



**WEST POINT CITY COUNCIL  
MEETING NOTICE & AGENDA  
January 20<sup>th</sup>, 2026  
WEST POINT CITY HALL  
3200 W 300 N | WEST POINT, UT 84015**

Mayor:  
Brian Vincent  
Council:  
Jerry Chatterton  
Annette Judd  
Michele Swenson  
Trent Yarbrough  
Jeremy Strong  
City Manager:  
Kyle Laws

- **THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL**
- **A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:**
  - » Online: - <https://us02web.zoom.us/j/83841198770> » Telephone: 1(669) 900-6833 – Meeting ID: 838 4119 8770

**ADMINISTRATIVE SESSION – 6:00 PM**

1. **Code Enforcement Update – Mr. Bruce Dopp** [pg. 4](#)
2. **Discussion Regarding Impact Studies in Annexation Area – Mr. Boyd Davis** [pg. 6](#)
3. **Discussion Regarding Nielsen’s Frozen Custard – Mr. Boyd Davis** [pg. 41](#)
4. **Discussion Regarding a General Plan Amendment Request for Property at 2084 N 5000 W (Nilson Homes) - Mrs. Bryn MacDonald** [pg. 43](#)
5. **Other Items**

**GENERAL SESSION – 7:00 PM**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** (*Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought*)
4. **Communications and Disclosures from City Council and Mayor**
5. **Communications from Staff**
6. **Citizen Comment** (*Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives*)
7. **Appointment of West Point City Planning Commissioners – Mayor Vincent**
8. **Consideration of Resolution No. 01-20-2026A, Approving the Appointment of Mayor Pro Tempore – Mayor Vincent** [pg. 48](#)
9. **Consideration of Resolution No. 01-20-2026B, Approving Appointments to Local District Boards – Mayor Vincent** [pg. 49](#)
10. **Consideration of Approval of City Council Meeting Minutes:**
  - a. January 24&25, 2025 [pg. 126](#)
  - b. September 16, 2025
  - c. October 7, 2025
  - d. December 2, 2025
11. **Consideration of Acceptance of the FY2025 Financial Audit for West Point City – Mr. Ryan Harvey** [pg. 51](#)
12. **Consideration of Approval to Place the Bluff View Subdivision Phase 4 on Warranty – Mr. Boyd Davis** [pg. 124](#)
13. **Consideration of Approval to Remove the Sunview Estates Subdivision Phases 2 & 3 from Warranty – Mr. Boyd Davis** [pg. 125](#)
14. **Motion to Adjourn the General Session**

Posted this 15<sup>th</sup> day of January, 2026:

**Casey Arnold, City Recorder**

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above January 15, 2026 West Point City Council Meeting Notice & Agenda was posted at the following locations: 1) West Point City Hall, 2) official City website at [www.westpointutah.gov](http://www.westpointutah.gov) and 3) the Utah Public Notice Website at [www.utah.gov/pmn](http://www.utah.gov/pmn).

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-776-0970.

## **TENTATIVE UPCOMING ITEMS**

*\*The items listed below are for planning purposes only and are subject to change.  
They should not be relied upon as an official agenda for any City Council meeting.*

**Date:**        **02/03/2026**

**Canceled**

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**Date:**        **02/06-07/2026**

**Planning & Visioning Retreat**

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**Date:**        **02/17/2026**

**Administrative Session – 6:00 pm**

1. Quarterly Financial Update – Mr. Ryan Harvey
2. Discussion Regarding \*

**General Session – 7:00 pm**

1. Update from the Davis County Sheriff's Office
  2. Consideration of Ordinance No. \*\*, Amending the General Plan Zoning Designation for Property Located at 2084 N 4500 W – Mrs. Bryn MacDonald
    - a. Public Hearing
    - b. Action
- 

**Date:**        **03/03/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. Youth Council Update
- 

**Date:**        **03/17/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. \*\*

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**Date:**        **04/07/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. Youth Council Update
- 

**Date:**        **04/21/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. \*\*
- 

**Date:**        **05/05/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. Youth Council Update
- 

**Date:**        **05/19/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. \*
- 

**Date:**        **06/02/2026**

**Administrative Session – 6:00 pm**

1. Discussion Regarding \*

**General Session – 7:00 pm**

1. Youth Council Update
-



# WEST POINT CITY 2026 CALENDAR

## 2026

## IMPORTANT DATES

### JANUARY

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
|     |     |     |     |     | 1   | 2   |
| 4   | 5   | 6   | 7   | 8   | 9   | 10  |
| 11  | 12  | 13  | 14  | 15  | 16  | 17  |
| 18  | 19  | 20  | 21  | 22  | 23  | 24  |
| 25  | 26  | 27  | 28  | 29  | 30  | 31  |

### JULY

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
|     |     |     |     | 1   | 2   | 3   |
| 5   | 6   | 7   | 8   | 9   | 10  | 11  |
| 12  | 13  | 14  | 15  | 16  | 17  | 18  |
| 19  | 20  | 21  | 22  | 23  | 24  | 25  |
| 26  | 27  | 28  | 29  | 30  | 31  |     |

### FEBRUARY

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
| 1   | 2   | 3   | 4   | 5   | 6   | 7   |
| 8   | 9   | 10  | 11  | 12  | 13  | 14  |
| 15  | 16  | 17  | 18  | 19  | 20  | 21  |
| 22  | 23  | 24  | 25  | 26  | 27  | 28  |

### AUGUST

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
|     |     |     |     |     |     | 1   |
| 2   | 3   | 4   | 5   | 6   | 7   | 8   |
| 9   | 10  | 11  | 12  | 13  | 14  | 15  |
| 16  | 17  | 18  | 19  | 20  | 21  | 22  |
| 23  | 24  | 25  | 26  | 27  | 28  | 29  |
| 30  | 31  |     |     |     |     |     |

### MARCH

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
| 1   | 2   | 3   | 4   | 5   | 6   | 7   |
| 8   | 9   | 10  | 11  | 12  | 13  | 14  |
| 15  | 16  | 17  | 18  | 19  | 20  | 21  |
| 22  | 23  | 24  | 25  | 26  | 27  | 28  |
| 29  | 30  | 31  |     |     |     |     |

### SEPTEMBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
|     |     | 1   | 2   | 3   | 4   | 5   |
| 6   | 7   | 8   | 9   | 10  | 11  | 12  |
| 13  | 14  | 15  | 16  | 17  | 18  | 19  |
| 20  | 21  | 22  | 23  | 24  | 25  | 26  |
| 27  | 28  | 29  | 30  |     |     |     |

### APRIL

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
|     |     |     | 1   | 2   | 3   | 4   |
| 5   | 6   | 7   | 8   | 9   | 10  | 11  |
| 12  | 13  | 14  | 15  | 16  | 17  | 18  |
| 19  | 20  | 21  | 22  | 23  | 24  | 25  |
| 26  | 27  | 28  | 29  | 30  |     |     |

### OCTOBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
|     |     |     |     | 1   | 2   | 3   |
| 4   | 5   | 6   | 7   | 8   | 9   | 10  |
| 11  | 12  | 13  | 14  | 15  | 16  | 17  |
| 18  | 19  | 20  | 21  | 22  | 23  | 24  |
| 25  | 26  | 27  | 28  | 29  | 30  | 31  |

### MAY

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
|     |     |     |     |     | 1   | 2   |
| 3   | 4   | 5   | 6   | 7   | 8   | 9   |
| 10  | 11  | 12  | 13  | 14  | 15  | 16  |
| 17  | 18  | 19  | 20  | 21  | 22  | 23  |
| 24  | 25  | 26  | 27  | 28  | 29  | 30  |
| 31  |     |     |     |     |     |     |

### NOVEMBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
| 1   | 2   | 3   | 4   | 5   | 6   | 7   |
| 8   | 9   | 10  | 11  | 12  | 13  | 14  |
| 15  | 16  | 17  | 18  | 19  | 20  | 21  |
| 22  | 23  | 24  | 25  | 26  | 27  | 28  |
| 29  | 30  |     |     |     |     |     |

### JUNE

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
|     | 1   | 2   | 3   | 4   | 5   | 6   |
| 7   | 8   | 9   | 10  | 11  | 12  | 13  |
| 14  | 15  | 16  | 17  | 18  | 19  | 20  |
| 21  | 22  | 23  | 24  | 25  | 26  | 27  |
| 28  | 29  | 30  |     |     |     |     |

### DECEMBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
|     |     | 1   | 2   | 3   | 4   | 5   |
| 6   | 7   | 8   | 9   | 10  | 11  | 12  |
| 13  | 14  | 15  | 16  | 17  | 18  | 19  |
| 20  | 21  | 22  | 23  | 24  | 25  | 26  |
| 27  | 28  | 29  | 30  | 31  | 1   | 2   |

### JANUARY

|    |                             |
|----|-----------------------------|
| 1  | New Year's Observed-CLOSED  |
| 6  | City Council - 6 PM         |
| 8  | Planning Commission - 6 PM  |
| 13 | Senior Lunch - 11:30 AM     |
| 19 | MLK Jr. Day - CLOSED        |
| 20 | City Council - 6 PM         |
| 22 | Planning Commission - 6 PM  |
| 27 | Council/Staff Lunch - 12 PM |

### FEBRUARY

|     |   |
|-----|---|
| 6-7 | City Council Planning & Visioning Session |
| 10  | Senior Lunch - 11:30 AM                   |
| 12  | Planning Commission - 6 PM                |
| 16  | President's Day - CLOSED                  |
| 17  | City Council - 6 PM                       |
| 26  | Planning Commission - 6 PM                |

### MARCH

|    |                            |
|----|----------------------------|
| 3  | City Council - 6 PM        |
| 12 | Planning Commission - 6 PM |
| 17 | Senior Lunch - 11:30 AM    |
| 17 | City Council - 6 PM        |
| 26 | Planning Commission - 6 PM |

### APRIL

|     |                             |
|-----|-----------------------------|
| 4   | EASTER EGG HUNT - 10 AM     |
| 7   | City Council - 6 PM         |
| 9   | Planning Commission - 6 PM  |
| 14  | Senior Lunch - 11:30 AM     |
| 21  | City Council - 6 PM         |
| 23  | Planning Commission - 6 PM  |
| 28  | Council/Staff Lunch - 12 PM |
| TBD | ANNUAL SPRING CLEAN-UP      |

### MAY

|    |                            |
|----|----------------------------|
| 5  | City Council - 6 PM        |
| 7  | CEMETERY CLEANING          |
| 12 | Senior Lunch - 11:30 AM    |
| 14 | Planning Commission - 6 PM |
| 19 | City Council - 6 PM        |
| 25 | Memorial Day - CLOSED      |
| 28 | Planning Commission - 6 PM |

### JUNE

|     |                                     |
|-----|-------------------------------------|
| 2   | City Council - 6 PM                 |
| 9   | Senior Lunch - 11:30 AM (Loy Blake) |
| 11  | Planning Commission - 6 PM          |
| 12  | MOVIE IN THE PARK - DUSK            |
| 16  | City Council - 6 PM                 |
| 19  | JUNETEENTH - CLOSED                 |
| 25  | Planning Commission - 6 PM          |
| TBD | MISS WEST POINT PAGEANT             |

### JULY

|       |                                     |
|-------|-------------------------------------|
| 3 & 4 | PARTY AT THE POINT EVENTS           |
| 6     | Independence Day Observed - CLOSED  |
| 7     | City Council - 6 PM                 |
| 9     | Planning Commission - 6 PM          |
| 10    | MOVIE IN THE PARK - DUSK            |
| 14    | Senior Lunch - 11:30 AM (Loy Blake) |
| 21    | City Council - 6 PM                 |
| 23    | Planning Commission - 6 PM          |
| 24    | Pioneer Day Holiday - CLOSED        |

### AUGUST

|    |                                     |
|----|-------------------------------------|
| 4  | City Council - 6 PM                 |
| 7  | Summer Social - 6:30 PM             |
| 11 | Senior Lunch - 11:30 AM (Loy Blake) |
| 13 | Planning Commission - 6 PM          |
| 14 | MOVIE IN THE PARK - DUSK            |
| 18 | City Council - 6 PM                 |
| 27 | Planning Commission - 6 PM          |

