	16,416,666	14,635,947
Restricted	1,376,221	1,357,854	646,983	861,941	2,023,204	2,219,795
Unrestricted	2,110,107	2,277,789	531,818	211,300	2,641,925	2,489,089
Total net position	12,523,358	11,923,176	8,558,437	7,421,655	21,081,795	19,344,831
Total liabilities and net position	\$ 16,145,498	\$ 15,613,100	\$ 12,927,384	\$ 12,227,773	\$ 29,072,882	\$ 27,840,873

ANALYSIS OF NET POSITION

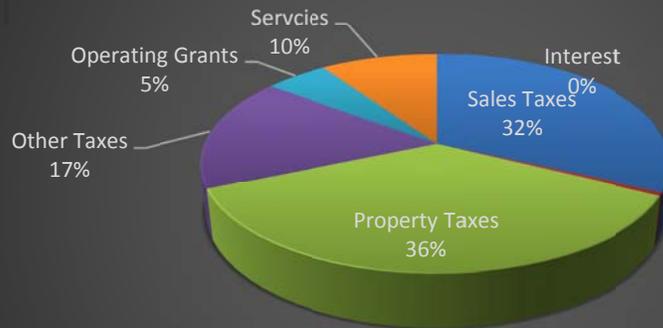
By far the largest component of West Bountiful City's net position is its investment in capital assets. Of total net position, 78% is represented by the City's investment in infrastructure, including roads and culinary water lines, parks, improvements, maintenance, and machinery and equipment, less any related outstanding debt that was used to acquire these assets. West Bountiful 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 10% of net position is subject to external restrictions on how it may be expended. These include Impact Fees, B and C Road Funds, as well as monies committed by the City Council for specific capital projects. The remaining 12% of net position can be used to meet the City's ongoing obligations to its creditors and to citizens.

WEST BOUNTIFUL CITY STATEMENT OF NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2014	2013	2014	2013	2014	2013
Revenues						
Charges for services	\$ 396,623	\$ 624,133	\$ 2,682,480	\$ 2,633,170	\$ 3,079,103	\$ 3,257,303
Operating grants and contributions	216,128	268,029	-	-	216,128	268,029
Capital grants and contributions	450,890	-	237,792	280,928	688,682	280,928
General revenues:						
Property taxes, levied for general purposes	1,502,163	1,581,229	-	-	1,502,163	1,581,229
Other taxes	700,221	641,035	-	-	700,221	641,035
Sales taxes	1,331,835	1,237,674	-	-	1,331,835	1,237,674
Other revenues	-	98,181	9,000	5,394	9,000	103,575
Disposal of fixed assets	3,572	-	-	(390,747)	3,572	-
Investment earnings	16,620	17,588	23,080	24,372	39,700	41,960
Total revenues	4,618,052	4,467,869	2,952,352	2,553,117	7,570,404	7,411,733
Expenses						
General government	747,025	657,749	-	-	747,025	657,749
Public safety	1,460,614	1,406,557	-	-	1,460,614	1,406,557
Public works	638,532	439,038	-	-	638,532	439,038
Parks and recreation	313,153	173,069	-	-	313,153	173,069
Redevelopment	501,791	550,342	-	-	501,791	550,342
Interest expense	56,281	67,690	-	-	56,281	67,690
Water	-	-	871,662	848,299	871,662	848,299
Solid waste	-	-	347,127	334,419	347,127	334,419
Storm drain	-	-	86,411	89,200	86,411	89,200
Golf course	-	-	810,844	855,950	810,844	855,950
Total Expenses	3,717,396	3,294,445	2,116,044	2,127,868	5,833,440	5,422,313
Transfers	(300,473)	(154,169)	300,473	154,169	-	-
CHANGE IN NET POSITION	600,183	1,019,255	1,136,781	579,418	1,736,964	1,989,420
Prior period adjustment	-	-	-	(128,909)	-	-
NET POSITION, BEGINNING	11,923,175	10,903,921	7,421,656	6,971,146	19,344,831	17,875,067
NET POSITION, ENDING	\$ 12,523,358	\$ 11,923,176	\$ 8,558,437	\$ 7,421,655	\$ 21,081,795	\$ 19,864,487

Fiscal Year 2014 General Fund Revenues

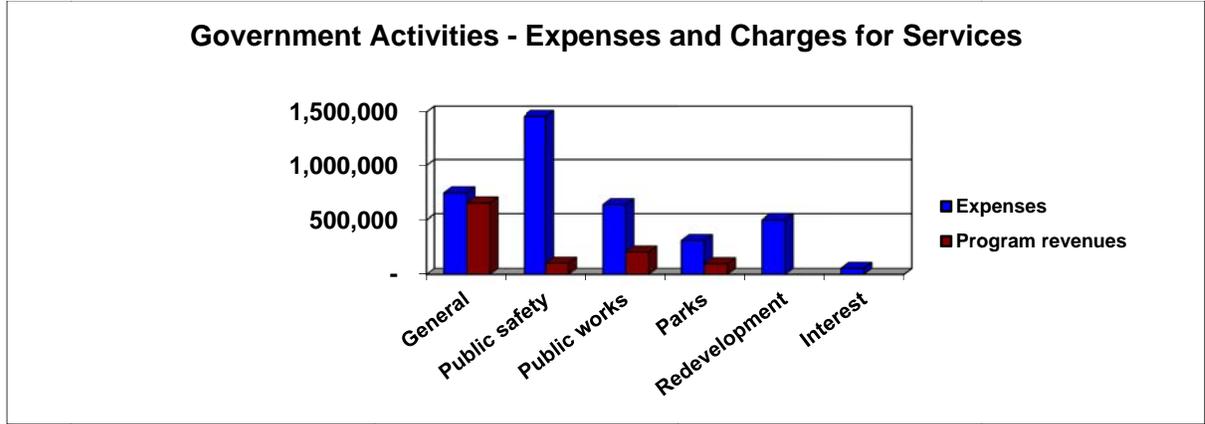


■ Sales Taxes
 ■ Interest
 ■ Property Taxes
 ■ Other Taxes
 ■ Operating Grants
 ■ Services

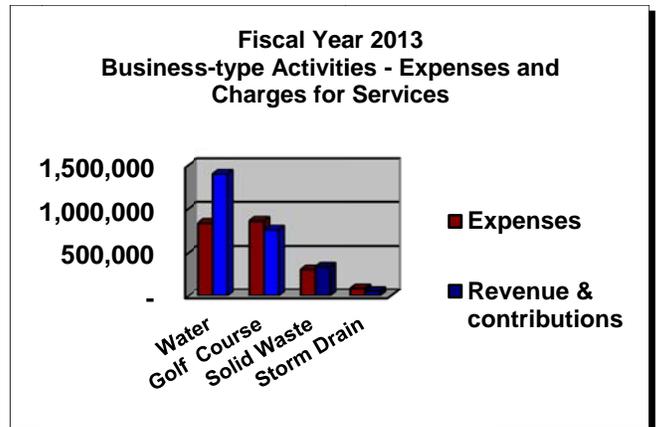
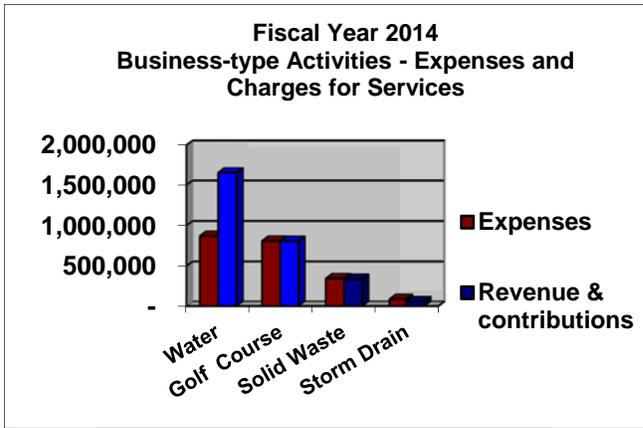
GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES

Governmental activities net position increased by \$600,183 for the year ended June 30, 2014, with much of this increase from the completion of streets projects and modest growth in revenues.

As indicated in the chart on the previous page, government activities in the General Fund are largely dependent on sales and property tax revenues, with additional revenues received from service fees. In addition, West Bountiful receives “one-time” grant monies from time to time associated with specific projects. Overall, General Fund activity is not intended to be a “for profit” operation, and the City is specifically restricted from assessing or collecting revenues in excess of the cost of providing services to its citizens.



Business-type activities in the Enterprise Funds are generally intended to use self-generating revenues from fees for services to pay for the cost of the services. Of these funds, the Water and Storm Drain funds require additional reserves to cover the cost of future infrastructure replacements, as illustrated in the charts below:



Business-type activities contributed an increase of \$1,136,781 in net position. The most significant reason for this increase in business-type activities is the completion of several capital projects. Specifically, waterline work on 900 West and the rebuild of the parking lot at the golf course. The City also received \$23,080 in invested earnings and \$237,792 in impact fees during the year for business-type activities.

FINANCIAL ANALYSIS OF WEST BOUNTIFUL CITY'S FUNDS

West Bountiful City's governmental funds reflect 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 unreserved portion of this total fund balance is the available spendable resources at June 30, 2014.

For the period ended June 30, 2014, the City's governmental funds reported a combined fund balance of \$3,348,403, representing a decrease of \$127,777, compared with the prior fiscal year. Of the total balance at year-end, \$243,827 is assigned or committed for capital projects, and an additional \$1,320,189 is un-spendable for inventory and interfund loans.

The General Fund is the main operating fund for West Bountiful City. At June 30, 2014, the General Fund's unassigned fund balance was \$714,166. Total fund balance of the General Fund for West Bountiful City increased by \$245,405 this fiscal year. This is representative of the increased liquidity and stability of the General Fund.

The RAP Tax Fund had a total spendable fund balance of \$184,669 at June 30, 2014, representing a decrease of \$132,727 from the previous year. This is the result of continued construction of parks and recreation projects.

The redevelopment special revenue fund had a total fund balance of \$86,853. Total fund balance increased \$22,877 due to lower than anticipated operating expenses for the period ended June 30, 2014. This balance is assigned to the future operations of the West Bountiful Redevelopment Agency, particularly the newly created Community Development Area located along 500 South and Legacy Parkway.

The City's proprietary funds 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 \$531,818.

GENERAL FUND BUDGETARY HIGHLIGHTS

General Fund expenses decreased due to a relative decrease in capital and grant spending in general government, public safety, and parks.

- **Revenue**
 - The General Fund continued to realize modest growth in sales tax and other user taxes (municipal energy, telecommunications, transient room). Year-over-year revenues decreased due to the drop off of previous one-time increases in personal property taxes and licenses/permits.
- **Public Safety**
 - While overall costs of the City's police department were flat compared to the previous year, fire/paramedic services costs through the South Davis Metro Fire increased by 4%.
- **Public Works**
 - The City purchased a new replacement snow plow and completed the 700 West road construction. Future capital projects, such as street re-builds, will be accounted in special capital project funds.
- **Parks**
 - The day-to-day expenses remained relatively flat, while overall expenditures dropped due to a pause in parks and recreation capital projects. Future large projects will be accounted for in special capital improvement funds or the RAP Tax Fund.

PROPRIETARY BUDGETARY HIGHLIGHTS

West Bountiful proprietary funds exhibited a commitment to infrastructure improvements. Highlights from the proprietary funds include:

- **Water Fund**
 - Revenues from water sales increased by 2.3%
 - Replaced water line on 900 West
- **Golf Course**
 - Operating revenue increased year-over-year by 2%.
 - Operating expenditures decreased by 2.5%
 - Completed the reconstruction of the parking lot.
- **Storm Drain and Solid Waste Funds**
 - These funds remained stable, without significant changes in revenues or expenditures.

CAPITAL ASSET AND DEBT ADMINISTRATION

West Bountiful City's investment in capital assets for its combined governmental and business type activities totaled \$19,063,156 (net of \$5,536,494 accumulated depreciation) at June 30, 2014. Types of assets included in this category are land, buildings, and related improvements, vehicles, machinery and equipment, roads (including curb and gutter), street lights, culinary water distribution and storm water collection systems.

Major capital asset activities that occurred during the past fiscal year include:

- 900 West water line replacement and street re-build
- The commencement of a water line replacement on 800 West
- The reconstruction of the parking lot at the golf course.

	Governmental Activities		Business-Type		Total	
	2014	2013	2014	2013	2014	2013
Land and water rights	\$ 5,301,489	\$ 5,101,489	\$ 1,743,497	\$ 1,743,497	\$ 6,844,986	\$ 6,844,986
Buildings	2,199,893	2,199,893	308,938	308,938	2,508,831	2,508,831
Improvement, other than buildings	4,645,483	4,112,670	10,054,647	9,574,210	12,922,505	11,448,584
Vehicles	239,608	318,058	310,997	310,997	668,632	660,629
Machinery and equipment	701,984	520,833	898,057	813,187	1,212,250	1,181,691
Work in process		-	157,483	-	442,446	514,480
Accumulated depreciation	(2,458,427)	(2,280,410)	(3,902,122)	(3,650,859)	(5,536,494)	(5,026,518)
New book value	\$ 10,630,030	\$ 9,972,533	\$ 9,571,497	\$ 9,099,970	\$ 19,063,156	\$ 18,132,683

In an effort to stabilize and improve the City's overall financial health, debt service has been systematically reduced with bonds being retired and re-funded, where possible, to shorten the term and interest expense of the debt.

The City incurred \$4,288,166 of debt by the business-type activities (Enterprise Funds) and the remaining \$1,685,000 was incurred by the City's governmental units. Most of the City's debt is known as revenue bonds and is secured by specific revenue sources (i.e. property taxes, sales tax, and culinary water user fees).

Additional information on West Bountiful City's capital assets and debt can be found in Note 6 in the notes to the City's basic financial statements.

West Bountiful City's Outstanding Debt
Revenue Bonds

	<u>Governmental Activities</u>		<u>Business Type Activities</u>		<u>Totals</u>	
	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>	<u>2014</u>	<u>2013</u>
General obligation	\$ -	\$ -	\$ -	\$ 225,000	\$ -	\$ 225,000
Water bond premium	-	-	12,326	13,166	12,326	13,166
Revenue bonds	1,573,000	1,685,000	3,855,000	4,050,000	5,428,000	5,735,000
Totals	<u>\$ 1,573,000</u>	<u>\$ 1,685,000</u>	<u>\$ 3,867,326</u>	<u>\$ 4,288,166</u>	<u>\$ 5,440,326</u>	<u>\$ 5,973,166</u>

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

West Bountiful City continues to improve long term capital planning, including preventive maintenance for streets and water systems. The City anticipates continued moderate growth in sales and use taxes.

Long term, the City's plan for financial stability includes, (1) minimizing debt, (2) investing wisely in infrastructure and infrastructure maintenance to prolong the life of streets, water lines, storm drains and equipment, (3) appropriately matching expenses or revenues and services, (5) maintaining appropriate reserves, (6) and planning capital projects to stay within budget for revenue sources available.

REQUEST FOR INFORMATION

This financial report is designed to give its readers a general overview of the West Bountiful City's finances. Questions regarding any information contained in this report or requests for additional financial information should be addressed to West Bountiful City, 550 North 800 West, West Bountiful City, Utah 84087.