### SEPTEMBER

|    |                                     |
|----|-------------------------------------|
| 1  | City Council - 6 PM                 |
| 7  | Labor Day - CLOSED                  |
| 8  | Senior Lunch - 11:30 AM (Loy Blake) |
| 10 | Planning Commission - 6 PM          |
| 12 | DAY OF SERVICE                      |
| 15 | City Council - 6 PM                 |
| 24 | Planning Commission - 6 PM          |

### OCTOBER

|     |                               |
|-----|-------------------------------|
| 1   | CEMETERY CLEANING             |
| 6   | City Council - 6 PM           |
| 8   | Planning Commission - 6 PM    |
| 12  | Employee Training - CLOSED    |
| 20  | Senior Lunch - 11:30 AM       |
| 20  | City Council - 6 PM           |
| 22  | Planning Commission - 6 PM    |
| 27  | Council/Staff Lunch - 12 PM   |
| TBD | FALL FESTIVAL/CHALK ART EVENT |
| TBD | ANNUAL FALL CLEAN-UP          |

### NOVEMBER

|       |                            |
|-------|----------------------------|
| 3     | GENERAL ELECTION DAY       |
| 10    | Senior Lunch - 11:30 AM    |
| 11    | Veterans Day - CLOSED      |
| 12    | Planning Commission - 6 PM |
| 17    | City Council - 6 PM        |
| 26-27 | Thanksgiving - CLOSED      |
| 30    | CITY HALL LIGHTING - 6 PM  |

### DECEMBER

|       |                            |
|-------|----------------------------|
| 1     | City Council - 6 PM        |
| 4     | Christmas Party - 7 PM     |
| 6     | CHILD REMEMBRANCE - 7 PM   |
| 8     | Senior Lunch - 11:30 AM    |
| 10    | Planning Commission - 6 PM |
| 15    | City Council - 6 PM        |
| 18    | CEMETERY LUMINARY - 4 PM   |
| 24-25 | Christmas Holiday - CLOSED |
| 1     | New Year's - CLOSED        |

# CITY COUNCIL STAFF REPORT

**Subject:** Code Enforcement Update  
**Author:** Bruce Dopp  
**Department:** Community Development  
**Date:** January 20, 2026



## **Background**

In order to achieve the highest quality of health, safety and the continuing beauty of the City of West Point, it is necessary to establish achievable and measurable goals for the enforcement of the ordinances established for that purpose. These goals will change from time to time depending on seasons and circumstances. If properly applied these goals will assure the continuing quality of life for the residents of the City. The day to day operation of code enforcement is driven by the following objectives:

1. Timely acknowledgement of citizen complaints with follow up to ensure satisfaction.
2. Establish priorities to make sure that health and safety issues are addressed as a top priority.
3. Ensure that staff is always courteous and respectful in dealing with complaints.
4. Pro-Active enforcement. Code Enforcement Officer spends at least 50% of working hours patrolling the City. Code Enforcement Officer needs to be visible to residents.
5. Establish "Best Practices" for code enforcement through communication with other cities, continuing education and involvement with county and state agencies.

## **Analysis**

Between July and December 2025, Code Enforcement efforts have been focused on the following areas:

### **Fall Clean-Up**

On October 24<sup>th</sup> and 25<sup>th</sup> the City sponsored the annual Fall Clean-up. We used the City Newsletter, website, and Facebook to advertise this event. Eighteen-foot dumpsters were in place in each of the three City parks beginning at 7:00 am each morning.

During the two day event, more dumpsters were filled than ever before. I personally monitored the dumpsters at each park and received very positive feedback from several citizens. As the City population continues to grow this event has been and will continue to grow. We are still committed to continue this popular event and will make necessary changes to insure its success.

### **Winter Parking**

Education of residents was the primary consideration for actions taken during November and December. Newsletter articles were published alerting residents of the requirement to refrain from parking on the streets from November 15<sup>th</sup> until the end of February. The articles also instructed residents to trim trees so that snow plows could clean streets without damaging equipment or trees.

419 Courtesy Notices were placed on windshields of vehicles during early morning patrols during the third week of November informing residents that it is illegal to park on the street beginning November 15<sup>th</sup>. All of these vehicles were illegally parked. The notices also warned residents that citations could follow if they continue to park illegally.



I have received very little pushback from citizens regarding our current ordinance. Such is not the case in other cities. Some cities have ordinances which allow winter parking unless a snow event is forecast. This type of ordinance has been troublesome for most cities and most have gone back to ordinances similar to ours.

In addition to the educational and enforcement efforts cited above, I issued 15 courtesy notices for illegally parked vehicles during November and December.

### **Tree Trimming**

In early September I began a pro-active tree trimming project. The objective of the effort is to eliminate trees overhanging streets and causing snow plowing problems. I did a sweep of the City and issued 34 courtesy notices. All of the notices were complied with except 3 which went to a 14 Day Notice of Ordinance Violation. All came into compliance. I do this project each September and will plan to continue it in the future.

### **Weeds**

It was a very busy weed season this past spring and summer. A wet spring and a dry summer produced long dry weeds which in some cases posed fire hazards. I received many complaints and completed several citywide patrols aimed at keeping the City safe from fire hazards. During the months of May through September I received 61 citizen complaints and served various notices on 23 violations that I observed while patrolling. The large majority of complaints were in new subdivisions on vacant lots.

### **Illegal Parking**

The Spring, Summer and Fall months always produce a great increase in illegal parking on the streets. Most complaints involve RV's parked on the street in excess of 48 hours. In some cases the complaints were for line of sight issues which are given high priority because of potential safety issues. I received 36 complaints and all were compliant via the issuances of various notices.

### **Other Miscellaneous Complaints and Issues (Yard Debris, Business Licensing)**

Courtesy Notices Issued-----12

Courtesy Notices Complied With-----12

### **Recommendations**

Winter parking will continue to be a priority for the rest of the snow months. A cooperative effort with the Davis County Sheriff's office should bring this effort into even better compliance. While we will never completely eliminate the problem, I believe the educational efforts have been very effective.

# CITY COUNCIL STAFF REPORT



**Subject:** Annexation Infrastructure Studies -  
Interlocal Agreement  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** January 20, 2026

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## **Background**

The City Council recently approved two contracts to complete studies of the infrastructure in the newly annexed area of the city. The purpose of the studies is to determine if the existing road and storm drain infrastructure is adequate for the proposed residential developments in the area. Because this infrastructure was inherited from Davis County they have agreed to share the cost of the studies.

The portions of the studies that relate to the Parker Place and Ivy Meadows subdivisions are complete. Staff has reviewed the information and has met with Davis County to share the results. Staff would now like to present the information to the Council.

## **Analysis**

The first study that we will discuss is the road analysis. The consultants studied both traffic volumes and pavement conditions. They determined the existing traffic volumes by doing physical counts of the cars using the existing roads and then did a projection of future traffic volumes based on the expected number of homes in the area. They determined that a two lane road has adequate capacity for future traffic volumes.

They also studied the condition of the existing pavement and safety concerns. They determined that the roads need to be widened to 26' to meet fire code requirements. They also took core samples in each of the roads and determined that the roads do have several years of remaining service life, but they need to be maintained. They recommend an asphalt overlay be done on the roads.

Specific to the two subdivisions in question, it is recommended that 2425 N be widened to 26 ft. from the entrance to Parker Place going east to 5000 W. Additionally, it is recommended that 5500 W be widened to 26 ft. from the county boundary going south to 2425 N. Both roads should also be overlaid to extend the life of the road.

The second study we will discuss is the storm drain analysis. The full study is not complete, but they have finished the portion related to the subdivisions. The consultants located and mapped all existing storm drains and then ran an analysis to determine if the existing system has adequate capacity for the new developments. What they discovered is that there are existing pipes that are too small and must be upgraded. There are various options shown in the attached plan that depend on factors such as increasing the detention requirement or utilizing open ditches. We would like discuss the options with the Council to help determine the best path forward. While upgrades are needed, it is important to note that these upgrades are not a result of the density proposed by either project. Any new construction would necessitate the upgrades recommended in the report. The existing system is only adequate for what currently exists in the area.

**Recommendation**

No action necessary as this is for discussion only.

**Significant Impacts**

None

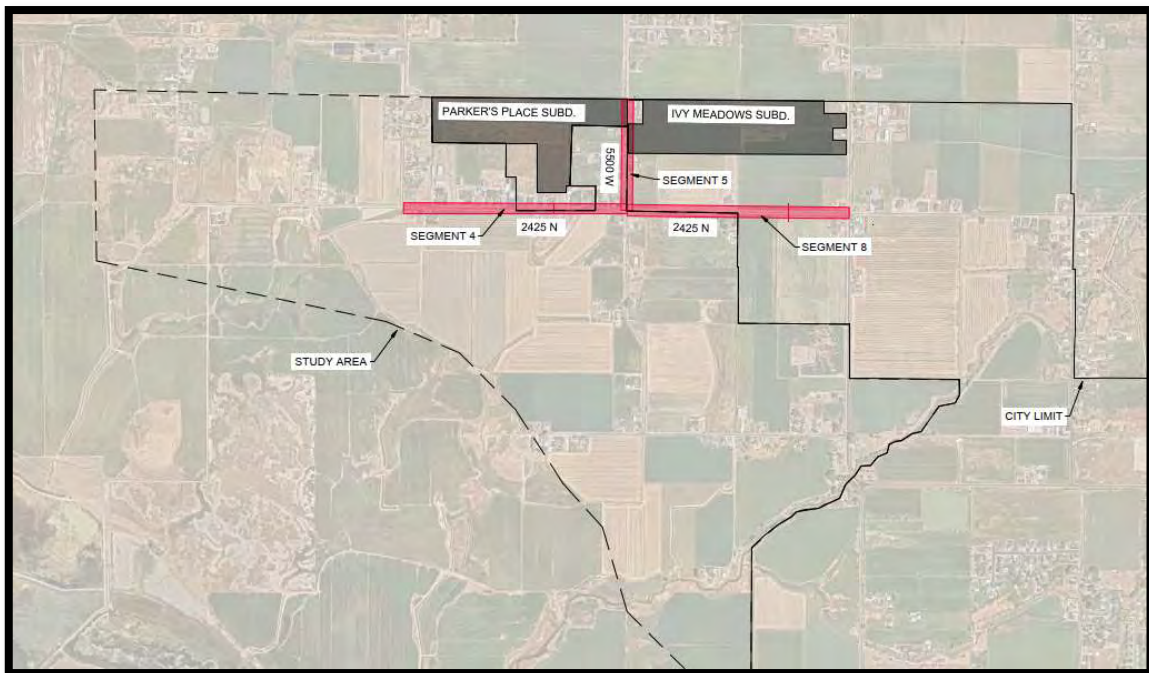
**Attachments**

Road Study

Storm Drain Study (relevant portions)

# West Point Annexation Area: Proposed Subdivision Analysis

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NOVEMBER 7, 2025

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Prepared by: Gardner Engineering

Project Number: 25-233



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# Introduction

West Point City has retained Gardner Engineering to conduct an Existing Roadway Safety and Condition Assessment as part of the West Point Annexation Area Transportation Study. This study reports the findings of the condition and safety evaluation of three roadway segments within the annexation area. These three segments have been compiled as part of this initial study to evaluate two proposed developments within the annexation area. It is anticipated that these segments will experience increased traffic due to the proposed developments. The residential developments are the Parker's Place Subdivision and the Ivy Meadows Subdivision, proposing a combined 160 single-family homes. The segment exhibits are included in Appendix A. The segments are as follows: Segment 4 (2425 N), Segment 5 (5500 W), and Segment 8 (2425 N).

Each of the three segments' condition and safety were evaluated through the assessment of existing pavement condition, roadway safety, past maintenance and potential roadside hazards. Recommendations for improvements and maintenance, with estimated pricing, are also found in this report. Each of these segments were assessed individually, with findings presented in a consistent format for comparison.

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|   |    |
|---|----|
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# Segment 4: 2425 N

## Location & Description

Segment 4 is the section of road located between 6000 West and 5500 West. See Appendix A Sheet 2 for segment exhibit. The total road length of this section is approximately 2,720 feet. The approximate width of the asphalt is 20 feet. The approximate road area is 54,412 square feet. The speed limit in this section is 30 miles per hour.

The existing Annual Daily Traffic (ADT) estimated on this segment is less than 1000 and the future ADT is 5000.

## Asphalt Condition

The asphalt condition assessment was completed considering several different factors. These factors include existing asphalt cracking and patches, existing road section, past maintenance, and the annual daily travel (ADT).