WEST BOUNTIFUL CITY

Statement of Net Position June 30, 2014

	Primary Government		
	Governmental Activities	Business-type Activities	Total
CURRENT ASSETS			
Cash and cash equivalents			
Restricted	\$ 1,033,204	\$ 1,849,961	\$ 2,883,165
Unrestricted	679,641	2,453,263	3,132,904
Prepaid expense	6,225	66,508	72,733
Receivables			
Property, franchise, and excise taxes	2,200,750	-	2,200,750
Accounts, less allowance for doubtful accounts of \$10,758	96,285	178,854	275,139
Inventories	-	121,265	121,265
Internal balances	1,313,964	(1,313,964)	-
Total current assets	<u>5,330,069</u>	<u>3,355,887</u>	<u>8,685,956</u>
DEFERRED OUTFLOWS OF RESOURCES			
Refunding bond costs	185,399	-	185,399
Total deferred outflows of resources	<u>185,399</u>	<u>-</u>	<u>185,399</u>
NONCURRENT ASSETS			
Property and equipment, (net)			
Land and easements	5,301,489	1,743,497	7,044,986
Buildings	1,578,888	134,663	1,713,551
Improvements, other than buildings	3,427,634	7,030,729	10,458,363
Vehicles	57,839	164,550	222,389
Machinery and equipment	264,180	340,575	604,755
Work in progress	-	157,483	157,483
Net property and equipment	<u>10,630,030</u>	<u>9,571,497</u>	<u>20,201,527</u>
Total assets	<u>\$ 16,145,498</u>	<u>\$ 12,927,384</u>	<u>\$ 29,072,882</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Statement of Net Position, Continued June 30, 2014

	Primary Government		
	Governmental Activities	Business-type Activities	Total
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	\$ 282,483	\$ 66,694	\$ 349,177
Accounts payable to related parties	-	12,904	12,904
Checks issued in excess of cash	-	19,909	19,909
Current portion capital leases	-	41,227	41,227
Restricted assets:			
Current portion of revenue bonds	115,000	200,840	315,840
Accrued interest	5,769	61,876	67,645
Unearned revenues	-	40,179	40,179
Short-term compensation liability	28,101	-	28,101
Accrued liabilities	35,273	3,485	38,758
Total current liabilities	<u>466,626</u>	<u>447,114</u>	<u>913,740</u>
NON-CURRENT LIABILITIES			
Deposits, advance rentals, and long-term accruals	208,049	63,101	271,150
Long-term compensation liability	33,605	25,730	59,335
Long term leases	-	166,517	166,517
Restricted assets:			
Long-term portion of revenue bonds	1,458,000	3,666,485	5,124,485
Total non-current liabilities	<u>1,699,654</u>	<u>3,921,833</u>	<u>5,621,487</u>
Total liabilities	<u>2,166,280</u>	<u>4,368,947</u>	<u>6,535,227</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred property taxes	1,455,860	-	1,455,860
Total deferred inflows of resources	<u>1,455,860</u>	<u>-</u>	<u>1,455,860</u>
NET POSITION			
Investment in capital assets, net of related debt	9,037,030	7,379,636	16,416,666
Restricted for:			
Specific projects and programs	1,376,221	500,683	1,876,904
Debt service	-	146,300	146,300
Unrestricted	2,110,107	531,818	2,641,925
Total net position	<u>12,523,358</u>	<u>8,558,437</u>	<u>21,081,795</u>
Total liabilities and net position	<u>\$ 16,145,498</u>	<u>\$ 12,927,384</u>	<u>\$ 29,072,882</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Statement of Activities For the Fiscal Year Ended June 30, 2014

Functions/Programs	Net (Expense) Revenue and Changes in Net Position						
	Expenses	Program Revenues			Primary Government		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Government Activities	Business-type Activities	Total
PRIMARY GOVERNMENT							
Government activities							
General government	\$ 747,025	\$ 202,638	\$ -	\$ 450,890	\$ (93,497)	\$ -	\$ (93,497)
Public safety	1,460,614	94,577	9,508	-	(1,356,529)	-	(1,356,529)
Public works	638,532	-	206,620	-	(431,912)	-	(431,912)
Parks	313,153	99,408	-	-	(213,745)	-	(213,745)
Redevelopment	501,791	-	-	-	(501,791)	-	(501,791)
Interest on long-term debt	56,281	-	-	-	(56,281)	-	(56,281)
Total government activities	<u>3,717,396</u>	<u>396,623</u>	<u>216,128</u>	<u>450,890</u>	<u>(2,653,755)</u>	<u>-</u>	<u>(2,653,755)</u>
Business-type activities							
Water utility	871,662	1,473,125	-	180,864	-	782,327	782,327
Golf course	810,844	809,365	-	-	-	(1,479)	(1,479)
Solid waste	347,127	341,445	-	-	-	(5,682)	(5,682)
Storm drain	86,411	58,545	-	56,928	-	29,062	29,062
Total business-type activities	<u>2,116,044</u>	<u>2,682,480</u>	<u>-</u>	<u>237,792</u>	<u>-</u>	<u>804,228</u>	<u>804,228</u>
Total primary government	<u>\$ 5,833,440</u>	<u>\$ 3,079,103</u>	<u>\$ 216,128</u>	<u>\$ 688,682</u>	<u>(2,653,755)</u>	<u>804,228</u>	<u>(1,849,527)</u>
General revenues							
Taxes							
Property taxes, levied for general purposes					1,502,163	-	1,502,163
Other taxes					700,221	-	700,221
Sales taxes					1,331,835	-	1,331,835
Investment earnings					16,620	23,080	39,700
Disposal of assets					3,572	-	3,572
Other revenue					-	9,000	9,000
Transfers					(300,473)	300,473	-
Total general revenues, special items, and transfers					<u>3,253,938</u>	<u>332,553</u>	<u>3,586,491</u>
Changes in net position					600,183	1,136,781	1,736,964
Net position, July 1, 2013					<u>11,923,175</u>	<u>7,421,656</u>	<u>19,344,831</u>
Net position, June 30, 2014					<u>\$ 12,523,358</u>	<u>\$ 8,558,437</u>	<u>\$ 21,081,795</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Balance Sheet Governmental Funds June 30, 2014

	<u>General</u>	<u>Special Revenue Redevelopment Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
<u>ASSETS</u>				
ASSETS				
Cash and cash equivalents				
Unrestricted	\$ 435,814	\$ -	\$ 243,827	\$ 679,641
Restricted	122,167	87,184	823,853	1,033,204
Receivables (net)				
Property, franchise, and excise tax	1,613,582	550,000	37,348	2,200,930
Fees	96,105	-	-	96,105
Due from other funds	449,924	-	864,040	1,313,964
Prepaid expenses	6,225	-	-	6,225
Total assets	<u>\$ 2,723,817</u>	<u>\$ 637,184</u>	<u>\$ 1,969,068</u>	<u>\$ 5,330,069</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable	\$ 282,483	\$ -	\$ -	\$ 282,483
Accrued liabilities	34,942	331	-	35,273
Installment payable	-	-	-	-
Deposits	208,050	-	-	208,050
Total liabilities	<u>525,475</u>	<u>331</u>	<u>-</u>	<u>525,806</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred property taxes	905,860	550,000	-	1,455,860
Total deferred inflows of resources	<u>905,860</u>	<u>550,000</u>	<u>-</u>	<u>1,455,860</u>
FUND BALANCES				
Unassigned	714,166	-	-	714,166
Assigned for capital projects	-	-	5,823	5,823
Committed for capital improvements	-	-	238,004	238,004
Unspendable	456,149	-	864,040	1,320,189
Restricted for:				
Class C road	109,689	-	-	109,689
Liquor funds	12,478	-	-	12,478
Rap tax	-	-	184,669	184,669
Construction	-	86,853	-	86,853
Impact fees	-	-	676,532	676,532
Total fund balances	<u>1,292,482</u>	<u>86,853</u>	<u>1,969,068</u>	<u>3,348,403</u>
Total liabilities and fund balances	<u>\$ 2,723,817</u>	<u>\$ 637,184</u>	<u>\$ 1,969,068</u>	<u>\$ 5,330,069</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position For the Fiscal Year Ended June 30, 2014

TOTAL FUND BALANCE \$ 3,348,403

Total net assets reported for governmental activities in the statement of net assets is different because:

Capital assets used in governmental activities are not financial resources, and therefore, are not reported in the funds. Those assets consist of:

Land	\$ 5,301,488	
Buildings	2,199,893	
Improvements, other than buildings	4,645,483	
Equipment	701,984	
Vehicles	239,608	
Accumulated depreciation	<u>(2,458,426)</u>	
Total capital assets		10,630,030

Bond refunding costs are expensed in the governmental funds and capitalized and amortized in the government wide statements. 185,399

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period, and accordingly, are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather as an expenditure when due. All liabilities, both current and long-term, are reported in the statement of net position.

Accrued liabilities	(61,705)	
Accrued interest on bonds	(5,769)	
Current portion of revenue bonds	(115,000)	
Long-term portion of revenue bonds	<u>(1,458,000)</u>	
Total liabilities		<u>(1,640,474)</u>

Total net position of governmental activities \$ 12,523,358

WEST BOUNTIFUL CITY

Statement of Revenues, Expenditures, and Changes in Fund Balances Governmental Funds For the Fiscal Year Ended June 30, 2014

	<u>General</u>	<u>Special Revenue Redevelopment Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Totals</u>
REVENUES				
General property taxes	\$ 979,577	\$ 522,583	\$ -	\$ 1,502,160
Sales, use, and excise taxes	1,331,835	-	-	1,331,835
Other taxes	486,370	-	213,851	700,221
Impact fees	-	-	89,043	89,043
Licenses	101,861	-	-	101,861
Interest	5,296	358	11,030	16,684
Intergovernmental	217,017	-	-	217,017
Charges for services	78,378	-	-	78,378
Fines	83,642	-	-	83,642
Miscellaneous	58,200	-	-	58,200
Total revenues	<u>3,342,176</u>	<u>522,941</u>	<u>313,924</u>	<u>4,179,041</u>
EXPENDITURES				
Current				
General government	669,121	-	-	669,121
Public works	799,978	-	-	799,978
Public safety	1,385,483	-	-	1,385,483
Parks	165,169	-	-	165,169
Redevelopment	-	500,064	-	500,064
Capital outlay	-	-	333,028	333,028
Debt service:				
Principal	112,000	-	-	112,000
Interest	41,502	-	-	41,502
Total expenditures	<u>3,173,253</u>	<u>500,064</u>	<u>333,028</u>	<u>4,006,345</u>
Revenues over expenditures	<u>168,923</u>	<u>22,877</u>	<u>(19,104)</u>	<u>172,696</u>
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	-	-	-
Bond defeased	-	-	-	-
Operating transfers, in	162,955	-	300,000	462,955
Operating transfers, out	(86,473)	-	(676,955)	(763,428)
Total other financing sources (uses)	<u>76,482</u>	<u>-</u>	<u>(376,955)</u>	<u>(300,473)</u>
Revenue and other sources over expenditures and other uses	245,405	22,877	(396,059)	(127,777)
FUND BALANCE, JULY 1, 2013	<u>1,047,077</u>	<u>63,976</u>	<u>2,365,127</u>	<u>3,476,180</u>
FUND BALANCE, JUNE 30, 2014	<u>\$ 1,292,482</u>	<u>\$ 86,853</u>	<u>\$ 1,969,068</u>	<u>\$ 3,348,403</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Funds Balances of Governmental Funds to the Statement of Activities For the Fiscal Year Ended June 30, 2014

NET CHANGES IN FUND BALANCES, TOTAL GOVERNMENTAL FUNDS \$ (127,777)

The change in net position reported for governmental activities in the statement of activities is different because:

Governmental funds report capital outlays 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. This is the amount by which depreciation expense (\$278,264) was less than capital outlay (\$673,910).	218,426
Contributions from developers are not recorded in government funds but is a contribution in government wide statements.	450,000
Bond refunding costs are expensed in the government fund statement and are amortized in the government wide statement.	(15,666)
Proceeds from the sale of assets is recorded as revenue in the funds statements and is computed in the gain on sale of assets in the government wide statements.	(10,928)
Repayment of principal on bonds is an expenditure in the governmental funds but reduces the liability in the statement of net position.	112,000
Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds. This adjustment is as follows:	
Accrued absences	(26,760)
Accrued interest	888
	<hr/>
Change in net position of governmental activities	<u>\$ 600,183</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Statement of Net Position Proprietary Funds June 30, 2014

	<u>Water Utility Fund</u>	<u>Golf Course Fund</u>	<u>Solid Waste Fund</u>	<u>Storm Drain Utility Fund</u>	<u>Totals Proprietary Fund</u>
ASSETS					
CURRENT ASSETS					
Cash and cash equivalents					
Restricted	\$ 1,703,031	\$ -	\$ -	\$ 146,930	\$ 1,849,961
Unrestricted	2,385,555	-	50,366	17,342	2,453,263
Prepaid expense	66,508	-	-	-	66,508
Inventories	89,595	31,670	-	-	121,265
Receivables					
Accounts, less allowance					
Uncollectables	143,765	-	30,573	4,516	178,854
Due from other funds	193,411	-	200,000	-	393,411
Total current assets	<u>4,581,865</u>	<u>31,670</u>	<u>280,939</u>	<u>168,788</u>	<u>5,063,262</u>
NON-CURRENT ASSETS					
Property and equipment, at cost					
Land and easements	74,370	1,510,386	-	158,741	1,743,497
Buildings	-	308,938	-	-	308,938
Improvements, other than buildings	6,328,241	1,936,166	-	1,790,237	10,054,644
Machinery and equipment	125,528	713,585	58,945	-	898,058
Work in process	157,483	-	-	-	157,483
Vehicles	310,998	-	-	-	310,998
Accumulated depreciation	<u>(1,885,868)</u>	<u>(1,398,442)</u>	<u>(32,065)</u>	<u>(585,746)</u>	<u>(3,902,121)</u>
Net property and equipment	<u>5,110,752</u>	<u>3,070,633</u>	<u>26,880</u>	<u>1,363,232</u>	<u>9,571,497</u>
Total assets	<u>\$ 9,692,617</u>	<u>\$ 3,102,303</u>	<u>\$ 307,819</u>	<u>\$ 1,532,020</u>	<u>\$ 14,634,759</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Statement of Net Position Proprietary Funds, Continued June 30, 2014

	Water Utility Fund	Golf Course Fund	Solid Waste Fund	Storm Drain Utility Fund	Totals Proprietary Fund
<u>LIABILITIES</u>					
CURRENT LIABILITIES					
Accounts payable	\$ 15,901	\$ 11,779	\$ 25,931	\$ 14,306	\$ 67,917
Accounts payable to related party	-	-	11,681	-	11,681
Checks issued excess of cash	-	19,909	-	-	19,909
Current portion capital leases	-	41,227	-	-	41,227
Current portion bonds payable	200,840	-	-	-	200,840
Unearned revenue	-	40,179	-	-	40,179
Accrued liabilities	-	3,485	-	-	3,485
Accrued interest	61,876	-	-	-	61,876
Total current liabilities	<u>278,617</u>	<u>116,579</u>	<u>37,612</u>	<u>14,306</u>	<u>447,114</u>
NONCURRENT LIABILITIES					
Deposits, advance rentals, and long term accruals	63,101	-	-	-	63,101
Long term compensation liability	16,906	8,824	-	-	25,730
Long term leases	-	166,517	-	-	166,517
Due other funds	-	1,707,375	-	-	1,707,375
Bonds payable	3,666,485	-	-	-	3,666,485
Total noncurrent liabilities	<u>3,746,492</u>	<u>1,882,716</u>	<u>-</u>	<u>-</u>	<u>5,629,208</u>
Total liabilities	<u>4,025,109</u>	<u>1,999,295</u>	<u>37,612</u>	<u>14,306</u>	<u>6,076,322</u>
NET POSITION					
Investment in capital assets, net of related debt	3,126,635	2,862,889	26,880	1,363,232	7,379,636
Restricted debt service	146,300	-	-	-	146,300
Restricted impact fees	353,753	-	-	146,930	500,683
Unrestricted net position	2,040,820	(1,759,881)	243,327	7,552	531,818
Total net position	<u>5,667,508</u>	<u>1,103,008</u>	<u>270,207</u>	<u>1,517,714</u>	<u>8,558,437</u>
Total liabilities and net position	<u>\$ 9,692,617</u>	<u>\$ 3,102,303</u>	<u>\$ 307,819</u>	<u>\$ 1,532,020</u>	<u>\$ 14,634,759</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Statement of Revenues, Expenses, and Changes in Fund Net Position Proprietary Funds For the Fiscal Year Ended June 30, 2014

	<u>Water Utility Fund</u>	<u>Golf Course Fund</u>	<u>Solid Waste Fund</u>	<u>Storm Drain Utility Fund</u>	<u>Totals Proprietary Fund</u>
OPERATING REVENUE					
Revenue secured by revenue bond	\$ 1,473,125	\$ -	\$ -	\$ -	\$ 1,473,125
Sales and charges for services	-	809,365	341,445	58,545	1,209,355
Total operating revenue	<u>1,473,125</u>	<u>809,365</u>	<u>341,445</u>	<u>58,545</u>	<u>2,682,480</u>
OPERATING EXPENDITURES					
Personnel services	215,064	412,697	7,714	18,951	654,426
Water purchases	131,878	-	-	-	131,878
Utilities	13,339	17,835	-	-	31,174
Supplies	183,020	263,119	16,620	21,747	484,506
Other expenses	5,870	3,278	-	4,740	13,888
Purchased services	-	85	319,920	1,805	321,810
Depreciation and amortization	169,000	90,263	2,873	39,168	301,304
Total operating expenditures	<u>718,171</u>	<u>787,277</u>	<u>347,127</u>	<u>86,411</u>	<u>1,938,986</u>
Operating income (loss)	<u>754,954</u>	<u>22,088</u>	<u>(5,682)</u>	<u>(27,866)</u>	<u>743,494</u>
NON-OPERATING REVENUES (EXPENSES)					
Interest income	21,290	40	1,047	703	23,080
Other revenue	95,057	1,943	-	38,000	135,000
Impact fees	92,864	-	-	18,928	111,792
Disposal of assets	-	-	-	-	-
Interest expense	(153,491)	(23,567)	-	-	(177,058)
Total non-operating revenues (expenses)	<u>55,720</u>	<u>(21,584)</u>	<u>1,047</u>	<u>57,631</u>	<u>92,814</u>
Transfers					
Transfers in	-	300,473	-	-	300,473
Transfers out	-	-	-	-	-
Total transfers	<u>-</u>	<u>300,473</u>	<u>-</u>	<u>-</u>	<u>300,473</u>
Increase in net position	810,674	300,977	(4,635)	29,765	1,136,781
NET POSITION, JULY 1, 2013	<u>4,856,834</u>	<u>802,031</u>	<u>274,842</u>	<u>1,487,949</u>	<u>7,421,656</u>
NET POSITION, JUNE 30, 2014	<u>\$ 5,667,508</u>	<u>\$ 1,103,008</u>	<u>\$ 270,207</u>	<u>\$ 1,517,714</u>	<u>\$ 8,558,437</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Statement of Cash Flows Proprietary Funds For The Fiscal Year Ended June 30, 2014

	Water Utility Fund	Gold Course Fund	Solid Waste Fund	Storm Drain Fund	Total Proprietary Fund
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers and users	\$ 1,468,572	\$ 808,946	\$ 342,456	\$ 58,521	\$ 2,678,495
Payments to suppliers	(401,493)	(289,831)	(7,714)	(18,951)	(717,989)
Payments to employees	(213,065)	(410,413)	(325,994)	(23,546)	(973,018)
Net cash provided by operating activities	<u>854,014</u>	<u>108,702</u>	<u>8,748</u>	<u>16,024</u>	<u>987,488</u>
CASH FLOWS FROM NON-CAPITAL AND RELATED FINANCING					
Interfund loans	-	-	-	-	-
Transfers	-	300,473	-	-	300,473
Net cash provided from non-capital and related financing	<u>-</u>	<u>300,473</u>	<u>-</u>	<u>-</u>	<u>300,473</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Purchase of capital assets	(384,739)	(177,220)	-	-	(561,959)
Impact fees	92,864	-	-	18,929	111,793
Other	7,057	1,942	-	-	8,999
Principal paid in capital leases	-	(42,030)	-	-	-
Interest paid	(153,491)	(23,567)	-	-	(177,058)
Principal paid on bonds	(195,840)	(225,000)	-	-	(420,840)
Net cash (used) provided in capital and related financing activities	<u>(634,149)</u>	<u>(465,875)</u>	<u>-</u>	<u>18,929</u>	<u>(1,039,065)</u>
Cash flows from investing activities					
Investment earnings	21,290	40	1,047	703	23,080
Net cash provided by investing activities	<u>21,290</u>	<u>40</u>	<u>1,047</u>	<u>703</u>	<u>23,080</u>
Net increase (decrease) in cash and cash equivalents	241,155	(56,660)	9,795	35,656	271,976
CASH AND CASH EQUIVALENTS, JULY 1, 2013	<u>3,847,431</u>	<u>36,751</u>	<u>40,571</u>	<u>128,616</u>	<u>4,053,369</u>
CASH AND CASH EQUIVALENTS, JUNE 30, 2014	<u>\$ 4,088,586</u>	<u>\$ (19,909)</u>	<u>\$ 50,366</u>	<u>\$ 164,272</u>	<u>\$ 4,325,345</u>
CASH FLOWS FROM OPERATING ACTIVITIES					
Operating income (loss)	\$ 754,954	\$ 22,088	\$ (5,682)	\$ (27,866)	\$ 743,494
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation and amortization	169,000	90,263	2,873	39,168	301,304
Increase (decrease) due to changes in:					
Accounts receivable	(5,892)	889	1,011	(24)	(4,016)
Inventory	917	(1,144)	-	-	(227)
Prepaid expenses	(2,111)	28,125	-	-	26,014
Accounts payable	(66,192)	(32,495)	10,546	4,746	(83,395)
Deposits	1,339	-	-	-	1,339
Deferred revenue	-	(1,308)	-	-	(1,308)
Accrued liabilities affecting operating activities	1,999	2,284	-	-	4,283
Net cash provided by operating activities	<u>\$ 854,014</u>	<u>\$ 108,702</u>	<u>\$ 8,748</u>	<u>\$ 16,024</u>	<u>\$ 987,488</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2014

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

History and Organization

West Bountiful City was incorporated in 1948. The City operates under a six member council form of government and provides the following services authorized by its charter: public safety, highways and streets, parks, recreation, planning and zoning, and administrative services. The City also provides water, solid waste, storm drain, and golf course services which are reported as proprietary enterprise funds.

The City's financial statements are prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Governments are also required to follow the pronouncements of the Financial Accounting Standards Board (FASB) issued through November 30, 1989, (when applicable that do not conflict with or contradict GASB pronouncements). Although the City has the option to apply FASB pronouncements issued after that date to its business-type activities and enterprise funds, the City has chosen not to do so. The more significant accounting policies established in GAAP and used by the City is discussed below.

Financial 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. The Governmental Accounting Standards Board (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 to, or impose specific financial burdens on, the City.

The City established a Redevelopment Agency (RDA) pursuant to state code and designated the City Council and the Mayor as the Redevelopment Agency Board. The financial statements of the RDA are included as part of the basic financial statements of the City (by blended presentation) and are included as a major governmental fund. Financial information for the component unit may be obtained at the City's office, located at 550 North 800 West, West Bountiful, Utah 84087.

Basis of Presentation – Government-Wide and Fund Financial Statements

Government-wide statements are comprised of the statement of net position and the statement of activities. They contain information on all of the activities of the primary government and its component. Most effects of inter-fund activities have been eliminated from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues, while business-type activities receive a significant portion of revenues from fees and charges for services.

The statement of activities is presented to show the extent that program revenues of a given activity support direct expenses. Direct expenses are those that can clearly be associated with a particular activity or program. Program revenues are: (1) charges to customers or others who purchase, use, or directly benefit from the services or goods provided by a given activity or, (2) grants or other contributions that are restricted to operations or capital needs of a specific activity. General revenues are those revenues, such as taxes and other items, which are not properly reported as program revenues.

Separate financial statements are included for governmental funds and proprietary funds. Major individual governmental funds are reported in separate columns in the governmental funds statements, as are major individual proprietary funds in the proprietary funds statements.

Measurement Focus and Basis of Accounting

Measurement focus refers to the types of assets that appear on the statement of net position, and changes to those same assets, which appear on the statement of activities. The flow of financial resources measurement focus shows current assets and liabilities on the statement of net position and changes to net current assets in the statement of activities. The flow of economic resources measurement focus shows total assets and liabilities on the statement of net position and changes to net position on the statement of activities. Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements.

Government-Wide and Proprietary Fund Statements use the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned and expenses are recognized in the period incurred, regardless of the timing of the related cash flows. Unbilled fees for proprietary funds are recorded as receivables at year end. Property taxes are recorded as revenues in the year for which they are levied. Grants and similar other contributions are recognized as revenue as soon as the eligibility requirements of the provider have been met. West Bountiful City's enterprise funds are the water, solid waste, storm drain, and the golf course operations and all are major funds of the City.

The Water Fund accounts for the activities of the City's water distribution system.

The Solid Waste Fund accounts for the activities of the City's garbage collection system.

The Storm Drain Fund accounts for the provision of this service to the residents of the City.

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

Proprietary funds have separate operating and non-operating revenues and expenses. Operating revenues and expenses normally arise from providing goods and services in connection with the fund's normal ongoing operations. The principal sources of operating revenues for the proprietary funds are charged to customers for services. Operating expenses include the cost of providing water services, administrative overhead expenses, and depreciation on capital assets. All other revenues or expenses are recorded as non-operating.

Governmental Fund Statements use the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis, revenues are recognized when they become measurable and available. "Measurable" means that amounts can be reasonably determined within the current period. "Available" means that amounts are collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. As a practical matter, West Bountiful City uses 60 days as a cut-off for meeting the available criterion. Property taxes are considered "measurable" when levied, and available when collected and held by the county. Any amounts not available are recorded as deferred revenue. Franchise taxes are considered "measurable" when collected and held by the utility company, and are recognized as revenue at that time. Other revenues that are determined to be susceptible to accrual include grants earned and other intergovernmental revenues, and assessments. Property taxes and assessments are recorded as receivables when levied or assessed. However, they are reported as deferred revenue until the "available" criterion has been met. Sales and use taxes collected by the state and remitted to the City within the "available" time period are recognized as revenue. Revenues collected in advance are deferred and recognized in the period to which they apply.

Revenues that are determined to not be susceptible to accrual because they are either not available soon enough to pay liabilities of the current period (60 days), or are not objectively measurable, include licenses, permits, and miscellaneous revenues. Revenue is recognized when cash is received.

Expenditures are recognized in the accounting period in which the fund liability is incurred, except for long-term obligations (debt service payments and long term compensated absences) and related interest which are recognized as expenditures when due. Inventories of supplies are expended when purchased.

West Bountiful City has two major governmental funds: the general fund and the redevelopment agency special revenue fund.

General Fund is the general operating fund of the City. It is used to account for all financial resources of the general government, except those required to be accounted for in another fund.

Redevelopment Fund provides redevelopment activities located within City limits and is accounted for as a special revenue fund.

Budgets and Budgetary Accounting

Annual budgets are prepared and adopted by ordinance by total for each department, in accordance with State law, by the City Council before June 22nd for the following fiscal year, which begins on July 1st. Estimated revenues and appropriations may be increased or decreased by resolution of the City Council at any time during the year. A public hearing must be held prior to any proposed increase in a fund's appropriations.

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

Utah State law prohibits the appropriation of unreserved General Fund balance until it exceeds 5% of the General Fund revenues. Until the unreserved fund balance is greater than the above percentage, it cannot be budgeted, but is used to provide working capital until tax revenue is received, to meet emergency expenditures, and to cover unanticipated deficits. When an unreserved fund balance is greater than 25% of the next year's budgeted revenues, the excess must be appropriated.

Once adopted, the budget can be amended by subsequent City Council action. The City Council can amend the budget to any extent, provided the budgeted expenditures do not exceed budgeted revenues and appropriated fund balance, in which case a public hearing must be held. The governmental funds budget is prepared using the modified accrual basis of accounting. Governmental appropriations lapse at year-end.

With the approval of the City Administrator, department heads may reallocate unexpended appropriated balances from one expenditure account to another within that department during the budget year.

Budgets for the General Fund, Capital Projects Fund, and Special Revenue Funds are prepared on the modified accrual basis of accounting. Encumbrance accounting is not used by the City.

Expenditures in the Capital Projects Fund are budgeted annually on a project-by-project basis. Although it is the intention of the City that each project be funded by a specific revenue source,

the adopted budget reflects only total anticipated revenues by source. Since it is neither practical, nor appropriate to separate revenues and fund balance on a project-by-project basis, the Capital Projects Fund is reported as an individual fund in the accompanying financial statements.

Cash, Cash Equivalents, and Investments

The City complies with GASB Statement No. 31 *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*. The statement requires certain investments to be reported at fair value and the change in fair value to be included in revenues or expenses. The City’s policy is to report all investments at value and the change in fair value to be included in revenues or expenses. The City’s investment in the State Treasurer’s Pool has a fair value equivalent to the value of the pool shares. This pool is administered by the State of Utah and is regulated by the Money Management Council under provisions of the Utah State Money Management Act. In all statements, the City considers all highly liquid investments, including restricted assets that mature within ninety days or less when purchased, to be cash equivalents.

Depreciable Fixed Assets

Fixed assets are valued at historical cost, or estimated historical cost, for assets where actual historical cost was not available. Donated fixed assets are valued at their estimated fair market value on the date donated. The City has a capitalization threshold of \$5,000 for vehicles and equipment and \$50,000 for buildings, land and improvements. The City follows GAAP by capitalizing a portion of its interest costs (net of any interest earned on related interest bearing investments acquired with proceeds of related tax-exempt borrowings) as a cost of constructed property and equipment in enterprise funds. Depreciation of fixed assets is computed using the straight-line method over the following estimated useful lives:

Buildings	30	years
Improvements, other than buildings	20-50	years
Machinery and equipment, including leased		
Property, under capital leases	7	years
Infrastructure roads, signals, lights, and bridges	20-50	years
Utility systems	20-50	years
Vehicles	7	years

Bond Issuance Costs and Amortization

Bond costs on new issue bonds are expensed as incurred. Costs on refunding bonds are amortized over the life of the new bond or old bond whichever life is shorter by the effective interest method.

Property Taxes

Ad valorem (based on value) property taxes constitute a major source of general fund revenue. Taxes are levied through the passage of an ordinance in June of each year. The levy is applicable to only one year. All taxable property is required to be assessed and taxed at a uniform and equal rate on the basis of its fair market value. The county assessor is required to assess all other taxable property, and both entities are required to assess the respective types of property, as of January 1, the assessment date. The county is then required to complete the tax rolls by May 15. By July 21 the county treasurer is to mail assessed value and tax notices to property owners. A taxpayer may then petition the county board of equalization between August 1 and August 15 for a revision of the assessed value. Approved changes in assessed value are made by the county auditor by November 1. On this same date the auditor is to deliver the completed assessment rolls to the county treasurer. Tax notices are mailed with a due date of November 30. 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. The outstanding amount of taxes and penalties bear 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. With the July 1, 2000, adoption of Statement of

Governmental Accounting Standards (SGAS) No. 33, more fully described below, West Bountiful City changed its accounting for property taxes.

SGAS No. 33, *Accounting and Financial Reporting for Non-exchange Transactions*, defines a non-exchange transaction as one in which “a government either gives value to another party without directly receiving equal value in exchange or receives value from another party without directly giving equal value in exchange.” For property taxes, at January 1 of each year (the assessment date), West Bountiful City has the legal right to collect the taxes, and in accordance with the provisions of the new statement, has now recorded a receivable and a corresponding deferred revenue for the assessed amount of those property taxes as of January 1, 2014.

The Utah State Tax Commission collects sales, room and telecommunication taxes and remits them to the City monthly.

Franchise taxes are collected by natural gas companies and are remitted monthly. Cable television companies collect the franchise taxes and remit them to the City quarterly.

Inter-fund Transactions

In the normal course of its operations, the City has various transactions between funds. Transfers are recognized as operating transfers in and out, respectively, by the funds receiving and providing the transfer.

Inventories and Prepaid Items

Inventories of the enterprise funds are stated at cost using the first-in-first-out (FIFO) method.

Long-term Liabilities

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

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

Use of Restricted Funds

The City has funds with various restrictions. When an expense is incurred which meets the requirements to release the restriction, such restricted funds are first used to satisfy the expense followed by any unrestricted funds needed to satisfy the expense.