Segment 4 has had past maintenance that includes chip seal and crack seal. These treatments appear to have been done recently, but the date is unknown. There are cracks in the road that have appeared since the last crack seal. The chip seal appears to be deteriorating in some locations. There are no visible patches on this section. There are no potholes visible, nor rutting or raveling. There is no longitudinal cracking. Fatigue cracking makes up approximately 44% of this section and transverse cracking 2%.

## Safety Assessment

The safety assessment was completed considering existing asphalt width, shoulder width, roadside drainage, corner radii, signage, striping, site distance, and utility pole proximity.

The approximate width of the asphalt on this section is 20 feet. The shoulder width of this section varies, with some sections having wide gravel shoulders and other sections having more narrow gravel shoulders. Off the shoulder on the west end, on the north side of the road, there is a wide and deep open ditch. This is an increased hazard to drivers. Most of the road has underground stormwater drainage, ending toward the west end of the road where it turns into an open ditch. There are approximately seventeen catch basins on this section of road and one storm drain manhole. At the corner of 2425 North and 5500 West, there is a structure covered with a wooden grate near the road. The corner radii coming from 5500 W 2, 5500 W 1, and 6000 W are all sufficient for current traffic. There is mild dirt and gravel tracking when turning onto 2425 N 2. The signage on this road includes two 30 mph speed limit signs and a two-way arrow sign at the west end of this section. Site distance is not a safety concern on this segment. There is no striping on this section of

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road. There are two utility poles in close proximity to the roadway at the corner of 2425 N 2 and 5500 W 1.

## Road Section Exhibits



Exhibit 1 – Open Ditch on West End



Exhibit 2 – Utility Poles Near Roadway



Exhibit 3 – Fatigue Crack Sealing with Recent Cracks Visible

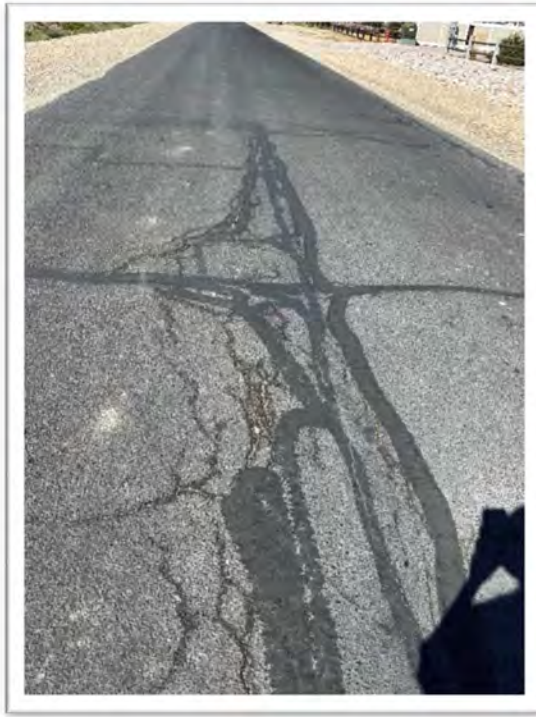


Exhibit 4 – Additional Fatigue Crack Sealing with Recent Cracks



Exhibit 5 – Deterioration of Chip Seal Treatment

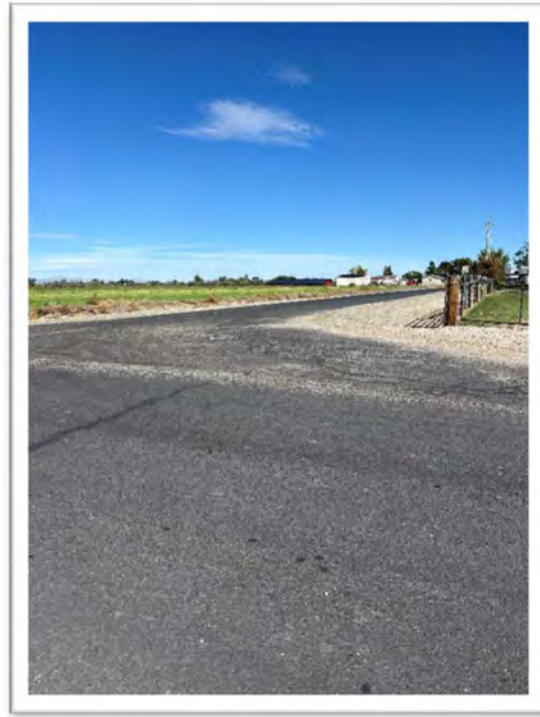


Exhibit 6 – Corner Radius

## Recommendations

Based on the condition assessment, it is estimated that the remaining service life of this segment is 10 years. It is anticipated that road maintenance including chip seal and crack seal will be needed within the next 5 years. It is recommended that, as traffic in the area increases, the road be widened to a minimum of 26 feet of asphalt with 3-foot road base shoulders installed at a depth of 6 inches. It is recommended that at the time of widening, an asphalt overlay be considered. Areas of severe fatigue cracking may require patching or spot repair. As development occurs the City will require development frontage to be reconstructed to the City standard road section. All open roadside ditches will need to be piped prior to roadway reconstruction. Road striping and utility pole relocation should also be considered.

## Estimated Cost

Estimated road maintenance cost: \$25,000

Estimated Road Widening/Shoulder/Overlay: \$226,000



---

# Segment 5: 5500 W

## Location & Description

Segment 5 is the section of road located between the county line and 2425 N 3. See Appendix A Sheet 3 for segment exhibit. The total road length of this section is approximately 1,350 feet. The approximate width of the asphalt is 23 feet. The approximate road area is 31,046 square feet. The speed limit in this section is 30 miles per hour.

The existing Annual Daily Traffic (ADT) estimated on this segment is less than 1000 and the future ADT is 1000.

## Asphalt Condition

The asphalt condition assessment was completed considering several different factors. These factors include existing asphalt cracking and patches, existing road section, past maintenance, and the annual daily travel (ADT).

Segment 5 has had past maintenance that includes chip seal, crack seal, and patch seal. The chip seal and crack seal treatments appear to have been done recently, but the date is unknown. The chip seal appears to be deteriorating in some locations. The patch seal treatment was applied where storm drain infrastructure runs underneath the roadway. There are no potholes visible, nor rutting or raveling. There is no longitudinal cracking. Fatigue cracking makes up approximately 24% of this section, transverse cracking 2%, and patch seal 2%.

## Safety Assessment

The safety assessment was completed considering existing asphalt width, shoulder width, roadside drainage, corner radii, signage, striping, site distance, and utility pole proximity.

The approximate width of the asphalt on this section is 23 feet. The shoulder width of this section varies, with some sections having wide gravel shoulders and other sections having more narrow gravel or grass sections followed by an open ditch. Some areas also have grass shoulders with a private driveway in the middle. This section of road has both underground storm drainage and open ditch. There are approximately six catch basins on this road, and on the corner of 5500 West and 2425 North, there is a large structure covered with a wooden grate. The corner radius coming from 2425 North is sufficient for current traffic. There is mild dirt and gravel tracking when turning onto 5500 W from 2425 North. The signage on this road includes two 30 mph speed limit signs, a stop sign at the south corner, and a sign signaling the Davis County line. Site distance is not a safety concern on this segment. There is no striping on this section of road. There does not appear to be any close-proximity utility poles on this section.

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## Road Section Exhibits



Exhibit 7 – Fatigue Crack Sealing on Road Edge



Exhibit 8 – Additional Fatigue Crack Sealing on Road Edge



Exhibit 9 – Chip Seal Treatment Degradation

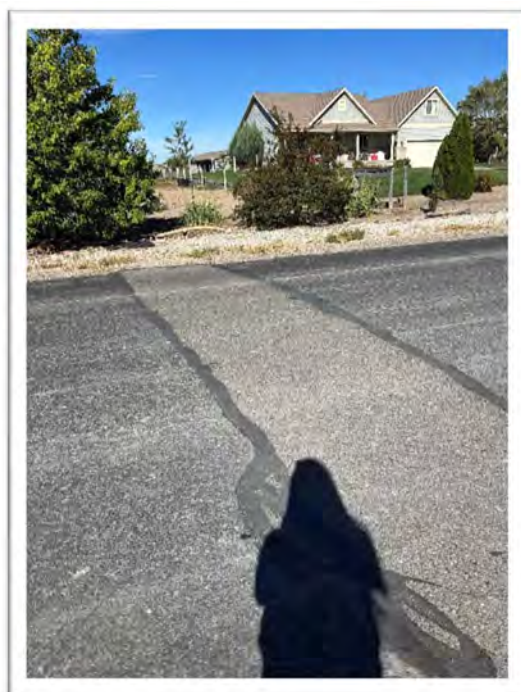


Exhibit 10 – Patch Seal over Storm Drain Infrastructure

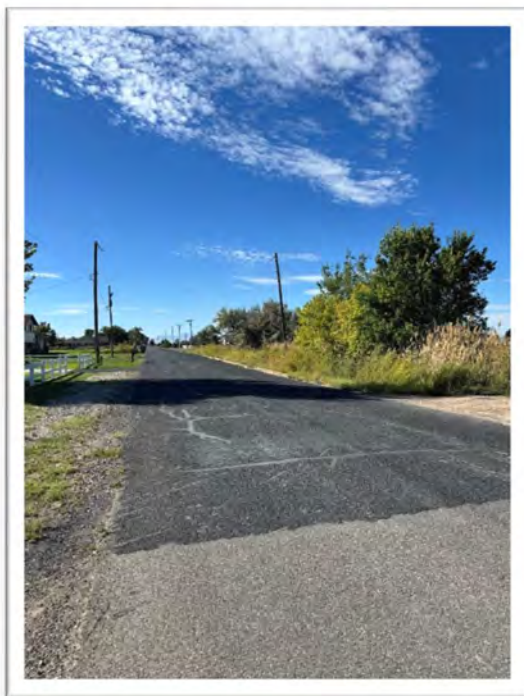


Exhibit 11 – Transverse & Fatigue Crack Seal



Exhibit 12 – Structure with Wooden Grate





Exhibit 13 – Corner Radius

## Recommendations

Based on the condition assessment, it is estimated that the remaining service life of this segment is 14 years. It is anticipated that road maintenance including chip seal and crack seal will be needed within the next 5 years. It is recommended that, as traffic in the area increases, the road be widened to a minimum of 26 feet of asphalt with 3-foot road base shoulders installed at a depth of 6 inches. It is recommended that at the time of widening, an asphalt overlay be considered. Areas of severe fatigue cracking may require patching or spot repair. As development occurs the City will require development frontage to be reconstructed to the City standard road section. All sections of open roadside ditch will need to be piped prior to roadway reconstruction. Road striping should also be considered.

## Estimated Cost

Estimated road maintenance cost: \$14,000

Estimated Road Widening/Shoulder/Overlay: \$87,000

---

# Segment 8: 2425 N 3

## Location & Description

Segment 8 is the section of road located between 5500 West and 5000 West. See Appendix A Sheet 4 for segment exhibit. The total road length of this section is approximately 2,692 feet. The approximate width of the asphalt on the west side of this road is 20 feet. The approximate width of the asphalt on the east side of this road is 24 feet due to it having been recently replaced as part of a sanitary sewer project. The approximate road area is 55,892 square feet. The speed limit in this section is 30 miles per hour.

The existing Annual Daily Traffic (ADT) estimated on this segment is less than 1000 and the future ADT is 5000.

## Asphalt Condition

The asphalt condition assessment was completed considering several different factors. These factors include existing asphalt cracking and patches, existing road section, past maintenance, and the annual daily travel (ADT).

Segment 8 has had past maintenance that includes chip seal and crack seal. The treatments on the west side appear to have been done recently, but the date is unknown. The east side of the road was chip sealed in 2025, and the asphalt was replaced in 2024 as a part of a sanitary sewer project. The chip seal appears to be deteriorating in some portions on the west section of the road. There appears to be no patch seal on this section. There are no potholes visible, nor rutting or raveling. There appears to be no longitudinal or transverse cracking. Fatigue cracking makes up approximately 78% of this section.

## Safety Assessment

The safety assessment was completed considering existing asphalt width, shoulder width, roadside drainage, corner radii, signage, striping, site distance, and utility pole proximity.