Compensated Absences

Accumulated unpaid vacation is accrued as incurred based on the years of service for each employee. Vacation is accumulated on a bi-weekly basis and is fully vested when earned. Accumulated vacation cannot exceed 240 hours at any time and any vacation in excess of this amount is forfeited. At retirement, death, or termination, all unpaid accrued vacation, up to 240 hours, is paid to the employee or his or her beneficiary. Accumulated sick leave is earned at a rate of 4 hours per pay period. Sick pay amounts are charged to expenditures when incurred. Employees may accumulate sick leave up to 1,440 hours. Accumulated sick leave paid to employees upon retirement is limited depending on years of service with West Bountiful City as follows:

- Retiring employees with at least ten years of City service may cash out 20% of accumulated hours, or 288 hours, whichever is less.
- Retiring employees with at least 20 years of City service may cash out 40% of

accumulated hours, or 576 hours, whichever is less.

- Retiring employees with at least 25 years of City service may cash out 50% of accumulated hours or 720 hours, whichever is less.

The amount of accumulated leave is accrued when incurred in the government-wide, proprietary fund financial statements. Employees that are terminated for reasons other than retirement are not paid for accumulated sick leave.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded, in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budget integration in the general and capital projects funds.

Estimates

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

Transfers

During the course of normal operations, the City has transactions between funds to subsidize operations in certain enterprise funds, to construct assets, and to distribute grant proceeds, etc. These transactions are generally reflected as transfers, which are transfers from a fund authorized to receive certain revenues to the fund through which the resources are to be expended.

2. INTER-LOCAL AGREEMENTS

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

- Davis County Solid Waste Management and Emergency Recovery Special Service District
- South Davis Metro Fire District
- South Davis Sewer District
- South Davis Recreation District
- Davis County Mosquito Abatement District

The Davis County Solid Waste Management and Emergency Recovery Special Service District bills the City for services received and the City bills its residents for this service. The City paid the Davis County Solid Waste Management and Energy Recovery Special Service District \$165,405 for their services. The City paid the South Davis Metro Fire District \$398,817 for fire services. South Davis Sewer District bills the City's residents directly for the services provided.

The City has representatives on the governing boards of the above districts but does not have total or final control over the fiscal or administrative activities of these entities. Payments for services to these entities are included as expenditures of the City's General Fund and enterprise fund.

3. COST SHARING MULTIPLE EMPLOYER DEFINED BENEFIT PENSION PLAN

West Bountiful City contributes to the Local Governmental Contributory Retirement Systems and the Local Governmental Noncontributory Retirement Systems administered by the Utah Retirement Systems. Utah Retirement Systems provides refunds, retirement benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries in accordance with retirement statutes.

The Systems is established and governed by the respective section of Chapter 49 of the Utah Code Annotated 1953 as amended. The Utah State Retirement Office Act in Chapter 49 provides for the administration of the Utah Retirement Systems and Plans under the direction of the Utah State Retirement Board whose members are appointed by the Governor. The Systems issues a publicly available financial report that includes financial statements and required supplementary information from the Local Governmental Contributory Retirement Systems. A copy of the report may be obtained by writing to the Utah Retirement Systems, 540 East 200 South, Salt Lake City, UT 84102, or by calling 1 (800) 365-8772.

Funding Policy

West Bountiful City is required to contribute 13.28% of the annual covered salary for the contributory employer contributions and 6% for the employer paid for employee contributions for the Tier 1 and the employer pays 14.75% for the Tier 2. The City is required to pay 20.83% for the Public Safety System and 12.29% for the employer paid for employee public Safety System contributions for the Tier 1 and the employer pays 20.85% for the tier 2. The contribution rates are the actuarial determined rates. The contribution requirements of the Systems are authorized by statute and specified by the Board.

West Bountiful City's contributions to the Local Governmental Contributory and Public Safety Retirements Systems for the years ended June 30, 2014, 2013, and 2012, were as follows:

	<u>2014</u>	<u>2013</u>	<u>2012</u>
Contributory System			
Contributory employer contributions	\$ 84,334	\$ 71,646	\$ 53,002
Employer paid for employee	30,624	34,207	31,404
Salaries subject to contribution	615,494	591,210	578,963
Public Safety System			
Contributory employer contributions	84,800	65,975	50,642
Employer paid for employee	48,361	40,904	39,442
Salaries subject to contribution	393,497	382,741	372,419
Other Division contributioar			
Contributory employer contributions	-	-	-
Employer paid for employee	3,178	3,367	3,036
Salaries subject to contribution	28,840	30,339	29,061
457 Contribution System			
Employer paid for employee contributions	-	-	-
Employee's contributions	2,900	2,600	2,700
401(k) Plan			
Employer paid for employee contributions	15,133	5,658	8,595
Employee's contributions	35,875	27,107	29,674

These contributions were equal to the required contributions for each year.

4. INTERFUND TRANSFERS

Transfers are outlined as follows:

<u>Funds</u>	<u>Out</u>	<u>In</u>
General	\$ 86,473	\$ 162,955
Street impact	-	-
Police fees	2,165	-
Park improvement impact fee	4,090	-
Street capital improvements	307,500	300,000
Rap tax	199,200	-
Golf Course	-	300,473
Capital improvements	164,000	-
Storm drain	-	-
Total	<u>\$ 763,428</u>	<u>\$ 763,428</u>

The purpose of the transfers is to fund capital projects for financing capital improvements.

5. CAPITAL ASSETS

The following schedule summarizes the changes in capital assets for governmental and business type activities during the year ended June 30, 2014.

<u>ACTIVITY</u>	<u>Beginning</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending</u>
GOVERNMENTAL ACTIVITIES				
Nondepreciated assets				
Land	\$ 5,101,489	\$ 200,000	\$ -	\$ 5,301,489
Work in process	-	-	-	-
Total nondepreciated assets	<u>5,101,489</u>	<u>200,000</u>	<u>-</u>	<u>5,301,489</u>
Depreciated assets				
Buildings	2,199,893	-	-	2,199,893
Improvements	4,112,671	532,812	-	4,645,483
Equipment	520,833	181,151	-	701,984
Vehicles	318,058	32,727	(111,177)	239,608
Total depreciated assets	<u>7,151,455</u>	<u>746,690</u>	<u>(111,177)</u>	<u>7,786,968</u>
Less accumulated depreciation				
Buildings	(552,183)	(68,823)	-	(621,006)
Improvements other than buildings	(1,068,438)	(149,412)	-	(1,217,850)
Machinery and equipment	(395,032)	(42,772)	-	(437,804)
Vehicles	(264,758)	(17,258)	100,249	(181,767)
Total accumulated depreciation	<u>(2,280,411)</u>	<u>(278,265)</u>	<u>100,249</u>	<u>(2,458,427)</u>
Net assets depreciated	<u>4,871,044</u>	<u>468,425</u>	<u>(10,928)</u>	<u>5,328,541</u>
Total governmental activities	<u>9,972,533</u>	<u>668,425</u>	<u>(10,928)</u>	<u>10,630,030</u>
BUSINESS-TYPE ACTIVITIES				
Nondepreciated assets				
Land	1,743,497	-	-	1,743,497
Work in process	-	157,483	-	157,483
Total nondepreciated assets	<u>1,743,497</u>	<u>157,483</u>	<u>-</u>	<u>1,900,980</u>
Depreciated assets				
Buildings	308,938	-	-	308,938
Improvements other than buildings	9,574,211	530,478	(50,042)	10,054,647
Equipment	813,187	84,870	-	898,057
Vehicles	310,997	-	-	310,997
Total depreciated assets	<u>11,007,333</u>	<u>615,348</u>	<u>(50,042)</u>	<u>11,572,639</u>
Less accumulated depreciation				
Buildings	(164,157)	(10,118)	-	(174,275)
Improvements other than buildings	(2,857,809)	(216,148)	50,042	(3,023,915)
Machinery and equipment	(503,456)	(54,028)	-	(557,484)
Vehicles	(125,438)	(21,010)	-	(146,448)
Total accumulated depreciation	<u>(3,650,860)</u>	<u>(301,304)</u>	<u>50,042</u>	<u>(3,902,122)</u>
Net assets depreciated	<u>7,356,473</u>	<u>314,044</u>	<u>-</u>	<u>7,670,517</u>
Total business type assets	<u>9,099,970</u>	<u>471,527</u>	<u>-</u>	<u>9,571,497</u>
Total combined assets	<u>\$ 19,072,503</u>	<u>\$ 1,139,952</u>	<u>\$ (10,928)</u>	<u>\$ 20,201,527</u>

Depreciation expense for the year ended June 30, 2014, is as follows:

FUNCTION	<u>Governmental Types</u>	<u>Business Types</u>	<u>Totals</u>
General government	\$ 52,871	\$ -	\$ 52,871
Public safety	75,131	-	75,131
Public works	119,654	-	119,654
Parks and recreation	30,609	-	30,609
Water	-	169,000	169,000
Solid waste	-	2,873	2,873
Storm drain	-	39,168	39,168
Golf course	-	90,263	90,263
Totals	<u>\$ 278,265</u>	<u>\$ 301,304</u>	<u>\$ 579,569</u>

6. LONG-TERM DEBT

Bonds payable at June 30, 2014, are comprised of the following individual issues:

<u>Long-Term Debt</u>	<u>Balance June 30, 2013</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance June 30, 2014</u>	<u>Due Within One Year</u>
GOVERNMENTAL ACTIVITIES					
\$1,812,000 sales tax revenue refunding bonds series 2012 due in annual principal installments. The rate is fixed at 2.374% and the bond matures in 2026.	\$ 1,685,000	\$ -	\$ 112,000	\$ 1,573,000	\$ 115,000
Total governmental long-term debt	<u>1,685,000</u>	<u>-</u>	<u>112,000</u>	<u>1,573,000</u>	<u>115,000</u>
BUSINESS-TYPE ACTIVITIES					
Water revenue bonds series 2009. Original issue was \$4,785,000 with interest from 22.5% to 4.05%. The bonds are secured by water revenues. The bonds mature in 2029.	4,050,000	-	195,000	3,855,000	200,000
Water bond premium	13,166	-	840	12,326	840
Golf refunding bonds general obligation series 2003. Original amount of \$2,020,000 with interest from 2.25% to 3.50%. The bonds mature in 2013.	225,000	-	225,000	-	-
Total business-type long-term debt	<u>4,288,166</u>	<u>-</u>	<u>420,840</u>	<u>3,867,326</u>	<u>200,840</u>
Total long term debt	<u>\$ 5,973,166</u>	<u>\$ -</u>	<u>\$ 532,840</u>	<u>\$ 5,440,326</u>	<u>\$ 315,840</u>
Compensated absences					
Governmental funds	\$ 37,426	\$ 24,280	\$ -	\$ 61,706	\$ 28,101
Business funds	21,506	4,224	-	25,730	-
Total	<u>\$ 58,932</u>	<u>\$ 28,504</u>	<u>\$ -</u>	<u>\$ 87,436</u>	<u>\$ 28,101</u>
Capital leases					
Business funds	\$ 164,903	\$ 84,870	\$ 42,029	\$ 207,744	\$ 41,227
Total	<u>\$ 164,903</u>	<u>\$ 84,870</u>	<u>\$ 42,029</u>	<u>\$ 207,744</u>	<u>\$ 41,227</u>

Compensated absences are generally liquidated by the general, water, and golf course funds.

Governmental Activities:

Sales Tax Revenue Refunding Bonds, Series 2012: In October 2012, the City refinanced the Sales Tax Revenue Bonds, Series 2004, with a new bond with an initial issue amount of \$1,812,000. There were costs associated with the refunding of the series 2012 bonds of \$39,919 that are being amortized over the life of the bonds. The bonds have a state interest rate of 2.374%. The City is required to make annual principal installments on May 1st of each year and semi-annual interest payments on May 1st and November 1st of each year. The bonds mature in May 2026.

The annual debt requirement to maturity, including principal and interest as of June 30, 2014, is listed in the following table:

Government Activities			
Series 2009 Sales Tax Revenue Bonds			
Year Ending June 30	Rates	Principal	Interest
2015	2.374%	\$ 115,000	\$ 37,343
2016	2.374%	118,000	34,613
2017	2.374%	120,000	31,812
2018	2.374%	123,000	28,963
2019	2.374%	126,000	23,050
2020-2024	2.374%	677,000	60,844
2025-2029	2.374%	294,000	10,514
Totals		<u>\$ 1,573,000</u>	<u>\$ 227,139</u>

Business Type Activities:

Water Revenue Refunding Bonds, Series 2009: In February 2009, the City issued Water Revenue Bonds, Series 2009 with an original issue amount of \$4,785,000 for the purpose of financing the acquisition and construction of certain improvements to the existing water systems. The cost associated with the issuance of the bonds of \$164,564, is being amortized over the life of the bonds. The bonds have an interest rate ranging from 2.50% to 4.05%. The City is required to make annual principal installments due on February 1st of each year. The City is also required to make semi-annual interest payments on February 1st and August 1st of each year. The City has pledged future water revenue to service the debt. The bonds mature in February 2029.

The debt service reserve requirement for the Series 2009 bonds is \$353,753 and has been satisfied by acquiring a debt service reserve insurance policy. The annual debt service requirements to maturity, including principal and interest for the Series 2009 Water Revenue Refunding Bonds as of June 30, 2014, are as follows:

Business Activities			
Series 2009 Water Revenue Bonds			
Year Ending June 30	Rate	Principal	Interest
2015	2.50%	\$ 200,000	\$ 148,980
2016	2.75%	205,000	143,490
2017	2.75%	210,000	137,852
2018	2.75%	220,000	131,553
2019	2.75-3.25%	225,000	124,403
2020-2024	3.25-4.05%	1,265,000	490,805
2025-2029	3.85-4.45%	1,530,000	208,431
Totals		<u>\$ 3,855,000</u>	<u>\$ 1,385,514</u>

General Obligation Golf Course Refunding Bond, Series 2003

The golf refunding bonds were paid in full during the fiscal year 2014.

7. CASH AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. In addition, investments are separately held by several of the City's funds. Cash and investments as of June 30, 2014, are classified in the accompanying financial statements as follows:

Statement of net position	
Cash and cash equivalents	\$ 5,993,353

Cash investments and cash equivalents as of June 30, 2014, consist of the following:

Cash on hand	\$ 350
Deposits with financial institutions	603,808
Investments state treasure	<u>5,389,195</u>
Total cash and cash equivalents	<u>\$ 5,993,353</u>

Investments Authorized by the Utah Government Code

The City follows the requirements of the Utah Money Management Act in handling its depository and temporary investment transactions. This law requires the depositing of City funds in a "qualified depository". The Act defines a "qualified depository" as any financial institution in 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 Utah Money Management Council.

The Money Management Act also defines the types of securities allowed as appropriate temporary investments for the City and the conditions for making investments and investment transactions. Investment transactions are to be conducted through qualified depositories or primary reporting dealers.

Certain funds are restricted by provisions of the revenue bond resolutions. The resolutions also describe how these restricted assets may be deposited and invested. Restricted cash may only be deposited in state or national banks meeting certain minimum net worth requirements, or invested in securities representing direct obligations of, or obligations guaranteed by, the United States government, agencies of the United States government, any state within the territorial United States of America, or repurchase agreements or interest bearing time deposits with state or national banks meeting certain minimum net worth requirements.

The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act. The act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF, and details the type of authorized investments it makes. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah and participants share proportionally in any realized gains or losses on investments. The PTIF funds are not rated.

Certain assets are restricted by provisions of the revenue bond resolutions. The resolutions also describe how these restricted assets may be deposited and invested. Restricted cash may only be deposited in state or national banks meeting certain minimum net worth requirements, or invested in securities representing direct obligations of, or obligations guaranteed by agencies of the U.S. government, or any state within the territorial United States of America, or repurchase

agreements or interest-bearing time deposits with state or national banks meeting certain minimum net worth requirements.

As of June 30, 2014, the City had the following investments and maturities:

<u>Investment Type</u>	<u>Investment Maturities (In Years)</u>			
	<u>Fair Value</u>	<u>Less Than 1 Year</u>	<u>1 - 10 Years</u>	<u>More Than 10 Years</u>
State of Utah Public Treasurer Investment Fund	\$ 5,389,195	\$ 5,389,195	\$ -	\$ -
Total investments	<u>\$ 5,389,195</u>	<u>\$ 5,389,195</u>	<u>\$ -</u>	<u>\$ -</u>

Interest Rate Risk

Interest rate risk is the risk that occurs when changes in interest rates will adversely affect the fair value of an investment. The City policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the State’s Money Management Act. In accordance with that act, the remaining term to maturity of the investments above do not exceed the period of availability of these funds.

Credit Risk

Credit risk is the risk that an issuer, or other counterparty to an investment, will not fulfill its obligations. The City’s policy for reducing its exposure to credit risk is to comply with the State’s Money Management Act. As of June 30, 2014, the Utah Public Treasurer’s Investment Fund was unrated.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government’s investment in a single issuer. The City policy for reducing the risk of loss is to comply with the Rules of the Money Management Council. The City’s investment in the Utah Public Treasurer’s Investment Fund has no concentration of credit risk.

Custodial Credit Risk Deposits

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal policy of custodial credit risk. As of June 30, 2014, no deposits were exposed to custodial credit risk because they were uninsured and uncollateralized.

Custodial Credit Risk Investments

For an investment, this is the risk that, in the event of the failure if the counterparty, the City will not be able to recover the value of its investments that are in the possession of an outside party. The City’s investment in the Utah Public Treasurer Investment Fund has no custodial credit risk.

8. RESERVED FUND BALANCES

The City records reserves to indicate that a portion of the fund equity is legally segregated for a specific future use. The following details the description and amounts of all reserves used by the City.

<u>Description</u>	<u>Government Activities</u>	<u>Business Activities</u>	<u>Total</u>
Specific projects	\$ 1,376,221	\$ 500,683	\$ 1,876,904
Bond reserve and escrow funds	-	146,300	146,300
Totals	<u>\$ 1,376,221</u>	<u>\$ 646,983</u>	<u>\$ 2,023,204</u>

9. INTEREST EXPENSE

The proprietary fund incurred \$177,058 in interest expense of which \$177,058 was charged to expense and \$0 was capitalized. The governmental funds incurred \$41,502 in interest expense.

10. RESTRICTED CASH

The City governmental funds have restricted cash of \$1,033,204 for specific projects and programs. The utility fund has restricted cash of \$1,703,661 for specific projects, and \$146,300 is in the bond reserve and construction escrow accounts.

11. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, and natural disasters. The City participates in the Utah Local Government Insurance Trust (the Trust), a public entity risk pool to manage its risk of loss. The City pays an annual premium to the Trust for its general liability insurance coverage. The Trust was created to be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of one million dollars for each insured event. The City had several claims brought against them during the fiscal year. However, the City had no claim settlements during the three years ending June 30, 2014, which exceeded its insurance coverage. The City also has a fidelity bond with a private carrier.

12. TOTAL COLUMNS

Total columns on the governmental fund statements are captioned "Total" and are presented to facilitate financial analysis. Data in these columns does not represent consolidated information since interfund eliminations have not been made.

13. RELATED PARTY INFORMATION

A Council member serves on the board of the solid waste plant. The City paid the entity \$319,920, and the City owes \$11,681 to the burn plant as of June 30, 2014.

14. CONTINGENCIES

Business Revenue Sharing Agreement - The City has entered into two distinct business revenue sharing agreements. The first agreement was established in 1990 and the share of sales tax revenue the City keeps is 65%.

In June of 2004, the City entered into its second business revenue sharing agreement where the

City would repay sales tax to the developers with a maximum obligation of \$10,800,000. The term of the agreement, for tax increment purposes, is 10 years and will be satisfied in 2016.

The City is involved in some legal actions. Although most of the actions and possible settlements could be covered by insurance and would be immaterial to the financial statements, some of the cases could have a material impact on the City if the judgment went against the City and the damages would not be covered by insurance.

15. NEWLY ISSUED ACCOUNTING STANDARDS

The GASB has issued the following statements that will apply to government reporting in future years:

- GASB 68 Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27
- GASB 70 Accounting and Financial Reporting for Nonexchange Financial Guarantees
- GASB 71 Pensions

GASB statements 68 and 71 will impact the financial statements for the unfunded pension liability that will be reported on the financial statements. The liability is the difference between what is actuarially required and what is contributed. The expenses will also show a new measure of the pension expense. The amounts that will impact the financial have not been determined for the current year. The other statements will not have a material effect on the financial statements.

16. SUBSEQUENT EVENTS

The City has evaluated subsequent events through November 11 2014, the date which the financial statements were available to be issued.

17. REDEVELOPMENT AGENCY

For the year ended June 30, 2014, the following activity occurred in the City's Redevelopment Agency.

Tax increment collected	\$ 522,583
Amounts expended for payments to developers	500,064
Amounts expended for legal and professional fees	
Amounts expended for administrative costs	

18. INTERFUND LOANS

The resulting composition of the interfund balances as of June 30, 2014, is as follows:

<u>Fund</u>	<u>Due To</u>	<u>Due From</u>
General	\$ 449,924	\$ -
Rap tax	306,000	-
Capital improvements	558,040	-
Golf course	-	1,707,375
Water fund	193,411	-
Solid waste	200,000	-
Totals	<u>\$ 1,707,375</u>	<u>\$ 1,707,375</u>

The City passed a resolution for the golf course loan that will be paid back to the other funds when the golf course bonds are paid.

19. FUND BALANCE

These financial statements include the provisions of GASB Statement No. 54 which redefined how fund balances of the governmental funds are presented in the financial statements. Fund balances are classified as follows:

Non-spendable - Amounts that cannot be spent either because they are not in a spendable form or because they are legally or contractually required to be maintained intact.

Restricted - Amounts that can be spent only for specific purposes because of state or federal laws or externally imposed conditions by grantors or creditors.

Committed - Amounts that can be used only for specific purposes determined by a formal action of the council.

Assigned - Amounts that are designated by the Council for a specific purpose but are not spendable until specific conditions are met.

Unassigned - All amounts not included in the other spendable classifications.

The details of the fund balances are included in the Governmental Funds Balance Sheet and statement of Net Position. Restricted funds are used first as appropriate. Assigned funds are used when specific conditions are met. Decreases to the fund balance first reduce Unassigned Fund Balance. In the event that Unassigned Fund Balance becomes zero, then Assigned and Committed Fund Balances are used in that order. The General Fund has Unassigned Fund Balance in the amount of \$714,166 at June 30, 2014.

20. OBLIGATION UNDER CAPITAL LEASE

The City acquired certain enterprise capital assets financed with capital leases. The leased assets and related capital lease obligations are accounted for in an enterprise fund. The lease agreements contain fiscal funding clauses which allow cancellation of leases if future funds for the leases are not budgeted by the City Council. Capital equipment leased during the year ended June 30, 2014 was \$249,773. The city has the option of paying off the lease before the lease expires. The following is a schedule of yearly future lease payments for the capital lease together with the present rate of net minimum lease payments as of June 30, 2014.

<u>Year Ending June 30</u>	<u>Lease Payments</u>
June 30, 2015	\$ 46,475
June 30, 2016	46,475
June 30, 2017	46,475
June 30, 2018	61,972
June 30, 2019	<u>31,132</u>
Totals	232,529
Less amounts representing interest	<u>24,785</u>
Present value	207,744
Less current portion	<u>41,227</u>
Long term portion	<u>\$ 166,517</u>

21. COMPLIANCE

The general fund balance is in excess of the state legal limit. Most of the excess is from a general fund loan to the golf course, which is listed as unspendable funds.

REQUIRED SUPPLEMENTARY INFORMATION

WEST BOUNTIFUL CITY

Budgetary Comparison Schedule General Fund For the Fiscal Year Ended June 30, 2014

	Budgeted Amounts		Actual Amounts	Favorable
	Original	Final	Budgetary Basis	(Unfavorable) Variance with Final Budget
REVENUES				
General property taxes	\$ 846,771	\$ 867,331	\$ 979,577	\$ 112,246
Sales, use, and excise taxes	1,790,000	1,790,000	1,331,835	(458,165)
Other taxes	472,500	472,500	486,370	13,870
Licenses	94,710	94,710	101,861	7,151
Fines	80,000	80,000	83,642	3,642
Interest	7,500	7,500	5,296	(2,204)
Intergovernmental	186,000	218,800	217,017	(1,783)
Charges for services	9,580	36,200	78,378	42,178
Miscellaneous	68,500	78,100	58,200	(19,900)
Total revenues	<u>3,555,561</u>	<u>3,645,141</u>	<u>3,342,176</u>	<u>(302,965)</u>
EXPENDITURES				
General government	692,508	692,148	669,121	23,027
Public works	1,210,415	839,525	799,978	39,547
Public safety	1,404,842	1,403,772	1,385,483	18,289
Parks	298,155	183,845	165,169	18,676
Debt service				
Principal	112,000	112,000	112,000	-
Interest	43,602	43,602	41,502	2,100
Total expenditures	<u>3,761,522</u>	<u>3,274,892</u>	<u>3,173,253</u>	<u>101,639</u>
Excess of revenues over (usage of) fund balance	<u>(205,961)</u>	<u>370,249</u>	<u>168,923</u>	<u>(201,326)</u>
OTHER FINANCES SOURCES (USES)				
Bond proceeds	-	-	-	-
Bond defeased	-	-	-	-
Transfers in	786,489	228,464	162,955	(65,509)
Transfers out	(580,528)	(598,713)	(86,473)	512,240
Total other financing sources (uses)	<u>205,961</u>	<u>(370,249)</u>	<u>76,482</u>	<u>446,731</u>
Net change in fund balance	-	-	245,405	245,405
FUND BALANCE, JULY 1, 2013	<u>757,904</u>	<u>763,332</u>	<u>1,047,077</u>	<u>(283,745)</u>
FUND BALANCE, JUNE 30, 2014	<u>\$ 757,904</u>	<u>\$ 763,332</u>	<u>\$ 1,292,482</u>	<u>\$ (38,340)</u>

Notes to schedule:

1. Budget note: There is no difference between budgetary basis and GAAP basis on these statements.

WEST BOUNTIFUL CITY

Budgetary Comparison Schedule Special Revenue Redevelopment Fund For the Fiscal Year Ended June 30, 2014

	Budgeted Amounts		Actual Amounts Budgetary Basis	Favorable (Unfavorable) Variance with Final Budget
	Original	Final		
REVENUES				
General property taxes	\$ 573,137	\$ 573,137	\$ 522,583	\$ (50,554)
Interest	-	-	358	-
Sales taxes	-	-	-	-
Contributions	-	-	-	-
Total revenues	<u>573,137</u>	<u>573,137</u>	<u>522,941</u>	<u>(50,554)</u>
EXPENDITURES				
Redevelopment	<u>573,137</u>	<u>573,137</u>	<u>500,064</u>	<u>73,073</u>
Total expenditures	<u>573,137</u>	<u>573,137</u>	<u>500,064</u>	<u>73,073</u>
Excess of revenues over expenditures (usage of fund balance)	<u>-</u>	<u>-</u>	<u>22,877</u>	<u>22,519</u>
OTHER FINANCING SOURCES				
Transfers in	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	-	-	22,877	22,519
FUND BALANCE, JULY 1, 2013	<u>39,976</u>	<u>39,976</u>	<u>63,976</u>	<u>24,000</u>
FUND BALANCE, JUNE 30, 2014	<u>\$ 39,976</u>	<u>\$ 39,976</u>	<u>\$ 86,853</u>	<u>\$ 46,519</u>

1. Budget note: There is no difference between budgetary basis and GAAP basis on these statements.

SUPPLEMENTARY INFORMATION

WEST BOUNTIFUL CITY

Budgetary Comparison Schedules Special Revenue Police Impact Fee Fund For the Fiscal Year Ended June 30, 2014

	Budgeted Amounts		Actual Amounts Budgetary Basis	Favorable (Unfavorable) Variance with Final Budget
	Original	Final		
REVENUES				
Impact Fees	\$ 2,150	\$ 2,150	\$ 2,423	\$ 273
Interest	15	15	271	256
Total revenues	<u>2,165</u>	<u>2,165</u>	<u>2,694</u>	<u>529</u>
EXPENDITURES				
Capital outlay	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures (usage of fund balance)	<u>2,165</u>	<u>2,165</u>	<u>2,694</u>	<u>529</u>
OTHER FINANCES SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	(2,165)	(2,165)	(2,165)	-
Total other financing sources (uses)	<u>(2,165)</u>	<u>(2,165)</u>	<u>(2,165)</u>	<u>-</u>
Net change in fund balance	-	-	529	529
FUND BALANCE, JULY 1, 2013	<u>1,254</u>	<u>1,254</u>	<u>2,208</u>	<u>1,254</u>
FUND BALANCE, JUNE 30, 2014	<u>\$ 1,254</u>	<u>\$ 1,254</u>	<u>\$ 2,737</u>	<u>\$ 1,783</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Budgetary Comparison Schedules Park Impact Fee Fund For the Fiscal Year Ended June 30, 2014

	Budgeted Amounts		Actual Amounts Budgetary Basis	Favorable (Unfavorable) Variance with Final Budget
	Original	Final		
REVENUES				
Impact fees	\$ 31,035	\$ 31,035	\$ 35,632	\$ 4,597
Interest	1,500	1,500	530	(970)
Total revenues	<u>32,535</u>	<u>32,535</u>	<u>36,162</u>	<u>3,627</u>
EXPENDITURES				
Capital Outlay	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures (usage of fund balance)	<u>32,535</u>	<u>32,535</u>	<u>36,162</u>	<u>3,627</u>
OTHER FINANCING SOURCES				
Transfers out	-	(4,090)	(4,090)	-
Total other financing sources	<u>-</u>	<u>(4,090)</u>	<u>(4,090)</u>	<u>-</u>
Net change in fund balance	32,535	28,445	32,072	3,627
FUND BALANCE, JULY 1, 2013	<u>368,975</u>	<u>368,975</u>	<u>97,529</u>	<u>(271,446)</u>
FUND BALANCE, JUNE 30, 2014	<u>\$ 401,510</u>	<u>\$ 397,420</u>	<u>\$ 129,601</u>	<u>\$ (267,819)</u>

Notes to schedule:

1. There is no difference between GAAP and budget reporting.

WEST BOUNTIFUL CITY

Budgetary Comparison Schedules Special Revenue Rap Tax Fund For the Fiscal Year Ended June 30, 2014

	Budgeted Amounts		Actual Amounts Budgetary Basis	Favorable (Unfavorable) Variance with Final Budget
	Original	Final		
REVENUES				
Taxes	\$ 206,440	\$ 206,440	\$ 213,851	\$ 7,411
Interest	850	850	2,723	1,873
Total revenues	<u>207,290</u>	<u>207,290</u>	<u>216,574</u>	<u>9,284</u>
EXPENDITURES				
Capital outlay	-	154,220	150,101	4,119
Total expenditures	<u>-</u>	<u>154,220</u>	<u>150,101</u>	<u>4,119</u>
Excess of revenues over expenditures (usage of fund balance)	<u>207,290</u>	<u>53,070</u>	<u>66,473</u>	<u>13,403</u>
OTHER FINANCING SOURCES				
Transfers out	(249,200)	(199,200)	(199,200)	-
Total other financing sources	<u>(249,200)</u>	<u>(199,200)</u>	<u>(199,200)</u>	<u>-</u>
Net change in fund balance	(41,910)	(146,130)	(132,727)	13,403
FUND BALANCE, JULY 1, 2013	<u>447,732</u>	<u>447,732</u>	<u>623,396</u>	<u>175,664</u>
FUND BALANCE, JUNE 30, 2014	<u>\$ 405,822</u>	<u>\$ 301,602</u>	<u>\$ 490,669</u>	<u>\$ 189,067</u>

1. There is no difference between GAAP and budget reporting.

WEST BOUNTIFUL CITY

Budgetary Comparison Schedules Special Revenue Street Impact Fee Fund For the Fiscal Year Ended June 30, 2014