The approximate width of the asphalt on this section varies from 20 feet on the west three-quarters of the section to 24 feet on the east one-quarter. The shoulder width of this section varies, with some sections having wide gravel shoulders and other sections having more narrow gravel shoulders. There are also residential driveways that directly border this section. The roadside drainage includes an open-lined ditch that runs the entire length of the road on the north side, as well as a mix of open ditch and underground drainage on the south side of the section. There are approximately nine catch basins on this section of road. On the east end, there are two structures on the north and south sides of the road. The structure on the south side of the section is covered with a mixture of wooden and metal grates. The structure on the north side is not covered but has paved



---

walls. The corner radii coming from 5000 West and 5500 West are both sufficient for current traffic. There is minimal sediment and gravel tracking when turning onto this section from 5500 West. The signage on this road includes two 30 mph speed limit signs, a stop sign, a street sign, and a sign signaling the start of county maintenance. Site distance is not a safety concern on this segment. There is no striping on this section of road. There are several utility poles that are in close proximity to the roadway, but they do not have warning signs.

## Road Section Exhibits



Exhibit 14: Structure on East End, South Side



Exhibit 15: Lined Open Ditch on North Side

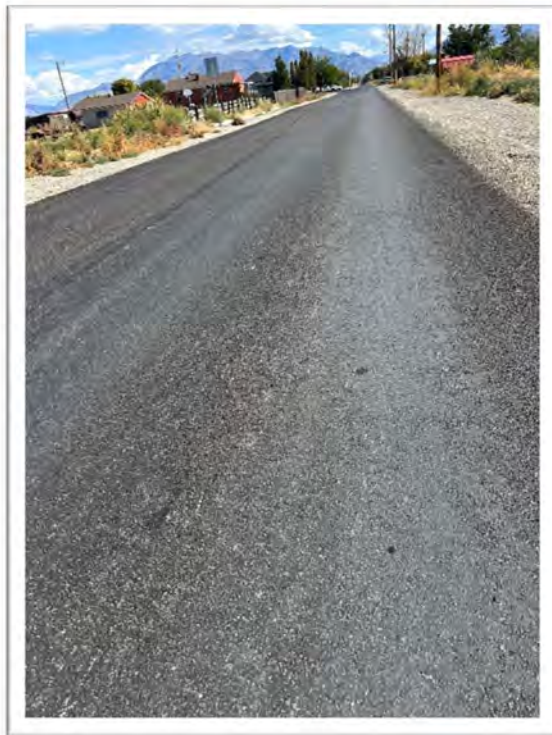


Exhibit 16: Recently Replaced East ¼ of Section



Exhibit 17: Condition of West  $\frac{3}{4}$  of Section



Exhibit 18: Fatigue Cracking on West End





Exhibit 19: Chip Seal Treatment Degradation on West End

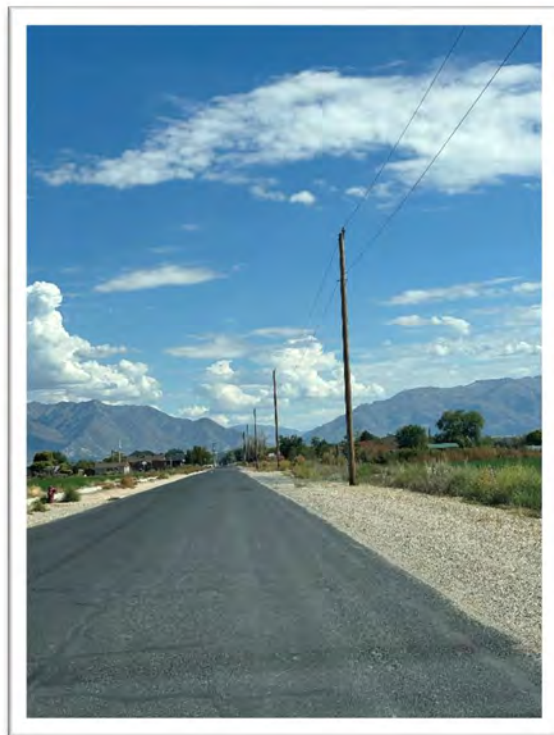


Exhibit 20: Utility Poles Near Roadway on South Side of Section



Exhibit 21: Corner Radius

## Recommendations

Based on the condition assessment, it is estimated that the remaining service life of this segment is 12 years. It is anticipated that road maintenance including chip seal and crack seal will be needed within the next 5 years. It is recommended that, as traffic in the area increases, the road be widened to a minimum of 26 feet of asphalt with 3-foot road base shoulders installed at a depth of 6 inches. It is recommended that at the time of widening, an asphalt overlay be considered. Areas of severe fatigue cracking may require patching or spot repair. As development occurs the City will require development frontage to be reconstructed to the City standard road section. All roadside ditches will need to be piped prior to roadway reconstruction. Road striping and utility pole relocation should also be considered.

## Estimated Cost

Estimated road maintenance cost: \$25,000

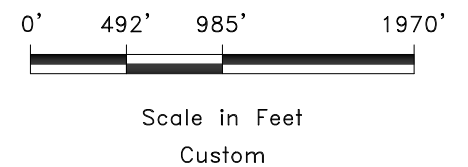
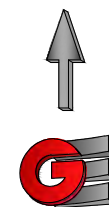
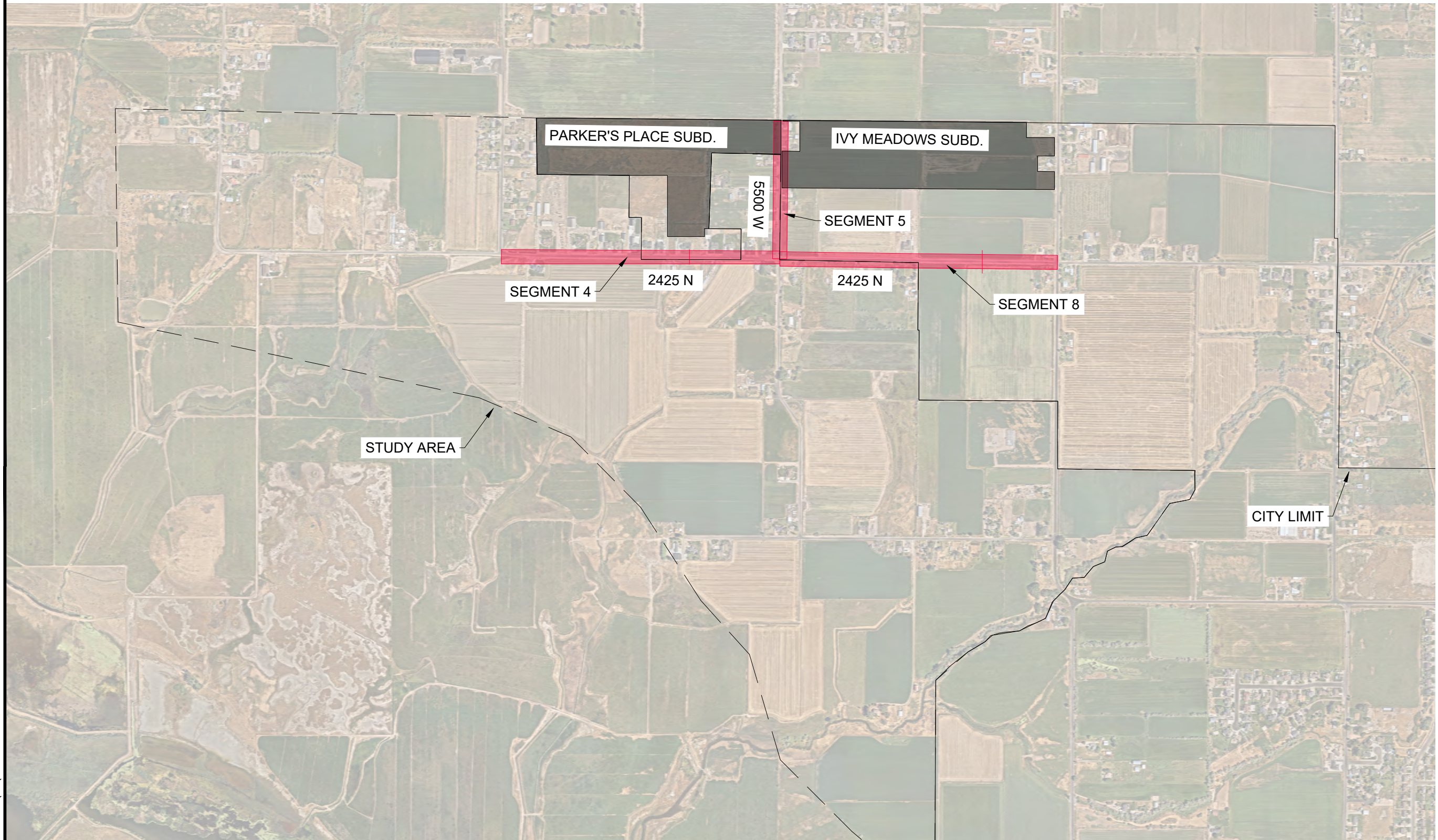
Estimated Road Widening/Shoulder/Overlay: \$211,000

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## Appendix A: Vicinity and Segment Maps



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**GARDNER  
ENGINEERING**  
CIVIL ■ LAND PLANNING  
MUNICIPAL ■ LAND SURVEYING  
1830 W 2100 S, WEST HAVEN, UT 84001  
P 801.476.0202 F 801.476.0066

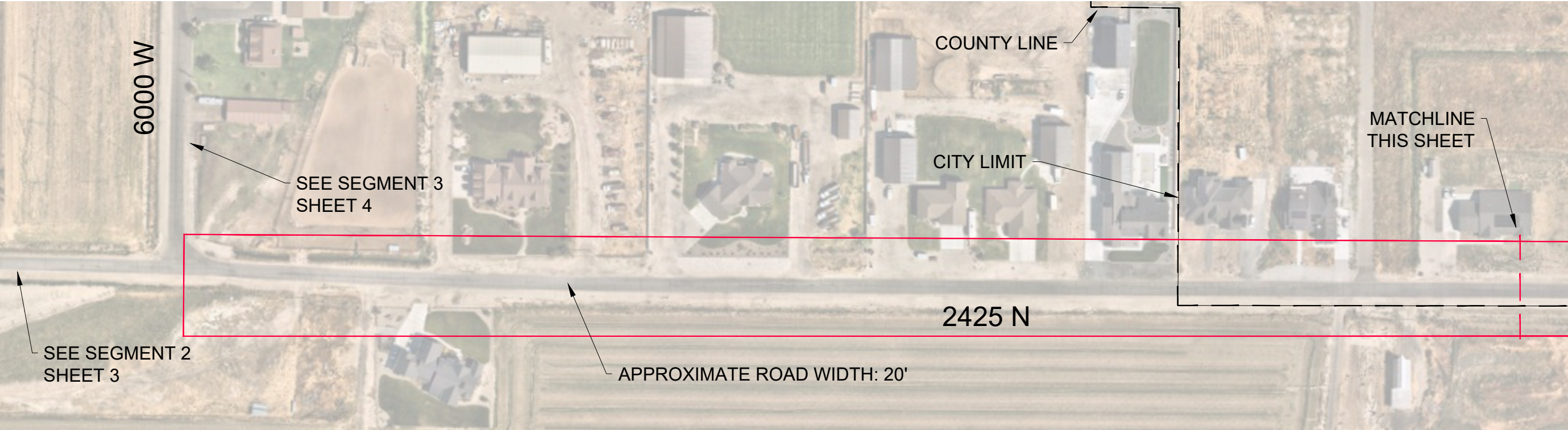
OVERVIEW DEVELOPMENTS  
ROAD ASSESSMENT  
ANNEXATION AREA  
WEST POINT, DAVIS, UTAH

| Revisions |  | Date | Description |
|-----------|--|------|-------------|
|           |  |      |             |
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| Drafted:  | DRAWN   |
| Checked:  | CHECKED |



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|           |  |      |             |      | Checked: CHECKED |