	Budgeted Amounts		Actual Amounts Budgetary Basis	Favorable (Unfavorable) Variance with Final Budget
	Original	Final		
REVENUES				
Impact fees	\$ 45,000	\$ 45,000	\$ 50,988	\$ 5,988
Interest	1,000	1,000	2,357	370
Total revenues	<u>46,000</u>	<u>46,000</u>	<u>53,345</u>	<u>6,358</u>
EXPENDITURES				
Capital outlay	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures (usage of fund balance)	<u>46,000</u>	<u>46,000</u>	<u>53,345</u>	<u>6,358</u>
OTHER FINANCING SOURCES				
Transfers out	<u>(358,000)</u>	<u>(46,000)</u>	<u>-</u>	<u>46,000</u>
Total other financing sources	<u>(358,000)</u>	<u>(46,000)</u>	<u>-</u>	<u>46,000</u>
Net change in fund balance	(312,000)	-	53,345	52,358
FUND BALANCE, JULY 1, 2013	<u>301,779</u>	<u>424,720</u>	<u>490,849</u>	<u>66,129</u>
FUND BALANCE, JUNE 30, 2014	<u>\$ (10,221)</u>	<u>\$ 424,720</u>	<u>\$ 544,194</u>	<u>\$ 118,487</u>

Notes to schedule:

1. There is no difference between GAAP and budget reporting.

WEST BOUNTIFUL CITY

Budgetary Comparison Schedules Capital Improvement Fund For the Fiscal Year Ended June 30, 2014

	Budgeted Amounts		Actual Amounts Budgetary Basis	Favorable (Unfavorable) Variance with Final Budget
	Original	Final		
REVENUES				
Interest	1,600	1,600	3,312	1,712
Total revenues	1,600	1,600	3,312	1,712
EXPENDITURES				
Capital outlay	-	-	-	-
Total expenditures	-	-	-	-
Excess of revenues over expenditures (usage of fund balance)	1,600	1,600	3,312	1,712
OTHER FINANCING SOURCES				
Transfers out	(94,000)	(164,000)	(164,000)	-
Total other financing sources	(94,000)	(164,000)	(164,000)	-
Net change in fund balance	(92,400)	(162,400)	(160,688)	1,712
FUND BALANCE, JULY 1, 2013	636,921	636,921	724,551	87,630
FUND BALANCE, JUNE 30, 2014	\$ 544,521	\$ 474,521	\$ 563,863	\$ 89,342

1. There is no difference between GAAP and budget reporting.

WEST BOUNTIFUL CITY

Budgetary Comparison Schedules Streets Capital Improvements Fund For the Fiscal Year Ended June 30, 2014

	Budgeted Amounts		Actual Amounts Budgetary Basis	Favorable (Unfavorable) Variance with Final Budget
	Original	Final		
REVENUES				
Interest	\$ -	\$ -	\$ 1,837	\$ 1,837
Total revenues	-	-	1,837	1,837
EXPENDITURES				
Capital outlay	-	350,000	182,927	167,073
Total expenditures	-	350,000	182,927	167,073
Excess of revenues over expenditures (usage of fund balance)	-	(350,000)	(181,090)	168,910
OTHER FINANCING SOURCES				
Transfers out	(203,500)	(157,500)	(307,500)	-
Transfers in	-	350,000	300,000	(50,000)
Total other financing sources	(203,500)	192,500	(7,500)	(50,000)
Net change in fund balance	(203,500)	(157,500)	(188,590)	118,910
FUND BALANCE, JULY 1, 2013	212,500	212,500	426,594	214,094
FUND BALANCE, JUNE 30, 2014	\$ 9,000	\$ 55,000	\$ 238,004	\$ 333,004

1. There is no difference between GAAP and budget reporting.

WEST BOUNTIFUL CITY

**Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2014**

	<u>Police Impact Fee Fund</u>	<u>Park Impact Fee Fund</u>	<u>Rap Tax Fund</u>	<u>Street Impact Fee Fund</u>	<u>Capital Improvement Fund</u>	<u>Street Capital Improvement Fund</u>	<u>Total Nonmajor Governmental Funds</u>
ASSETS							
ASSETS							
Cash and cash equivalents							
Unrestricted	\$ -	\$ -	\$ -	\$ -	\$ 5,823	\$ 238,004	\$ 243,827
Restricted	2,737	129,601	147,321	544,194	-	-	823,853
Due from other funds	-	-	306,000	-	558,040	-	864,040
Taxes receivable	-	-	37,348	-	-	-	37,348
Total assets	<u>\$ 2,737</u>	<u>\$ 129,601</u>	<u>\$ 490,669</u>	<u>\$ 544,194</u>	<u>\$ 563,863</u>	<u>\$ 238,004</u>	<u>\$ 1,969,068</u>
LIABILITIES AND FUND BALANCES							
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Checks in excess of cash	-	-	-	-	-	-	-
Total liabilities	-	-	-	-	-	-	-
FUND BALANCES							
Assigned for capital improvements	-	-	-	-	5,823	-	5,823
Committed for capital improvements	-	-	-	-	-	238,004	238,004
Unspendable	-	-	306,000	-	558,040	-	864,040
Restricted for:							
Rap tax	-	-	184,669	-	-	-	184,669
Impact fees	2,737	129,601	-	544,194	-	-	676,532
Total fund balances	<u>2,737</u>	<u>129,601</u>	<u>490,669</u>	<u>544,194</u>	<u>563,863</u>	<u>238,004</u>	<u>1,969,068</u>
Total liabilities and fund balances	<u>\$ 2,737</u>	<u>\$ 129,601</u>	<u>\$ 490,669</u>	<u>\$ 544,194</u>	<u>\$ 563,863</u>	<u>\$ 238,004</u>	<u>\$ 1,969,068</u>

The accompanying notes are an integral part of this statement.

WEST BOUNTIFUL CITY

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances Nonmajor Governmental Funds For the Fiscal Year Ended June 30, 2014

	Police Impact Fee Fund	Park Impact Fee Fund	Rap Tax Fund	Street Impact Fee Fund	Capital Improvements Fund	Street Capital Improvements Fund	Total Nonmajor Governmental Funds
REVENUES							
Impact fees	\$ 2,423	\$ 35,632	\$ -	\$ 50,988	\$ -	\$ -	\$ 89,043
Interest	271	530	2,723	2,357	3,312	1,837	11,030
Taxes	-	-	213,851	-	-	-	213,851
Charges for services	-	-	-	-	-	-	-
Total revenues	<u>2,694</u>	<u>36,162</u>	<u>216,574</u>	<u>53,345</u>	<u>3,312</u>	<u>1,837</u>	<u>313,924</u>
EXPENDITURES							
Public safety	-	-	-	-	-	-	-
Recreation	-	-	-	-	-	-	-
Capital outlay	-	-	150,101	-	-	182,927	333,028
Total expenditures	<u>-</u>	<u>-</u>	<u>150,101</u>	<u>-</u>	<u>-</u>	<u>182,927</u>	<u>333,028</u>
Revenues over expenditures	<u>2,694</u>	<u>36,162</u>	<u>66,473</u>	<u>53,345</u>	<u>3,312</u>	<u>(181,090)</u>	<u>(19,104)</u>
Other sources							
Transfers in	-	-	-	-	-	300,000	300,000
Transfers out	(2,165)	(4,090)	(199,200)	-	(164,000)	(307,500)	(676,955)
Total other sources	<u>(2,165)</u>	<u>(4,090)</u>	<u>(199,200)</u>	<u>-</u>	<u>(164,000)</u>	<u>(7,500)</u>	<u>(376,955)</u>
Revenue and other sources over expenditures and other uses	529	32,072	(132,727)	53,345	(160,688)	(188,590)	(396,059)
FUND BALANCE, JULY 1, 2013	<u>2,208</u>	<u>97,529</u>	<u>623,396</u>	<u>490,849</u>	<u>724,551</u>	<u>426,594</u>	<u>2,365,127</u>
FUND BALANCE, JUNE 30, 2014	<u>\$ 2,737</u>	<u>\$ 129,601</u>	<u>\$ 490,669</u>	<u>\$ 544,194</u>	<u>\$ 563,863</u>	<u>\$ 238,004</u>	<u>\$ 1,969,068</u>

The accompanying notes are an integral part of this statement.



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INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE IN ACCORDANCE WITH THE STATE OF UTAH LEGAL COMPLIANCE AUDIT GUIDE

We have audited the West Bountiful City’s compliance with general and major state program compliance requirements described in the *State of Utah Legal Compliance Audit Guide* for the year ended June 30, 2014. The general compliance requirements applicable to the City are identified as follows:

- | | |
|--|---|
| Cash Management | Locally generated taxes and fees |
| Budgetary Compliance | Impact Fees |
| Transient Room Tax and Tourism, Recreation, Culture, convention an tax | Fund Balance |
| | Utah Retirement Systems |
| | Transfers from Utility Enterprise Funds |

The City did not receive any major State grants during the year ended June 30, 2014.

Management’s Responsibility

Compliance with the requirements referred to above is the responsibility of the City’s management.

Auditor’s Responsibility

Our responsibility is to express an opinion on compliance with those requirements based on our audit.

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 of Utah Legal Compliance Audit Guide*. Those standards and the *State of Utah Legal Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above could have a material effect on the City and its major programs 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. Our audit does not provide a legal determination of the City’s compliance with those requirements.

Opinion

In our opinion, West Bountiful City complied, in all material respects, with the general compliance requirements identified above and the compliance requirements that are applicable to each of its major state programs for the year ended June 30, 2014.

This report is intended solely for the information and use of the City, county, school, management, Office of the Utah State Auditor, awarding and pass-through entities, and other specified parties as applicable and is not intended to be, and should not be, used by anyone other than the specified parties. However, the report is a matter of public record and its distribution is not limited.

CERTIFIED PUBLIC ACCOUNTANTS

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the State of Utah Legal Compliance Audit Guide and which are described in the accompanying schedule of findings and recommendations as items 2014-1.

Report on Internal Control over Compliance

Management of West Bountiful City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirement referred to above. In planning and performing our audit, we considered West Bountiful City's internal control over compliance to determine the auditing procedures for the purpose of expressing our opinion on compliance, 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 West Bountiful City's internal control over compliance.

A deficiency in internal control over compliance 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, noncompliance 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 compliance requirement will not be prevented, or detected and corrected, on a timely basis.

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 that might be deficiencies, significant deficiencies, or material weaknesses in internal control over compliance. We did not identify any deficiencies in internal control over compliance that we considered to be material weaknesses, as defined above. However, material weaknesses may exist that have not been identified.

Purpose of 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.

A handwritten signature in blue ink that reads "Karren, Hendrix, Stagg, Allen & Company". The signature is written in a cursive style.

Karren, Hendrix, Stagg, Allen & Company
November 11, 2014



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

To the City Council
West Bountiful City, Utah

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of West Bountiful City, Utah, as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise West Bountiful City, Utah's basic financial statements and have issued our report thereon dated November 11, 2014.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered West Bountiful City, Utah's internal control over financial reporting (internal control) to determine the auditing 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 West Bountiful City, Utah's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of West Bountiful City, Utah'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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether West Bountiful City, Utah's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions, 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

CERTIFIED PUBLIC ACCOUNTANTS

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.

A handwritten signature in blue ink that reads "Karren, Hendrix, Stagg, Allen & Company". The signature is written in a cursive, flowing style.

Karren, Hendrix, Stagg, Allen & Company
November 11, 2014

WEST BOUNTIFUL CITY

Schedule of Findings For the Fiscal Year Ended June 30, 2014

Finding 2014-1

Condition

The general fund balance is in excess of the state legal limit.

Effect

The fund balance in the general fund is limited to 25% of general fund revenues. The fund balance is in excess of this amount.

Cause

The revenue exceeded expenditures in the current year and there is an unexpendable amount for a loan from the golf course.

Criteria

The general fund has limits on the amount of funds that can be built up in the general fund.

Recommendation

We recommend the City stay in the legal limits of the general fund balance.

Client Response

The City recognizes its statutory responsibility to care for public funds in relation to authorized levels of fund balance. The City believes that it is within the spirit and intent of these regulations, as the funding that causes the City's General Fund balance to exceed statutory limits for the fiscal year ending June 30, 2014, are both un-spendable and unavailable, namely monies due from a loan to the City's Golf Course Fund. Once these unavailable funds are accounted for, the City's true General Fund balance is well within the statutory limitations. The City will continue to evaluate the Golf Course Fund's ability to pay these funds back to the General Fund or otherwise resolve the situation.

WEST BOUNTIFUL CITY

Status of Previous Year's Findings For the Fiscal Year Ended June 30, 2013

Finding 2013-1

The Utah code requires that budgets be established for bonds that are refunded during the year. The City did no budget for the bond refunding.

Status

Implemented

MEMORANDUM



TO: Mayor & Council

DATE: November 26, 2014

FROM: Duane Huffman

RE: **Tree Limbs Obstructing Snow Plows**

Current city code (Chapter 12.20 et seq., enclosed) makes property owners responsible for resolving problems associated with tree limbs obstructing travel, regardless of whether the tree is on private property or in the park strip. Problems associated with tree limbs are made worse in the winter when snow weighs branches down, causing an obstruction to city operated snow plows.

Though the code provides a mechanism whereby residents can be charged the costs associated with removing tree limbs, City practice over the last several years has relied on voluntary compliance to requests made by the City. In the case of the most troublesome or dangerous limbs, the public works crew has removed the limbs without billing the property owner.

The problem of limbs overhanging city streets and obstructing snow plows has increased to the point that a more comprehensive approach will be needed for this year to ensure adequate space for snow plows. Staff is aware of the following options for the Council's consideration:

- A. Take no action regarding tree limbs that continue to obstruct the road and try to plow around the tree limbs. This will likely result in poor plowing and damaged snow plow trucks.
- B. Have the public works crew systematically remove offending limbs at no charge to residents. This would be similar to how utilities such as power and telephone services deal with trees. The pruning in this case would not be of the highest quality. This option raises issues related to fairness for the residents who have gone to their own expense of addressing trees in front of their properties.
- C. Provide additional notice (per the ordinance) and bill the non-complying residents for having the limbs removed. The work could be contracted out to professional tree services or done by the public works crew. This options would likely result in a negative public reaction, especially by those who face economic challenges.

Staff respectfully requests the Council's direction as to how to proceed with this sensitive community issue.

MEMORANDUM



TO: Mayor and City Council

DATE: November 25, 2014

FROM: Ben White, City Engineer

RE: Updating Public Works Design Standards

Construction standards and specifications are to be approved by resolution of the city council before they become effective (Municipal Code 16.20.020). The standards were last updated in 2011. Since that time there have been a few changes in the industry, state requirements and staff preferences. Staff suggests it is time to do a formal update. In 2011, the City adopted the American Public Works Association (APWA) standard drawings and specifications. Included with those were a handful of city specific standards. Staff is currently suggesting the following updates:

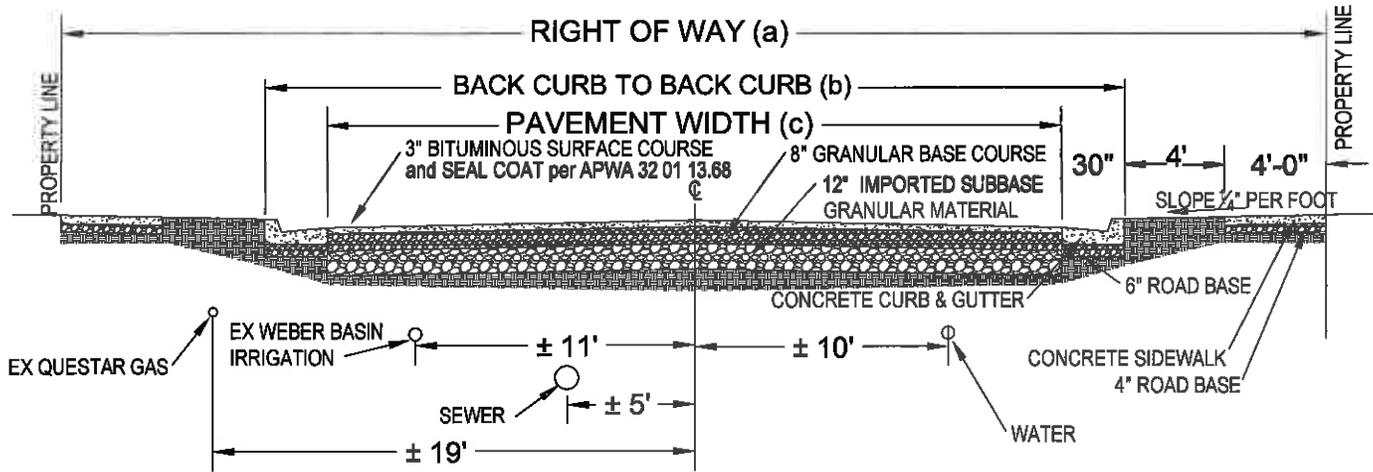
1. Replace the APWA 2007 Standard Drawings and Specifications with the 2012 publication.
2. Design Standards: The "design standards" is a list that has been attached to the back of applications in the past. While it may be a good thing to keep there, staff believes it should be formally adopted as part of the City's construction standards.
3. Plan 296 SP: Our standard streets cross section has been updated to include the current high density mineral bond seal coat (APWA 32 01 13.68) in place of the slurry seal we were previously using.
4. Plan 500 SP: The State Division of Drinking Water has required us to add more notes that specifically reflect the requirements listed in the State Drinking Water rules. Adopting them as a standard is the easiest way to incorporate them into all projects throughout the city.
5. Plan 511 SP: The fire hydrant detail has been updated to reflect the City's desire to standardize our fire hydrants. This makes it easier to stock parts. The specified hydrant is also a more durable hydrant than some others that are on the market. The notes also include a shift from using all stainless steel bolts on buried fittings to using a Teflon coated bolt (Cor-blue). We believe these bolts will perform better than the stainless steel.
6. Plan 521 SP: The water lateral detail has been updated to reflect manufacturers' updates, and staff's request that only one shut off valve be installed on the meter setter.

These updated standards are only for consideration and discussion tonight. A resolution will be presented at an appropriate future meeting.

West Bountiful City Design Standards

1. Storm drainage system
 - a. Inlet boxes
 - i. Installed at intersections to eliminate waterways (cross gutters)
 - ii. Installed at 800± foot spacing along curb & gutter streets
 - iii. Max. gutter flow is 1.6 CFS for 25 year recurrence frequency
 - iv. Standard box is 18" X 42" with bicycle safe inlet grate
 - b. Cleanout boxes
 - i. Installed at all pipe junctions with pipes 8 inch or larger
 - ii. Installed at change in grade or change in alignment
 - iii. Standard box is 18 X 48 solid cover
 - iv. May be 60 inch manholes
 - c. Line size, type and capacity
 - i. Minimum size shall be 15"
 - ii. Pipe material is RCP
 - iii. The rational formula may be used to determine line capacity within each drainage sub-basin.
 - iv. Minimum slope shall provide for 3 fps at 80% capacity
 - v. A site drainage plan will show existing and finish grades at side lot and rear lot line locations with pipeline drainage design.
 - d. Minimum cover and placement
 - i. The pipe, including the bell, shall be placed at least 14 inches below the lip of the curb & gutter.
 - ii. Additional depth as required to accommodate area drain systems.
 - iii. Storm drain line installed with the centerline of the pipe 24 inches into the street from the lip of the gutter.
 - iv. Tangent lines may not cross behind curb & gutter on curve streets.
 - e. UPDES permit
 - i. Follow UPDES guideline
 - ii. Prepare SWPPP with BMPs incorporated
2. Culinary Water System
 - a. Isolation valves
 - i. Installed at each intersection, all directions
 - ii. Installed not to exceed 800 feet between valves
 - iii. Placed at logical siting locations (fence lines, property corners, near fire hydrants)
 - b. Fire hydrants
 - i. Installed not to exceed 400 feet spacing (residential)
 - ii. Installed not to exceed 300 feet spacing (commercial)
 - iii. Installed at property line projections
 - iv. Installed at every dead-end line

- v. Installed at the intersection entrance to cul-de-sacs.
 - vi. Auxiliary valve for hydrant installed at the mainline.
 - c. Main Line size and placement
 - i. Approved material is C-900 PVC class 200 w/#12 locator wire
 - ii. Minimum line size is 8 inches or as per City Master Plan
 - iii. Minimum depth is 48 inches of cover
 - iv. Placed 10 feet north or east from the street centerline
 - v. Waterline shall parallel street centerline, with bends as required.
 - d. Culinary water service lines
 - i. 3/4" minimum size for residential, 1" allowed
 - ii. Commercial / industrial service and meter size determined by anticipated fixture unit demand
 - iii. Residential meter vaults shall be 20" white PVC with 21" risers
 - iv. Services placed to the center of the residential lot
 - v. Service lateral extended 10 feet beyond property line and marked with a 2X4 or other full-depth marker
3. Street design
- a. Minimum street right-of-way width is 50 feet.
 - b. Maximum length of cul-de-sac, 400 feet from cross street intersection to the centerline of the cul-de-sac circle, as measured along the centerline.
 - c. Minimum street curve radius is 100 feet.
 - d. Cul-de-sac right-of-way radius is 50 feet.
 - e. Street intersections at right angles preferred, with 10 degree approach angle allowance.
 - f. "T" intersections preferred with centerline to centerline spacing of 295 foot offset between intersections.
 - g. Standard street section
 - i. 30" wide, 6" high back style Curb & gutter
 - ii. 48" park strip
 - iii. 48" wide 4" thick concrete sidewalk
 - iv. 29' wide asphalt surface (residential)
 - (1) 12" sub-base
 - (2) 8" roadbase
 - (3) 3" asphalt
 - v. 20' back-of-curb radius at corners
 - h. Street elevations
 - i. 0.50% minimum gutter slope
 - ii. 1.0% minimum and 4% maximum cross slope
 - iii. Sidewalk installed 0.10' above curb
4. Other development items
- a. Extend all stub streets to property boundary, including extensions to future development as directed by the City.



R.O.W. (a)	(b)	(c)
50'	34'	29'
66'	50'	45'

SUB BASE COURSE MATERIAL

SIEVE (inch)	% PASSING
3"	100
1"	81-91
1/2"	67-77
NO. 4	40-50
NO. 16	20-26
NO. 200	6-10



TYPICAL STREET CROSS SECTION

REVISED 11/14

PLAN 296 SP

GENERAL WATER SYSTEM REQUIREMENTS:

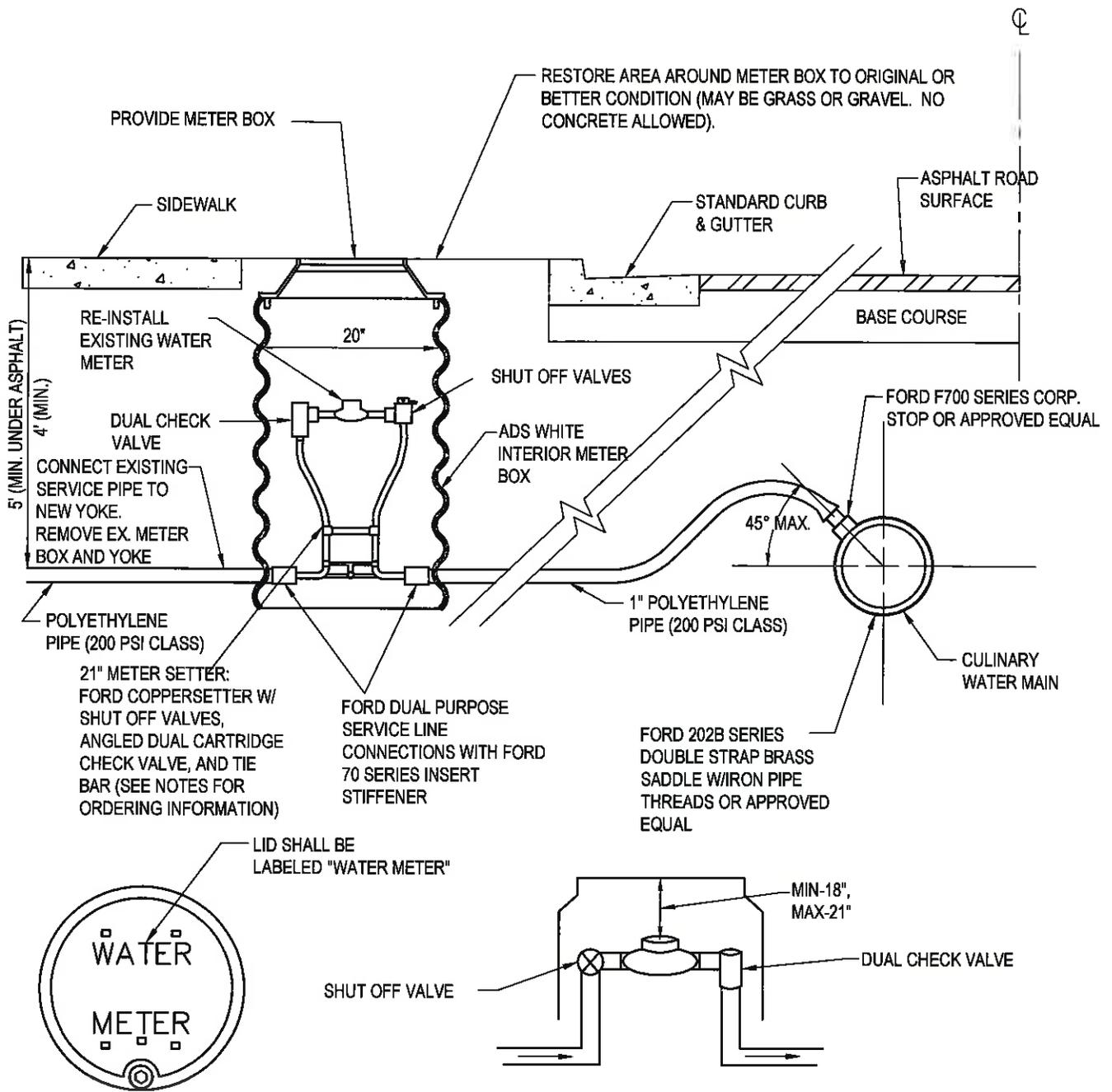
1. 10'-0" MIN. EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER PIPE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM TO TOP OF PIPES. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.
3. UTAH DIVISION OF DRINKING WATER APPROVAL IS REQUIRED TO LOOP ANY WATER PIPE LINE UNDER A SANITARY SEWER PIPE LINE.
4. ALL THRUST BLOCKS MUST BE INSPECTED BY WEST BOUNTIFUL CITY PUBLIC WORKS PRIOR TO CONCRETE PLACEMENT.
5. ALL FITTINGS MUST BE INSPECTED BY WEST BOUNTIFUL CITY PUBLIC WORKS PRIOR TO BACKFILL.
6. A THREE (3) FOOT SEPARATION IS REQUIRED BETWEEN WATER SERVICE LATERAL TAPS.
7. ALL BENDS, TEES VALVES AND OTHER FITTINGS SHALL BE INSTALLED WITH CONCRETE AND MEGALUG TYPE RESTRAINT AND SHALL BE GREASED AND WRAPPED WITH 8 MIL POLYETHYLENE.
8. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION. ALL BEDDING BACKFILL SHALL BE CONTINUOUS AND UNIFORM IMPORTED ENGINEERED $\frac{3}{4}$ " MINUS GRANULAR MATERIAL.
9. PRESSURE TEST ALL WATER LINES FOR A MINIMUM OF 2 HOURS AT 200 PSI PRESSURE.
10. ALL NEW HYDRANTS SHALL BE MUELLER SUPER CENTURION
11. STAINLESS STEEL BOLTS ARE REQUIRED FOR ALL BURIED APPURTENANCES AND "COR-BLUE" BOLTS ON ALL BURIED FITTINGS.
12. DISINFECTION SHALL BE IN ACCORDANCE WITH APWA STANDARD SPECIFICATIONS, STATE OF UTAH RULE 309-520, AWWA A100 WATER WELLS, AWWA C651 DISINFECTION OF WATER MAINS, AWWA C652 DISINFECTION OF WATER STORAGE FACILITIES AND AWWA C654 DISINFECTION OF WELLS
13. A MINIMUM FOUR FOOT DEPTH OF BURY FROM TOP OF PIPE TO GROUND SURFACE IS REQUIRED UNLESS SPECIFICALLY STATED OTHERWISE.
14. ALL 14" AND LARGER VALVES SHALL BE MUELLER LINESEAL III SERIES BUTTERFLY VALVES CLASS 250 WITH BURIED SERVICE ACTUATORS. VALVES 12" AND SMALLER SHALL BE MUELLER A-2360 SERIES, AMERICAN FLOW SERIES 2500 OR APPROVED EQUAL GATE VALVES.
15. PIPE LENGTHS SHOWN IN PROFILE ARE HORIZONTAL LENGTHS. NO ADJUSTMENT FOR VERTICAL COMPONENT HAVE BEEN MADE.
16. DISCHARGING SUPER CHLORINATED WATER INTO THE SANITARY SEWER SYSTEM REQUIRES ADVANCE WRITTEN PERMISSION FROM SOUTH DAVIS SEWER DISTRICT.
17. ALL MATERIALS INCLUDING PIPE, GASKETS, LUBRICANTS AND O-RINGS SHALL BE ANSI-CERTIFIED AS MEETING THE REQUIREMENTS OF NSF STANDARD 61 AND STAMPED WITH THE NSF LOGO.
18. PIPES AND PIPE FITTINGS CONTAINING MORE THAN 8% LEAD AND LEAD-TIP GASKETS SHALL NOT BE USED. REPAIRS TO LEAD-JOINT PIPE SHALL BE MADE USING ALTERNATIVE METHODS.
19. PIPE, PIPE JOINTS, FITTINGS, VALVES AND HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE ANSI/AWW STANDARDS C104-A21.4-03 THROUGH C550-05 AND C900-7 THROUGH C950-07.
20. DO NOT DROP PIPE INTO TRENCH. PIPE ACCIDENTALLY OR INTENTIONALLY DROPPED SHALL BE REMOVED FROM THE JOBSITE REGARDLESS WHETHER THERE IS VISIBLE DAMAGE OR NOT.
21. OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE SEALED AND SAFELY SECURED AT THE END OF EACH WORK DAY.
22. ALL WATER SERVICE LATERALS INCLUDING PIPING, METER, METER SETTER AND CONNECTION TO PRIVATE PROPERTY OWNER'S SYSTEM SHALL CONFORM TO THE CURRENT PLUMBING CODE ADOPTED BY THE STATE OF UTAH. PLUMBING PIPES AND FITTINGS SHALL BE CERTIFIED TO MEET NSF/ANSI 372 OR NSF/ANSI 61, ANNEX G. CAP SERVICE FUTURE SERVICE LINES IF NOT IMMEDIATELY CONNECTED.
23. PVC PIPE SHALL BE INSTALLED PER ASTM D2774 RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND PVC PIPE, AND AWWA MANUAL OF PRACTICE M23, 2002.