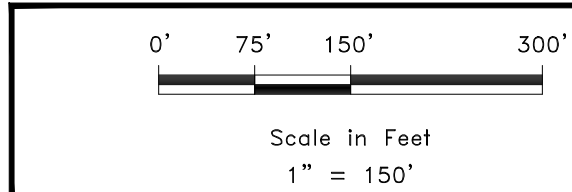
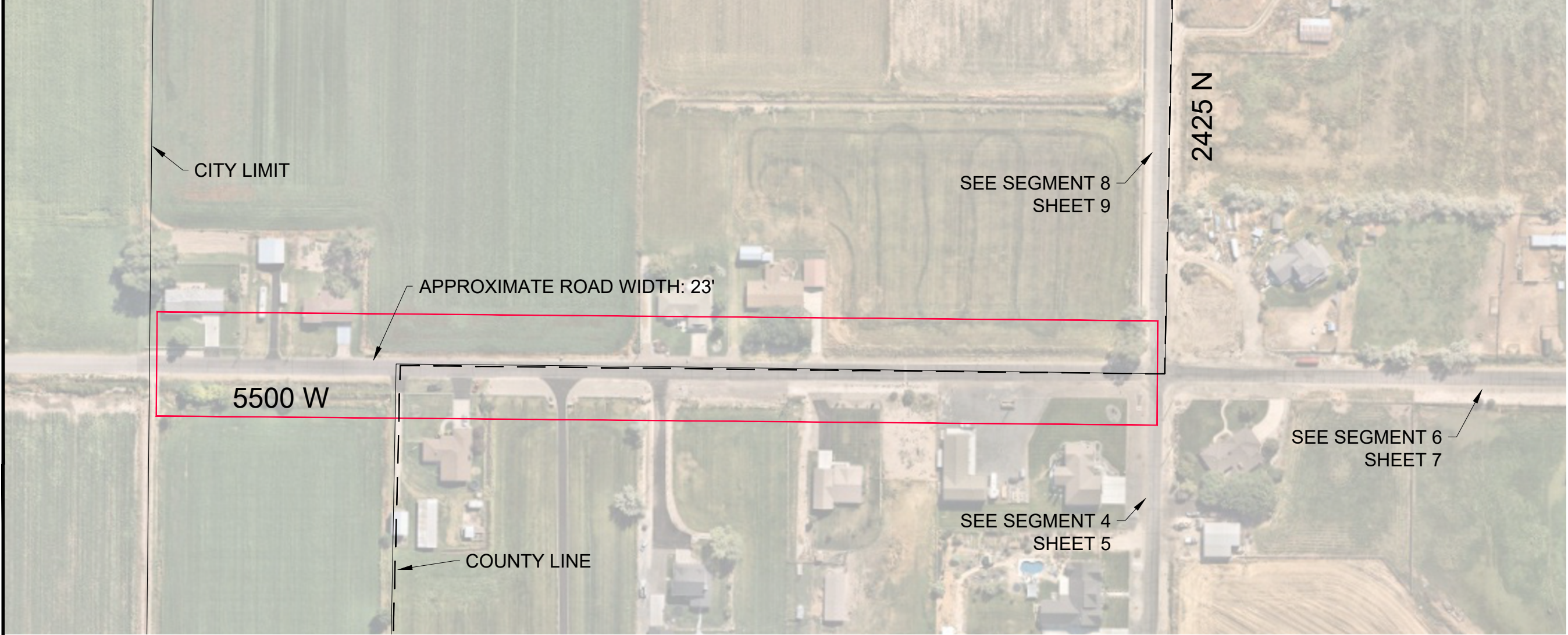
|                         |  |
|-------------------------|--|
| SEGMENT 4 - 2425 N      |  |
| ROAD ASSESSMENT         |  |
| ANNEXATION AREA         |  |
| WEST POINT, DAVIS, UTAH |  |

|   |  |
|---|--|
| <b>GARDNER ENGINEERING</b><br>CIVIL ■ LAND PLANNING<br>MUNICIPAL ■ LAND SURVEYING<br>1550 W 2100 S, WEST HAVEN, UT 84401<br>P 801.476.0202 F 801.476.0066 |  |
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**GARDNER  
ENGINEERING**

CIVIL ■ LAND PLANNING  
MUNICIPAL ■ LAND SURVEYING  
1680 W 2100 S, WEST HAVEN, UT 84401  
P 801.476.0202 F 801.476.0066

SEGMENT 5 - 5500 W

ROAD ASSESSMENT

ANNEXATION AREA

WEST POINT, DAVIS, UTAH

| Revisions |  | Date | Description |
|-----------|--|------|-------------|
|           |  |      |             |
|           |  |      |             |
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| Designed: | DESIGN    |
| Drafted:  | DRAWN     |
| Checked:  | CHECKED   |





## Appendix B: Cost Estimates

### Segment 4: 2425 North Cost Estimate

| Item Description           | Quantity | Unit | Unit Cost | Cost                |
|----------------------------|----------|------|-----------|---------------------|
| 12" Subbase                | 1143     | Ton  | \$30.00   | \$34,279.43         |
| 6" Road base               | 1183     | Ton  | \$35.00   | \$41,420.98         |
| 4" Asphalt                 | 408      | Ton  | \$110.00  | \$44,889.74         |
| Shoulder<br>(6" Road base) | 1183     | Ton  | \$35.00   | \$41,420.98         |
| Asphalt Overlay            | 510      | Ton  | \$125.00  | \$63,763.83         |
| <b>Total</b>               |          |      |           | <b>\$225,774.96</b> |

Exhibit 1: Segment 4 (2425 North) Road Widening to 26' Cost Estimate

| Item Description     | Quantity | Unit | Unit Cost | Cost               |
|----------------------|----------|------|-----------|--------------------|
| Chip Seal/Crack Seal | 6046     | SY   | \$4.00    | \$24,183.02        |
| <b>Total</b>         |          |      |           | <b>\$24,183.02</b> |

Exhibit 2: Segment 4 (2425 North) Road Maintenance Cost Estimate

## Segment 5: 5500 West Cost Estimate

| Item Description           | Quantity | Unit | Unit Cost | Cost               |
|----------------------------|----------|------|-----------|--------------------|
| 12" Subbase                | 283      | Ton  | \$30.00   | \$8,503.93         |
| 6" Road base               | 294      | Ton  | \$35.00   | \$10,275.58        |
| 4" Asphalt                 | 101      | Ton  | \$110.00  | \$11,136.10        |
| Shoulder<br>(6" Road base) | 587      | Ton  | \$35.00   | \$20,551.16        |
| Asphalt Overlay            | 291      | Ton  | \$125.00  | \$36,382.14        |
| <b>Total</b>               |          |      |           | <b>\$86,848.91</b> |

Exhibit 3: Segment 5 (5500 West) Road Widening to 26' Cost Estimate

| Item Description     | Quantity | Unit | Unit Cost | Cost               |
|----------------------|----------|------|-----------|--------------------|
| Chip Seal/Crack Seal | 3450     | SY   | \$4.00    | \$13,798.26        |
| <b>Total</b>         |          |      |           | <b>\$13,798.26</b> |

Exhibit 4: Segment 5 (5500 West) Road Maintenance Cost Estimate



## Segment 8: 2425 North Cost Estimate

| Item Description           | Quantity | Unit | Unit Cost | Cost                |
|----------------------------|----------|------|-----------|---------------------|
| 12" Subbase                | 916      | Ton  | \$30.00   | \$27,467.87         |
| 6" Road base               | 948      | Ton  | \$35.00   | \$33,190.35         |
| 4" Asphalt                 | 327      | Ton  | \$110.00  | \$35,969.84         |
| Shoulder<br>(6" Road base) | 948      | Ton  | \$35.00   | \$33,190.35         |
| Asphalt Overlay            | 409      | Ton  | \$125.00  | \$51,093.52         |
| <b>Total</b>               |          |      |           | <b>\$180,911.92</b> |

Exhibit 5: Segment 8 (2425 North) Road Widening to 26' Cost Estimate - West End

| Item Description           | Quantity | Unit | Unit Cost | Cost               |
|----------------------------|----------|------|-----------|--------------------|
| 12" Subbase                | 72       | Ton  | \$30.00   | \$2,151.07         |
| 6" Road base               | 74       | Ton  | \$35.00   | \$2,599.21         |
| 4" Asphalt                 | 26       | Ton  | \$110.00  | \$2,816.88         |
| Shoulder<br>(6" Road base) | 223      | Ton  | \$35.00   | \$7,797.64         |
| Asphalt Overlay            | 115      | Ton  | \$125.00  | \$14,404.50        |
| <b>Total</b>               |          |      |           | <b>\$29,769.30</b> |

Exhibit 6: Segment 8 (2425 North) Road Widening to 26' Cost Estimate - East End

| Item Description     | Totals              |
|----------------------|---------------------|
| Total West End       | \$180,911.92        |
| Total East End       | \$29,769.30         |
| <b>Overall Total</b> | <b>\$210,681.22</b> |

Exhibit 7: Total Cost of Road Widening

| Item Description     | Quantity | Unit | Unit Cost | Cost               |
|----------------------|----------|------|-----------|--------------------|
| Chip Seal/Crack Seal | 6210     | SY   | \$4.00    | \$24,840.73        |
| <b>Total</b>         |          |      |           | <b>\$24,840.73</b> |

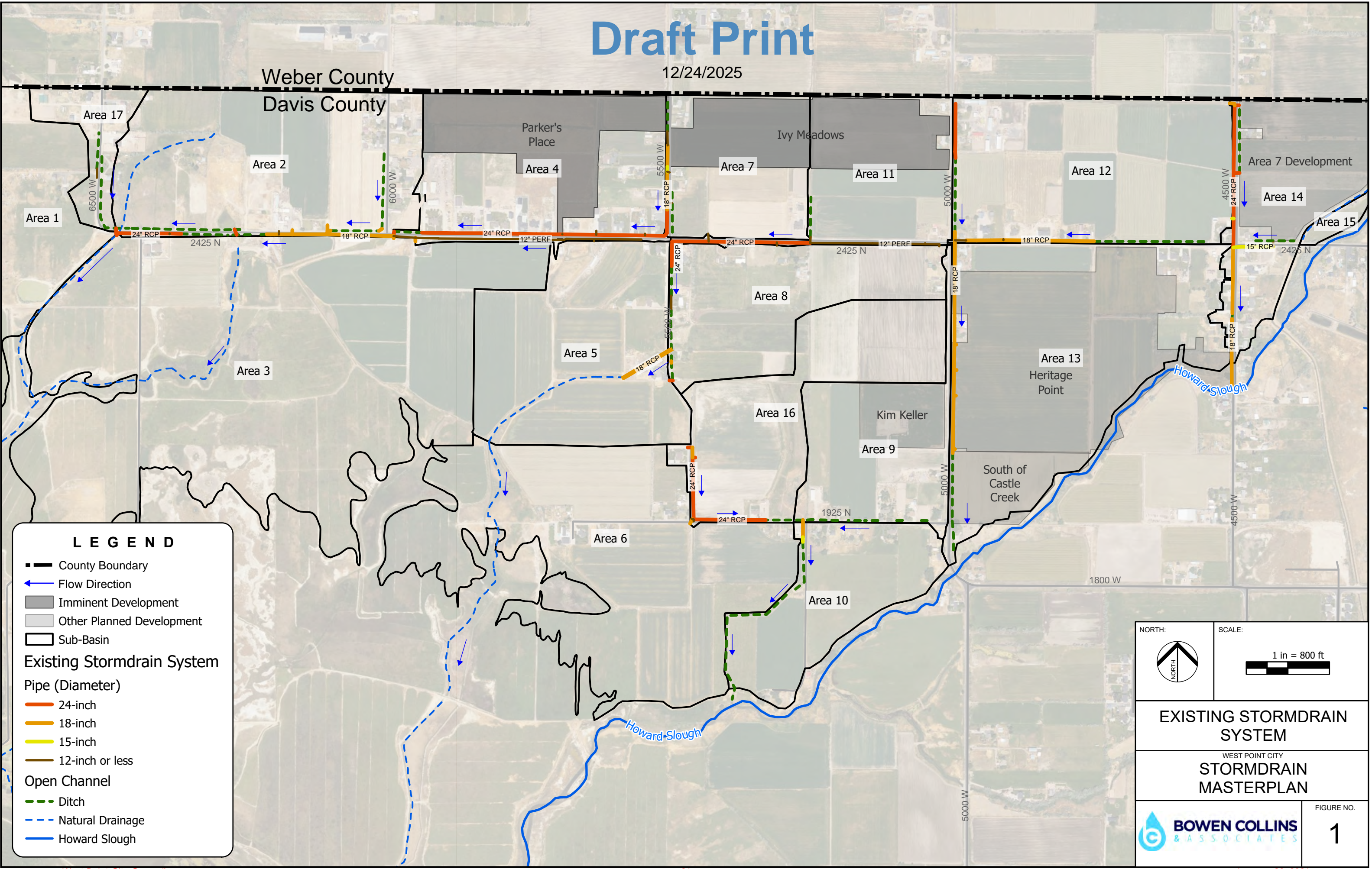
Exhibit 8: Segment 8 (2425 North) Road Maintenance Cost Estimate



# Draft Print

12/24/2025

Weber County  
Davis County



## LEGEND

- County Boundary
- Flow Direction
- Imminent Development
- Other Planned Development
- Sub-Basin

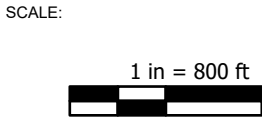
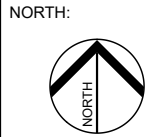
### Existing Stormdrain System

#### Pipe (Diameter)

- 24-inch
- 18-inch
- 15-inch
- 12-inch or less

#### Open Channel

- Ditch
- Natural Drainage
- Howard Slough



## EXISTING STORMDRAIN SYSTEM

### WEST POINT CITY STORMDRAIN MASTERPLAN



FIGURE NO.

1



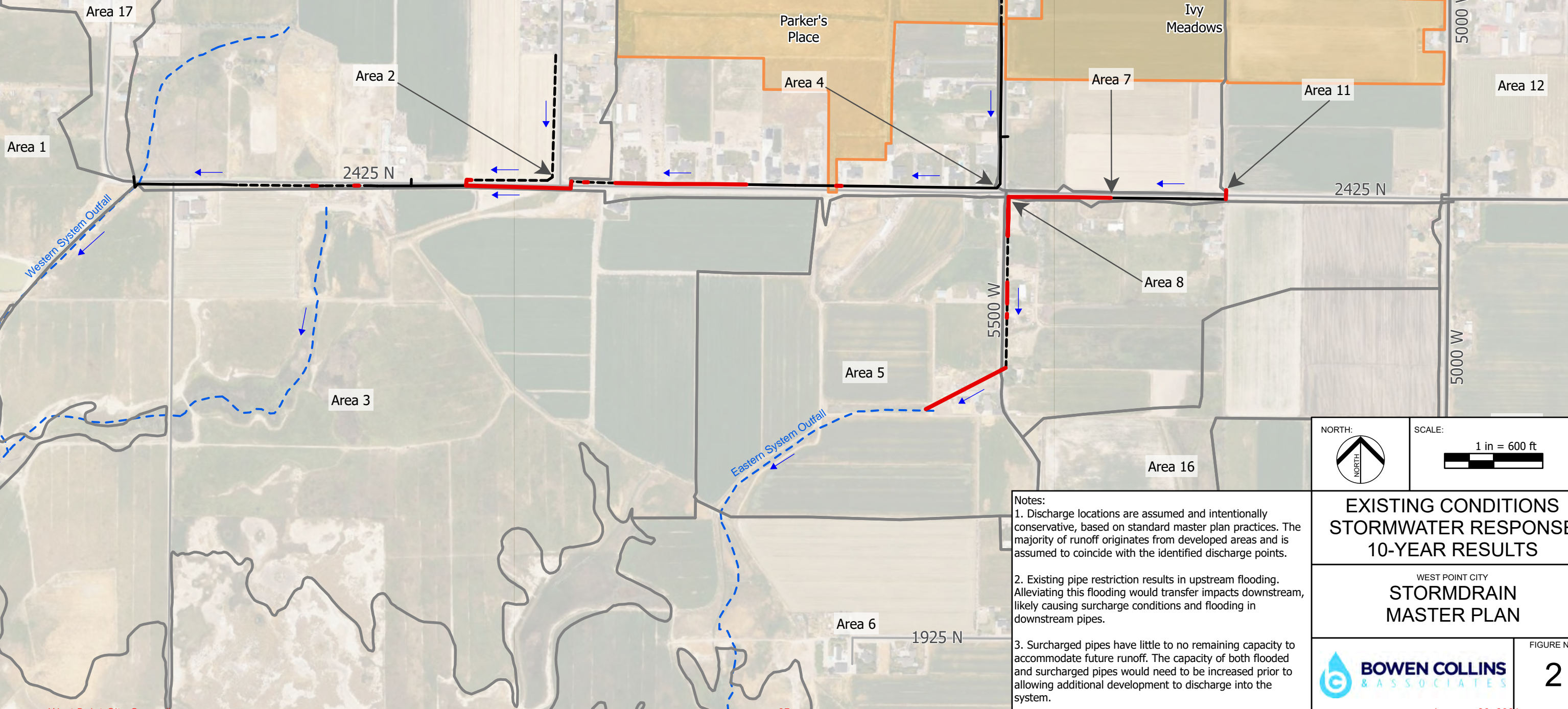
Draft Print

12/24/2025

LEGEND

- County Boundary
- Flow Direction
- Existing Stormdrain Pipe
- Existing Stormdrain Ditch
- Natural Drainage
- Assumed Discharge Point (Note 1)
- Existing Subbasin
- Imminent Development
- Results
  - Flooding (Note 2)
  - Surcharged Pipe (Note 3)
  - Surcharged Ditch (Note 3)

Weber County  
Davis County





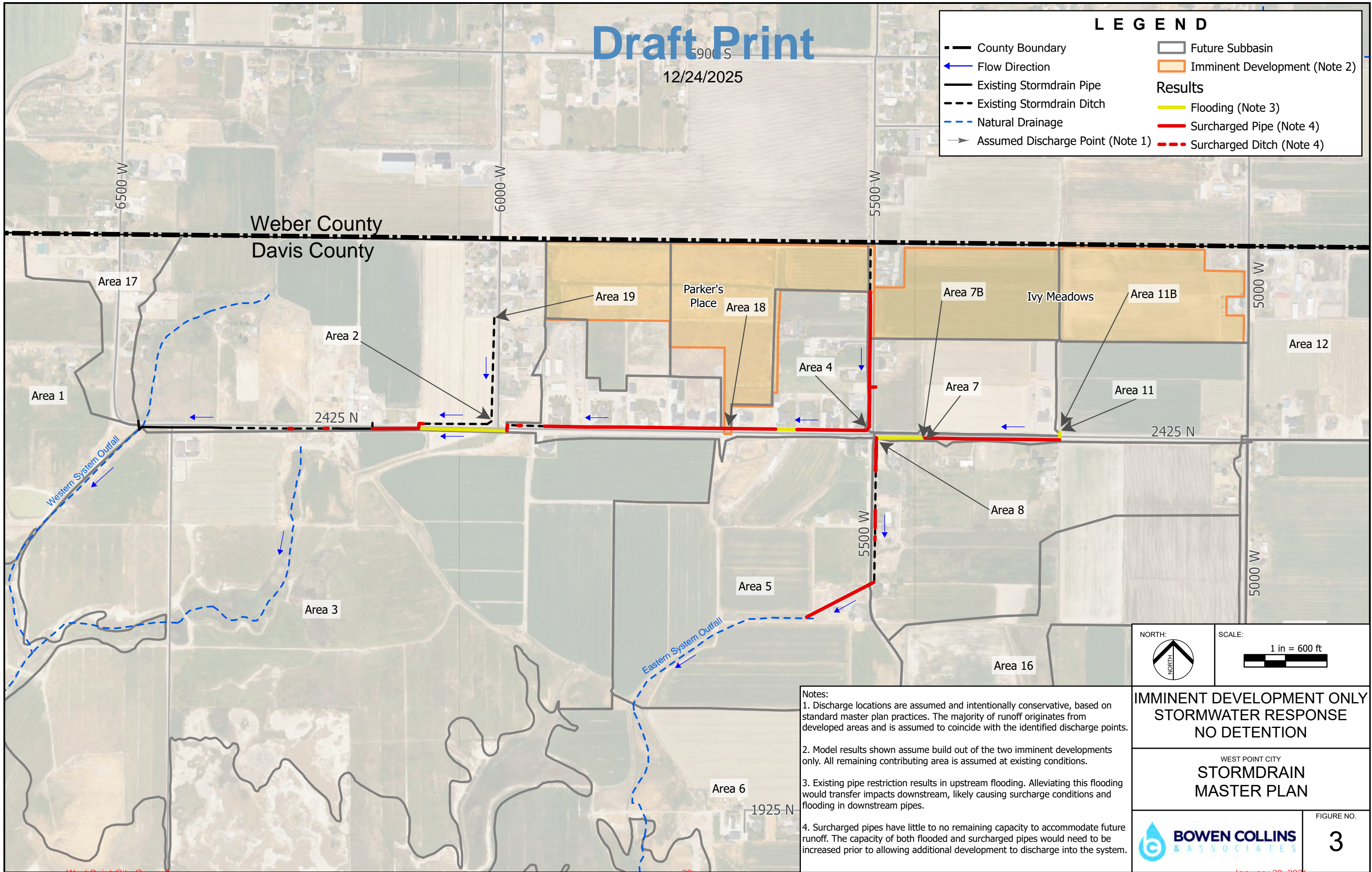
Draft Print

12/24/2025

LEGEND

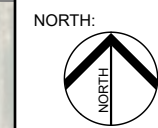
- County Boundary
- Flow Direction
- Existing Stormdrain Pipe
- Existing Stormdrain Ditch
- Natural Drainage
- Assumed Discharge Point (Note 1)
- Future Subbasin
- Imminent Development (Note 2)
- Results
  - Flooding (Note 3)
  - Surcharged Pipe (Note 4)
  - Surcharged Ditch (Note 4)

Weber County  
Davis County



Notes:

1. Discharge locations are assumed and intentionally conservative, based on standard master plan practices. The majority of runoff originates from developed areas and is assumed to coincide with the identified discharge points.
2. Model results shown assume build out of the two imminent developments only. All remaining contributing area is assumed at existing conditions.
3. Existing pipe restriction results in upstream flooding. Alleviating this flooding would transfer impacts downstream, likely causing surcharge conditions and flooding in downstream pipes.
4. Surcharged pipes have little to no remaining capacity to accommodate future runoff. The capacity of both flooded and surcharged pipes would need to be increased prior to allowing additional development to discharge into the system.