GENERAL WATER SYSTEM REQUIREMENTS

REVISED 11/14

PLAN 500 SP



TYPICAL RESIDENTIAL WATER SERVICE

REVISED 11/14

PLAN 521 SP

NOTES:

1. 10'-0" MIN. EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM TO TOP OF PIPES. THIS SEPERATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.
3. NO METER BOXES SHALL BE INSTALLED IN DRIVE APPROACHES OR SIDEWALKS.
4. MINIMUM LATERAL SIZE 3/4".
5. ALL RESIDENTIAL METERS REQUIRE A MINIMUM 20" METER BOX DIA.
6. PRIOR TO BACKFILLING AROUND METER BOX SECURE INSPECTION OF INSTALLATION FROM CITY TO VERIFY INSTALLATION MEETS ALL REQUIREMENTS INCLUDING HEIGHT CLEARANCES.
7. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
8. PRESSURE TEST ALL WATER LINES AND SERVICES.
9. NO CONCRETE IS ALLOWED AROUND METER BOX PER CITY POLICY.
10. FORD 70 SERIES INSERT STIFFENERS ARE TO BE USED AT ALL CONNECTIONS AND FITTINGS WHERE POLYETHYLENE PIPE OR TUBING IS USED.
11. CITY POLICY PROHIBITS THE USE OF JUMPERS, BYPASS PIPES, OR HOSE TYPE CONNECTIONS TO THE METER SETTER OR SERVICE LINE.
12. METER SETTER ORDERING INFORMATION:
1"-FORD DRAWING# A-95317-04
5/8"x3/4"-FORD DRAWING# A-95166-015
13. PROVIDE TRACER WIRE ON ALL WATER LATERALS FROM THE MAIN LINE TO THE METER BOX.
14. WATER METER BOX SHALL BE LOCATED BETWEEN BACK OF CURB AND FRONT OF SIDEWALK, IF CURB AND GUTTER AND SIDEWALK ARE NOT PRESENT, THEN METER BOX SHALL BE LOCATED AS SHOWN ON THE DRAWINGS.



TYPICAL RESIDENTIAL WATER SERVICE

REVISED 11/14

PLAN 521 SP

1 **West Bountiful City** **PENDING** **November 25, 2014**
2 **Planning Commission**

3

4 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice
5 website and the West Bountiful City website, and sent to Clipper Publishing Company on
6 November 21, 2014 per state statutory requirement.

7 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
8 **November 25, 2014, at West Bountiful City Hall, Davis County, Utah.**

9

10 **Those in Attendance:**

11

12 **MEMBERS PRESENT:** Terry Turner, Alan Malan, Mike Cottle,
13 Corey Sweat, and Laura Charchenko. Councilmember Kelly
14 Enquist.

15

16 **MEMBERS/STAFF EXCUSED:** Chairman Denis Hopkinson.

17

18 **STAFF PRESENT:** Ben White (City Engineer), Cathy
19 Brightwell (City Recorder) and Debbie McKean (Secretary).

20

21 **VISITORS:** Joycelyn Haley, Warren Haley, Jadie Haley, Liam
22 Haley, and Gary Jacketta.

23

24 The Planning Commission Meeting was called to order at 7:30 p.m. by Vice Chairman Terry
25 Turner. Mike Cottle offered a prayer.

26 **I. Accept Agenda**

27 **Vice Chairman Turner reviewed the agenda. Corey Sweat moved to accept the agenda as**
28 **presented. Mike Cottle seconded the motion. Voting was unanimous in favor among**
29 **members present.**

30 **Business Discussed:**

31 **II. Consideration of Conditional Use Application #14-012 from Joycelyn Haley to operate a**
32 **Home Occupation hair Salon at 935 W Page Lane.**

33 Included in the Commissioner's Packets was a memorandum dated November 20, 2014 from
34 Cathy Brightwell regarding Conditional Use Permit for Home Occupation – Change's Salon, a

35 Conditional Use Permit application, rough draft of a site plan, and a Home Occupation Business
36 License Application.

37 The memorandum contains the following information:

- 38 • Joycelyn Haley filed an application on November 10, 2014 for a Conditional Use Permit
39 to open a single chair hair salon as a home occupation business at their home at 935 West
40 Pages Lane.
- 41 • Appointments will be scheduled on Monday, Wednesday, and Friday from noon to 8 pm
42 and on Saturday between 9am and 2pm.
- 43 • Business will be conducted from a corner room of her garage that has a separate side
44 entrance and bathroom. The used space for the salon is less than 25% of the total garage.
45 There is adequate off street parking to accommodate her business.
- 46 • Staff reported that this application meets the requirements of Chapter 5.28.040- Home
47 Occupation Ordinance and Chapter 17.60-Conditional Uses. Staff recommends approval
48 of this permit.

49 Cathy Brightwell introduced the applicant and reviewed the material in the packets. Ms.
50 Brightwell pointed out that the applicant will only have one client at a time and there is
51 plenty of space in the driveway for clients. Mr. Turner invited Ms. Haley to take the stand.
52 He asked each Commissioner for their comments/questions.

53 Mike Cottle was familiar with the property, had no questions and felt that the property was
54 ideal for that type of business.

55 Corey Sweat questioned if the fire inspection had been done. Ms. Haley is trying to reach
56 them and will hopefully finalize that effort tomorrow.

57 The remaining Commissioner's had no further questions.

58 **ACTION TAKEN:**

59 **Corey Sweat moved to approve the Conditional Use permit for Joycelyn Haley at 935 West**
60 **Pages Lane affirming the findings listed in Section 17.60.040.D of the West Bountiful**
61 **Municipal Code, with the following conditions: clients will park in the driveway, no**
62 **external signage will be allowed, the fire marshal inspection report and a copy of**
63 **applicant's state cosmetology license will be provided to staff prior to issuing the permit.**
64 **Motion was seconded by Laura Charchenko and voting was unanimous in favor.**

65

66 **III. Discussion of Density definitions in Title 17.**

67 Commissioner's packets included a memorandum dated November 21, 2014, from Ben White
68 regarding definitions for density.

69

70 Ben White addressed the Commission concerning the vague language in the PUD Ordinance
 71 regarding "Density." He explained his concerns as stated in his memorandum and asked for the
 72 Commissioner's to consider making changes in language that would make the Code more clear.

73 Alan Malan did not understand his concerns since he feels that PUD's are under their own
 74 conditions. Mr. White noted that it doesn't work that way. Some discussion took place
 75 regarding how the Code read.

76 Mr. Turner asked if there is a reason why this issue needs to be addressed at this time and if it is
 77 relevant to change from a real estate standard.

78 Planned Unit Development (PUD) gives the developer some flexibility in developing some
 79 difficult areas or when desiring more manageable lots. Bonus/incentives are given to the city by
 80 the developer in exchange for higher density.

81 Mr. White's intent was to introduce this tonight and then have further discussion regarding
 82 changes and possibly schedule a public hearing in the future. He has not yet presented this to the
 83 City Council. Mrs. Charchenko would like to hear how City Council feels about this issue.

84

85 **IV. Land Use Case Review- Ben White**

86 Ben White introduced a case about short term rentals in Cottonwood Heights where a conditional
 87 use permit was denied for a rental property after a similar permit had been approved under the
 88 same conditions. The denied applicant appealed and it was determined that the City can impose
 89 conditions to mitigate negative impacts but if those conditions are met the permit should have
 90 been approved.

91

92 **V. Staff Report**

93 • Cathy Brightwell informed the Commission of the Elf Tree and how it works.

94 • Christmas On Onion Street is on Monday, December 1st. Santa will tour the town
 95 beginning at 5:00 and come back to meet with the kids at 7:00. The event is
 96 sponsored by Youth Council and the West Bountiful Children's Choir will be
 97 singing.

98 • December 23rd will be one of our meetings in December and asked if they wanted
 99 to consider holding the meeting or not.

100 • Lane Splits for I-15 are due to the way they are doing the construction. The 400
 101 North over pass is still scheduled be shut down in February for 90 days.

102 • Councilmember Enquist gave a brief update on the West Centerville Legacy
 103 development. Emails are being sent from West Bountiful residents and
 104 approximately 15- 20 people spoke at the public hearing against the high density
 105 proposal on the west side development. The next meeting will be held on
 106 December 10th and that is when the Planning Commission should make their final
 107 recommendation to the City Council.

108

109

110 **VI. Consider Approval of October 28, 2014 meeting minutes.**

111

112 **ACTION TAKEN:**

113 **Alan Malan moved to approve of the minutes dated October 28, 2014 as modified. Laura**
114 **Charchenko seconded the motion and voting was unanimous in favor among those**
115 **members present.**

116

117 **VII. Adjournment**

118

119 **ACTION TAKEN:**

120 **Laura Charchenko moved to adjourn the regular session of the Planning Commission**
121 **meeting at 8:05 p.m. Alan Malan seconded the motion. Voting was unanimous in favor.**

122

123

124

125 The foregoing was approved by the West Bountiful City Planning Commission on December 9, 2014, by
126 unanimous vote of all members present.

127

128 _____

129 Cathy Brightwell – City Recorder

130

1 Minutes of the West Bountiful City Council meeting held on **Tuesday, November 4, 2014** at West
2 Bountiful City Hall, 550 N 800 West, Davis County, Utah.

3
4 Those in attendance:

5
6 **MEMBERS:** Mayor Kenneth Romney, Council members James Ahlstrom, James Bruhn,
7 Kelly Enquist, Debbie McKean, Mark Preece

8
9 **STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Ben White
10 (City Engineer), Todd Hixson (Police Chief), Steve Maughan (Public Works Director),
11 Patrice Twitchell (Finance Clerk/Secretary), Paul Holden (Golf Director), Dallas Green
12 (Assistant Golf Pro)

13
14 **VISITORS:** Corey Sweat, Alan Malan

15
16 Mayor Romney called the meeting to order at 7:30 pm. James Bruhn offered a thought, and the
17 Pledge of Allegiance was led by James Ahlstrom.

18
19 **1. Accept Agenda**

20
21 Mayor Romney asked that item #3, considering the appointment of Nathan Southerland to
22 the Arts Council, be tabled until the next meeting

23
24 **MOTION:** *Debbie McKean moved to approve the agenda as modified. James*
25 *Bruhn seconded the Motion which PASSED by unanimous vote of all*
26 *members present.*

27
28 **2. Public Comment**

29
30 No comment

31
32 **3. Consider adoption of Resolution 352-14 “A Resolution Appointing Nathan Southerland**
33 **to the West Bountiful Arts Council.”**

34
35 TABLED

36
37 **4. Consider Ordinance 367-14 “An Ordinance Codifying And Making Technical Changes**
38 **to the Existing Impact Fee Ordinance.”**

39
40 Duane Huffman explained that when the current impact fees were adopted last year, it
41 became apparent that the narrative language in the city code needed to be updated. The
42 proposed ordinance accomplishes that update. Steve Doxy also clarified that the proposed
43 ordinance provides better organization by including all impact fees into one section.

44
45 **MOTION:** *James Bruhn moved to adopt Resolution 367-14 codifying and making*
46 *technical changes to the existing impact fee ordinance. James Ahlstrom*

44 *seconded the Motion which PASSED by unanimous vote of those*
45 *present.*

46
47 The vote was recorded as follows:
48 James Ahlstrom – Aye
49 James Bruhn – Aye
50 Kelly Enquist – Aye
51 Debbie McKean– Aye
52 Mark Preece – Aye
53

54 **5. Consider letter to Centerville City regarding West Centerville Neighborhood Plan.**

55 Mr. Huffman explained that a letter to the Centerville City Council was drafted following
56 discussion at the previous Council meeting, and that it was now being presented for approval/
57 modifications. Council member Ahlstrom remarked that council members should use their personal
58 contacts with Centerville City to help the letter have a positive impact. The Mayor suggested that
59 the letter include a signature line for each council member.

60 **MOTION:** *Mark Preece moved to approve the draft letter and send it to the*
61 *Centerville Council. James Bruhn seconded the Motion which PASSED*
62 *by unanimous roll call vote of all members present.*

63 The vote was recorded as follows:
64 James Ahlstrom – Aye
65 James Bruhn – Aye
66 Kelly Enquist – Aye
67 Debbie McKean– Aye
68 Mark Preece – Aye
69

70 **6. Discuss re-draft of the West Bountiful Personnel Policy**

71
72 Mr. Huffman introduced the new draft policy by explaining that staff had worked on its
73 creation over the last year, noting that it had been through several iterations. The primary goals of
74 the re-draft were to update and simplify the policy so that it could function better. Such updates
75 include changes to the FMLA, sexual harassment, drug testing policies, etc.

76 Council member McKean stated how important it is for the council members to thoroughly
77 review the old policy and discuss each section that is recommended to be removed or reduced, also
78 stating her preference for detailed procedures and examples. Mr. Huffman explained his
79 administrative preference for flexibility in policy when possible. Council member McKean
80 suggested work sessions where several sections could be reviewed at a time. Council member
81 Ahlstrom reminded the Council of its statutory responsibility over the personnel policy.

82 In discussing timing for future work sessions, it seemed that the beginning of January would
83 be best. The first work session will be used to review the Council’s thoughts after having time to
84 research the current policy and the re-draft. The Mayor asked that the Council send their

85 thoughts/questions to Mr. Huffman as they come about so that staff can be well prepared for the
86 future work session.

87

88 **7. Engineering/Planning Commission Report**

89 Ben White reviewed the recent Planning Commission meeting in which the Commission
90 discussed the West Centerville Neighborhood plan process.

91 For a report on other items, Mr. White stated that the Olsen Ranches paving is complete for
92 the winter, with a final layer of asphalt to come in the spring. The Olsen Ranches project also brings
93 up a lingering question about the best traffic design at the 1100 W and Pages Lane intersection, in
94 that now may be the best time to change to a 4-way stop if that is what is desired. Several council
95 members expressed an interest in having a 4-way stop there, and would like the item discussed a
96 future meeting.

97 Mr. White stated that the Ranches at Lakeside is due for a release of their subdivision bond,
98 so Council members may be interested in looking through the subdivision soon.

99 Finally, Mr. White reported on a citizen complaint related to the lack of sidewalk along the
100 street near the city well; the completion of grading at Birnam Woods Park; and, the near completion
101 of the 500 South water line.

102

103 **8. Administrative Report**

104

105 Mr. Huffman reported that the field work for the Fiscal Year 2014 audit went well the
106 previous week, and that the goal is to have the final audit presentation to the Council at the
107 December 2nd meeting. The public hearing for the proposed Jesse Meadow's Special Assessments
108 Area is also scheduled for the December 2nd meeting.

109

110 **9. Mayor/Council Reports**

111

112 James Ahlstrom - no report

113

114 Mark Preece will be attending a special sewer district convention this week. The Youth
115 Council food drive will be November 15 from 9 am to 1 pm. They will advertise with flyers,
116 social media, etc. Mayor Romney encouraged donations.

117

118 James Bruhn will attend the Wasatch Integrated meeting on Wednesday, November 5.

119

120 Debbie McKean is working on the newsletter. Council member Ahlstrom asked to have a
121 small article about the West Centerville Neighborhood project put in the newsletter to make
122 citizens aware. Mr. Huffman will put something together and get it to Council member
123 McKean. She added that the Arts Council concert on November 14 will feature Mike Leger.

124

125 Council member Enquist asked that an article be placed in the newsletter about wood burning
126 explaining when and when not to burn, and directing residents to the proper website to check.
127 He also verified that the newsletter will include a reminder on the winter parking restrictions.
128 Finally, he complimented the public works department for the work at Birnam Woods Park.

129

130 **10. Approval of Minutes from the October 7, 2014 City Council Meeting.**

131
132 **MOTION:** *Debbie McKean moved to approve the minutes from the October 7, 2014*
133 *meeting as presented. James Bruhn seconded the Motion which*
134 *PASSED by unanimous vote of all members present.*
135

136 **11. Executive session pursuant Utah Code 52-4-205 (c) to discuss pending or reasonably**
137 **imminent litigation.**

138
139 **MOTION:** *James Bruhn moved to go in to Executive Session in the police training*
140 *room pursuant Utah Code 52-4-205 (c) to discuss pending or reasonably*
141 *imminent litigation. Mark Preece seconded the Motion which PASSED*
142 *4-1, with James Ahlstrom dissenting.*
143

144 **MOTION:** *James Bruhn moved to close the Executive Session. Debbie McKean*
145 *seconded the Motion which PASSED by unanimous vote of all members*
146 *present.*
147

148 **12. Adjourn**

149
150 **MOTION:** *Mark Preece moved to adjourn this meeting of the West Bountiful City*
151 *Council. James Bruhn seconded the Motion which PASSED by*
152 *unanimous vote of all members present.*
153

154
155 -----

156
157
158 The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present
159 on Tuesday, December 2, 2014.

160
161
162 _____
163 Cathy Brightwell (City Recorder)