SCALE:  
1 in = 600 ft

IMMINENT DEVELOPMENT ONLY  
STORMWATER RESPONSE  
NO DETENTION

WEST POINT CITY  
STORMDRAIN  
MASTER PLAN



FIGURE NO.  
3

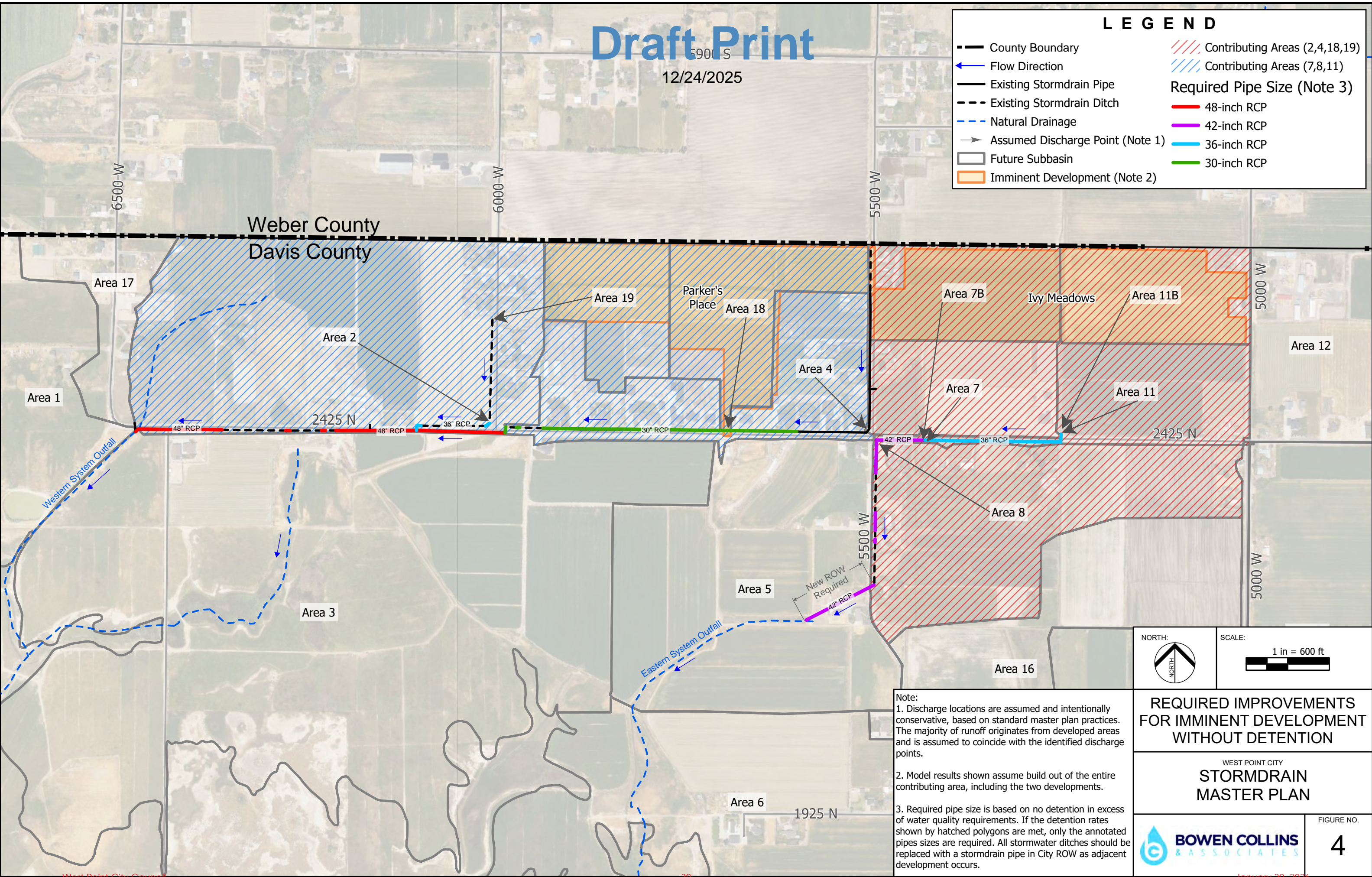


Draft Print

12/24/2025

LEGEND

- County Boundary
- Flow Direction
- Existing Stormdrain Pipe
- Existing Stormdrain Ditch
- Natural Drainage
- Assumed Discharge Point (Note 1)
- Future Subbasin
- Imminent Development (Note 2)
- Contributing Areas (2,4,18,19)
- Contributing Areas (7,8,11)
- Required Pipe Size (Note 3)
  - 48-inch RCP
  - 42-inch RCP
  - 36-inch RCP
  - 30-inch RCP





12/24/2025


Detaining Area (Note 2 &amp; 3)

0.05 cfs/acre - Detain to Maximum Discharge Rate (Eastern System)

0.0011 cfs/acre - Detain to Pre-Development 10-year Discharge Rate (Western System)

Required Pipe Size (Note 3)

24-inch RCP

 County Boundary

← Flow Direction

— Existing Stormdrain Pipe

--- Existing Stormdrain Ditch

- — — Natural Drainage

→ Assumed Discharge Point (Note 1)

 Future Subbasin

 Imminent Development

## Weber County

Davis County

Area 17

Area 19

Parker's Place

Area 18

Area 7B

Ivy Meadows

Area 11B

Area 12

Area 2

2425 N

24" RCP

Area 3

Area 5

Area 8

NORTH:



SCALE:

$$1 \text{ in} = 600 \text{ ft}$$

## REQUIRED IMPROVEMENTS FOR IMMINENT DEVELOPMENT WITH DETENTION

WEST POINT CITY

# STORMDRAIN MASTER PLAN

FIGURE NO.



5

**Note:**

1. Discharge locations are assumed and intentionally conservative, based on standard master plan practices. The majority of runoff originates from developed areas and is assumed to coincide with the identified discharge points.

2. Model results shown assume build out of the entire contributing area, including the two developments.

3. Detention requirements are for the maximum discharge rate of both the 10-year and 100-year design storms. Volume of detention is a minimum for the 100-year and should be evaluated based on design of detention basin. Basins must have freeboard based on city requirement.

West Point City Council

P:\West Point City\668-25-02 Stormwater Masterplan\4.0 GIS\4.2 APX\668-25-02 TM1 Figures.aprx cgarner 12/24/2025 TM1 F5 - Reg Imp W Det - P:\West Point City\668-25-02 Stormwater Masterplan\6.0 Reports and Memos\6.1 Tech Memos\Imminent Development Figures\TM1 Figure 5.pdf

40

January 20, 2026



# CITY COUNCIL STAFF REPORT

**Subject:** Nielsen's Frozen Custard  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** January 20, 2026



## **Background**

Nielsen's Frozen Custard is planning to construct a new building on the east side of 2000 W at Center Street. This has been in the works for some time, and a few things have changed from the original proposal. The developer of the project has changed and the new developer is working directly with the Nielsen Family to bring the new store. To save costs, the site has been reduced in size slightly. The developer is also asking the City to consider reducing some fees. An estimate of the fees is attached to this report.

## **Analysis**

Below are the fees that would be charged at the time a building permit is issued:

|                              |             |
|------------------------------|-------------|
| Building Fee                 | \$4,309.09  |
| Plan Review Fee              | \$2,581.85  |
| State Fee 1%                 | \$43.03     |
| Water Meter Connection       | \$500.00    |
| Water Impact Fee             | \$2,780.00  |
| Sewer Impact Fee             | \$2,067.50  |
| Storm Water Impact Fee       | \$2,883.47  |
| Road Impact Fee              | \$13,025.40 |
| North Davis Sewer Impact Fee | \$9,844.00  |
| Nort Davis Fire Impact Fee   | TBD         |
| Total                        | \$38,028.34 |

The highlighted items are those that the City has the ability to waive or reduce, which total \$28,147.31. The developer would need to contact the other agencies to request their fees be reduced.

As can be seen in the attached request, the developer is requesting that the City help by reducing his fees by \$19,528.34, which is about a 70% reduction of the fees we would normally collect. Working with a commercial developer on fee reductions is not an uncommon practice. It is not something we have done often, but should be something to consider when appropriate. Commercial development brings sales tax revenue to the City and the collection of those taxes will offset these waived fees within about one year.

## **Recommendation**

No action required as this is for discussion only. If the Council wants to ensure that Nielsen's Frozen Custard locates in the City, they should consider granting the request.

## **Significant Impacts**

No significant impacts, although granting the request would result in a loss of impact fee revenue. Approval would also require covering the costs of inspections and plan reviews in other ways.

## **Attachments**

Developer Request

**From:** DAVID MURDOCK <[murdock0170@msn.com](mailto:murdock0170@msn.com)>

**Sent:** Tuesday, January 13, 2026 10:59 AM

**To:** Boyd Davis <[bdavis@westpointutah.gov](mailto:bdavis@westpointutah.gov)>; Brad Murdock <[murdockbrad@me.com](mailto:murdockbrad@me.com)>

**Cc:** Kyle Laws <[klaws@westpointutah.gov](mailto:klaws@westpointutah.gov)>; Bryn MacDonald <[bmacdonald@westpointutah.gov](mailto:bmacdonald@westpointutah.gov)>; Rick Scadden <[rickscadden@gmail.com](mailto:rickscadden@gmail.com)>

**Subject:** Re: Water for West Jordan and South Jordan

*Boyd: As we have discussed, I have worked long and hard to arrive at a budget that would allow me to develop and construct the building for Nielsen's Frozen Custard. My numbers are very thin. Based upon extensive analysis of the land costs, the shell building costs, and the tenant improvement costs, I have determined the maximum budget amount for each component of the building. The amount I have available for West Point Permit Fees in my budget is a total of \$18,500.00.*

*The estimate for Permit Fees you provided is \$38,028.34. The difference is \$19,528.34. I would formally and respectfully request the Permit Fees be reduced by the \$19,528.34 difference which is, as mentioned, the difference between the \$38,028.34 and the Budget amount of \$18,500.00.*

Respectfully

**David J Murdock**

***Northpoint Construction and Development, LLC***

506 South Main St., #301

Bountiful, UT 84010

[murdock0170@msn.com](mailto:murdock0170@msn.com)

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# CITY COUNCIL STAFF REPORT

**Subject:** General Plan Amendment Request:  
2084 N 4500 W – Nilson Land Development  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** January 20, 2026

---



## **Background**

Nilson Land Development has submitted a request for a General Plan Amendment for property located at approximately 1900 North 4500 West (Parcel 14-165-0001), containing approximately 4.42 acres. The parcel is currently designated R-1 Residential (up to 2.2 units per acre) on the City's General Plan Map. The applicant is requesting to amend the General Plan Map designation to R-4 Residential (up to 6 units per acre). This will allow the property to be incorporated into the larger Trail's Edge subdivision area, which includes land in both West Point City and Clinton City.

## **Process**

General Plan amendment requests are legislative decisions. In legislative matters, the Planning Commission and City Council have broad discretion, provided that it can be demonstrated that their action will promote or protect the community's overall welfare. Changes to the General Plan require a public hearing and recommendation from the Planning Commission before a final decision can be made by the City Council.



The Planning Commission held a public hearing on October 23, 2025. There were no public comments received at the hearing. The PC recommended denial of the general plan amendment to R-4. The PC stated that their reasons for recommending denial were because “this is a farming community; we need more diversity. We need to uphold the vision of the residents. The Developer hasn’t brought any added benefits.”

## **Analysis**

The proposed amendment would change the General Plan designation from R-1 (2.2 units per acre) to R-4 (6 units per acre). The applicant explains that this change is intended to ensure consistency with the surrounding Trail's Edge subdivision, which contains similar residential products and design standards.

The surrounding General Plan designations include R-1 Residential directly to the south. North of this property is Clinton City. Further south, developments have been approved as R-4 Residential, and R-5 Residential (10 units per acre, attached townhomes) near the 1800 North / 4500 West intersection. The applicant's intent is to incorporate the property into the larger Trail's Edge Subdivision, which spans both West Point and Clinton City. The Trail's Edge rezone request for the adjacent property remains tabled and has not yet been acted upon by the City Council. That request was submitted and the application is vested under the previous R-4 zone, when the R-4 zone permitted up to 8 units per acre and townhomes.

During the previous discussion on November 18, 2025, the Council asked for a concept plan to show how Nilson Homes planned to develop the subject property. The applicant submitted a concept plan (below) which shows small single family lots on private alleys.



The Council also to see how the property to the south (*Archuleta*) could be developed in the future. They were concerned that proposals for surrounding properties would leave it impossible for the Archuleta parcel to develop. The applicant has submitted a concept plan (below) to show how this parcel could potentially develop in the future.



## **Recommendation**

This item is on for discussion only. No action is requested at this time.

The Planning Commission recommended denial of the general plan amendment to R-4. The PC felt that the developer hadn't provided any added benefits and the request didn't uphold the vision of the community. The City Council must now review the proposed General Plan amendment considering the City's adopted land use policies, surrounding development patterns, infrastructure availability, and public input received during the hearings.

## **Attachments**

Applicant's General Plan Amendment Proposal



# **General Plan Amendment Proposal**

West Point City, Utah

## **1. Description of the Proposed Amendment**

This application requests an amendment to the West Point City General Plan to re-designate one parcel currently identified as R-1 (Residential up to 2.2 units per acre) to R-4 (Residential up to 6 units per acre). This parcel is located within the boundary of a larger planned subdivision known as Trail's Edge, which includes parcels in both West Point City and Clinton City.

## **2. Potential Use of the Property**

The subject parcel is planned for residential dwellings, developed as part of the cohesive Trail's Edge subdivision concept plan. These homes will:

- Maintain consistency with adjacent phases in terms of lot size, setbacks, and design standards.
- Benefit from shared community amenities, including parks and open space located throughout the larger subdivision.
- Tie directly into the subdivision's overall street network and utility layout.

## **3. Appropriateness of the Amendment**

The existing R-1 General Plan designation is no longer appropriate or feasible because:

- Inconsistent Density: R-1 does not allow for the same residential density as the surrounding subdivision and undeveloped adjacent parcels. Leaving this parcel as R-1 would result in isolated, oversized lots surrounded by higher-density products, creating a mismatch in both land use and infrastructure planning.
- Cohesive Planning: Re-designating the parcel to R-4 ensures a unified approach to subdivision planning, consistent architectural design, and coordinated open space/amenity placement.
- Efficient Land Use: The requested amendment aligns with current City and regional housing needs by supporting efficient use of land and providing additional single-family housing opportunities in an area already designated for growth.

## **4. Infrastructure and Public Services Analysis**

- Water: Conversations with the utility provider confirm capacity to serve this parcel.
- Sewer: Conversations with West Point City have confirmed Sewer Connection is viable.
- Storm Drain: West Point City has confirmed that on-site detention/retention will not be required. Stormwater will be discharged via connection to the Howard Slough

system, consistent with City standards.

- Electrical: Service will be provided by Rocky Mountain Power, with adequate capacity confirmed.

- Fire and Police: The project will remain within the jurisdiction of West Point City for police and fire protection. The subdivision's street layout and hydrant plan will be designed in coordination with fire safety standards.

**RESOLUTION NO. 01-20-2026A**

**A RESOLUTION APPROVING CITY COUNCIL MEMBER APPOINTMENT TO  
SERVE AS MAYOR PRO TEMPORE**

**WHEREAS**, the City Council of West Point City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

**WHEREAS**, the City Council finds that under, UCA §10-3b-302(2), it may appoint a member of the council as mayor pro tempore to preside at council meetings and perform the duties and functions of the mayor in the mayor's absence, disability, or refusal to act.

**NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED** by the West Point City Council as follows:

**1. Mayor Pro Tempore Appointment.**

Council Member \*\*\*\*\* is hereby appointed to serve a one-year term as Mayor Pro Tempore, beginning January 1, 2026 and ending December 31, 2026.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of January, 2026.

**WEST POINT CITY,**  
A Municipal Corporation

By: \_\_\_\_\_  
Brian Vincent, Mayor

**ATTEST:**

\_\_\_\_\_  
Casey Arnold, City Recorder

**RESOLUTION NO. 01-20-2026B**

**A RESOLUTION APPROVING CITY COUNCIL MEMBER APPOINTMENTS TO  
SERVE ON LOCAL DISTRICT BOARDS AND CITY ORGANIZATIONS  
AND PROVIDING FOR EFFECTIVE DATES**

**WHEREAS**, the City Council of West Point City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

**WHEREAS**, the City Council finds that under UCA §17B-1-304, it may appoint members of the council to serve as members of a local district board; and

**WHEREAS**, the City Council finds that under WPCC §2.85.020, it shall appoint one of its members to serve as liaison to the West Point Arts Council board; and

**WHEREAS**, the City Council finds that under WPCC §2.10.110, it may appoint members of the council to serve on commissions or committees of the City.

**NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED** by the West Point City Council as follows:

**1. Local District Board Appointments.**

The Members hereby appointed to serve \*\*\*-year terms, beginning January 1, 2026 and ending December 31, 20\*\*, on the Board of Trustees of the local districts as specified are as follows:

a. **North Davis Sewer District Board of Trustees:**

\*

b. **North Davis Fire District Board of Trustees:**

\*

c. **Mosquito Abatement District Davis Board of Trustees:**

\*

d. **Wasatch Integrated Waste Management District Trustees:**

\*

## 2. City Appointments.

The Members hereby appointed to serve \*\* -year terms, beginning January 1, 2026 and ending December 31, 20\*\* to the following City organizations as specified are as follows:

a. **West Point Arts Council Liaison:**

\*

b. **West Point City Youth Council Liaison:**

\*

c. **Party at the Point Celebration Planning Team:**

\*

**PASSED AND ADOPTED** this 20<sup>th</sup> day of January, 2026.

**WEST POINT CITY,**  
A Municipal Corporation

By: \_\_\_\_\_  
Brian Vincent, Mayor

**ATTEST:**

\_\_\_\_\_  
Casey Arnold, City Recorder



# CITY COUNCIL STAFF REPORT

**Subject:** Fiscal Year 2025 Audit  
**Author:** Ryan Harvey  
**Department:** Administrative Services  
**Meeting Date:** January 20, 2026



## **Background**

Utah state law requires all local governments to prepare financial statements each fiscal year. The financial statements must be audited by a Certified Public Accountant. The City has selected Ulrich & Associates to prepare and audit our financial statements.

## **Analysis**

The financial statement report provides a snapshot of the City's financial condition on June 30, 2025, and summarizes financial activity for the fiscal year. The financial statements are reviewed, and City financial records are audited to ensure that the City's financial position is fairly presented. The auditors also review the City's internal controls which are put in place to safeguard against fraud and error.

## ***Findings & Recommendations***

Auditors may issue findings and recommendations to help the City improve financial processes, strengthen internal controls, and identify instances of non-compliance. This year the auditors did not issue any findings!

In years past, the Auditors have also issued recommendations on how City staff can improve, and this year they offered one recommendation as follows:

*During the review of year ending bank account reconciliations, we noted that there were checks that date back more than a year that have still not cleared the bank. We recommend that staff research these disbursements and reissue the check or submit the amount to unclaimed property with the State of Utah.*

This is actually something that the City is aware of and has been working to clear up this year. The process to submit these unclaimed checks to the State of Utah is cumbersome, and Staff has been working with the State to make sure that we follow all of the steps properly. In researching this, Megan Mills, the City Treasurer has found that other Cities are having the same problem, and as a result the Treasurer's Conference is holding a special session to teach cities how to do this. This should be resolved within the current Fiscal Year.

## ***FY2025 Highlights***

Highlights for Fiscal Year 2025 include the following (see MD&A on pages 5-10):

- The City's total net position of \$106,005,666 is made up of \$82,191,299 in capital assets and other net position of \$23,814,366. Of this amount, \$13,185,055 may be used to meet the ongoing obligations of the City, while \$10,629,311 is restricted for specific purposes
- The City's net position increased by \$21,453,350, or 25.37% (\$84,536,315 to \$106,005,665).

- The City's governmental funds reported a combined ending fund balance of \$18,296,442, an increase of \$2,161,479 from the prior year. The increase is primarily the result of continued high sales tax revenue and interest earnings, as well as low expenditures.
- In the proprietary funds, the total net position increased by \$12,840,373 during the fiscal year.
- As of June 30, 2025, the City's general fund reported a fund balance of \$1,986,149. This represents an increase of \$222,970 from last year's ending balance.
- The transfer from the General Fund to the Capital Projects Fund was \$650,000.
- Once again, the City collected more sales tax than at any other point in its history, collecting \$2,589,630 in Fiscal Year 2024, a 6% increase from Fiscal Year 2023.
- Taxes continue to be the largest source of revenue in the general fund and represent 72.45% of total general fund revenues. The largest element of tax revenue is sales tax. Sales tax is 62.71%, property tax is 22.14%, and energy & franchise tax is 15.15% of general fund tax revenue.

### **Recommendation**

Staff recommends Council approval of the Annual Financial Statements and Audit Report for Fiscal Year 2025.

### **Significant Impacts**

None.

### **Attachments**

West Point City Annual Financial Statements & Audit Report FY2025

# West Point City

## Annual Financial Statements

With Auditors' Report Thereon

For the Year Ended June 30, 2025



# West Point City

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## INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and Members  
of the City Council  
West Point City, Utah

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

#### ***Opinions***

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information West Point City, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of West Point City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

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

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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists.



The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

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

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

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

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

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise West Point City's basic financial statements. The accompanying Capital Project and Debt Service funds budgetary comparison statements and prior year comparative General Fund statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the

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

### ***Other Information***

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

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated January 6, 2026, on our consideration of West Point City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of West Point City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering West Point City's internal control over financial reporting and compliance.



Ogden, UT  
January 6, 2026

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# West Point City

## Management's Discussion and Analysis

June 30, 2025

---

As management of West Point City, we offer readers of the West Point City financial statements this narrative overview and analysis of the financial activities of West Point City for the fiscal year ended June 30, 2025.

### Financial Highlights

- ◆ The City's total net position of \$106,005,666 is made up of \$82,191,299 in capital assets and other net position of \$23,814,366. Of this amount, \$13,185,055 may be used to meet the ongoing obligations of the City, while \$10,629,311 is restricted for specific purposes.
- ◆ The City's net position increased by \$21,453,350, or 25.37% (\$84,536,315 to \$106,005,665).
- ◆ The City's governmental funds reported a combined ending fund balance of \$18,296,442, an increase of \$2,161,479 from the prior year. The increase is primarily the result of continued high sales tax revenue and interest earnings, as well as low expenditures.
- ◆ In the proprietary funds, the total net position increased by \$12,840,373 during the fiscal year.

### Reporting the City As a Whole

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

The government-wide financial statements are designed to provide readers with a broad overview of West Point City's finances, in a manner similar to a private-sector business.

The statements of net position present information on all of West Point City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of West Point City is improving or deteriorating. However, other non-financial factors should also be considered.

The statement of activities presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

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

The government-wide financial statements can be found on the pages directly following this report.

**West Point City**  
**Management's Discussion and Analysis - continued**  
**June 30, 2025**

---

**Reporting the City's Most Significant Funds**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. West Point City also uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

*Governmental funds* - These funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. These fund statements focus on how money flows into and out of these funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the City's general governmental operations and the basic services it provides. Governmental fund information helps users determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation included with the fund financial statements.

The major governmental funds (as determined by generally accepted accounting principles) are the general fund, special revenue fund, capital projects fund, debt service fund, and the CDRA fund.

*Proprietary funds* - West Point City maintains three proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. West Point City uses an enterprise funds to account for its waste, water, and storm water utilities.

As determined by generally accepted accounting principles, the utility enterprise funds meet the criteria of major fund classification.

**Government-wide Financial Analysis**

Net Position, over time, is intended to serve as an indicator of a government's financial position. In the case of West Point City, assets and deferred outflows exceeded liabilities and deferred inflows by \$106,005,665 an increase of \$21,814,366 over the prior year. By far, the largest portion of West Point City's net position is its investment in capital assets (e.g., land, buildings, machinery and equipment). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. It should be noted that the resources needed to repay debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

**West Point City**  
**Management's Discussion and Analysis - continued**  
**June 30, 2025**

**Statement of Net Position**

|  | <u>Governmental Activities</u> |                      | <u>Business-Type Activities</u> |                      |
|--|--------------------------------|----------------------|---------------------------------|----------------------|
|  | <u>2024</u>                    | <u>2025</u>          | <u>2024</u>                     | <u>2025</u>          |
| <b>Assets</b>                          |                                |                      |                                 |                      |
| Current and other assets               | \$ 16,681,232                  | 19,998,282           | 8,427,836                       | 9,388,812            |
| Capital assets                         | 45,080,995                     | 51,205,864           | 24,448,314                      | 36,605,432           |
| <b>Total assets</b>                    | <b>61,762,227</b>              | <b>71,204,146</b>    | <b>32,876,150</b>               | <b>45,994,244</b>    |
| <b>Deferred Outflows</b>               |                                |                      |                                 |                      |
| Deferred outflows related to pensions  | 295,346                        | 328,357              | 186,989                         | 186,213              |
| <b>Total deferred outflows</b>         | <b>295,346</b>                 | <b>328,357</b>       | <b>186,989</b>                  | <b>186,213</b>       |
| <b>Liabilities</b>                     |                                |                      |                                 |                      |
| Long-term debt outstanding             | 6,126,259                      | 5,749,324            | -                               | -                    |
| Other liabilities                      | 1,964,555                      | 2,192,990            | 1,295,648                       | 2,338,892            |
| Net pension liability                  | 168,969                        | 252,641              | 97,198                          | 130,401              |
| <b>Total Liabilities</b>               | <b>8,259,783</b>               | <b>8,194,955</b>     | <b>1,392,846</b>                | <b>2,469,293</b>     |
| <b>Deferred Inflows</b>                |                                |                      |                                 |                      |
| Unavailable revenue-<br>property taxes | 911,905                        | 1,037,430            | -                               | -                    |
| Deferred inflows relating to pensions  | 13,199                         | 14,454               | (9,336)                         | (8,838)              |
| <b>Total Deferred Inflows</b>          | <b>925,104</b>                 | <b>1,051,884</b>     | <b>(9,336)</b>                  | <b>(8,838)</b>       |
| <b>Net Position</b>                    |                                |                      |                                 |                      |
| Net investment in capital assets       | 39,057,995                     | 45,585,864           | 17,534,297                      | 36,605,435           |
| Restricted                             | 6,941,590                      | 7,864,067            | 1,557,544                       | 2,765,244            |
| Unrestricted                           | 9,178,101                      | 10,340,732           | 10,282,788                      | 2,844,323            |
| <b>Total net position</b>              | <b>\$ 55,177,686</b>           | <b>\$ 63,790,663</b> | <b>\$ 29,374,629</b>            | <b>\$ 42,215,002</b> |



**West Point City**  
**Management's Discussion and Analysis - continued**  
**June 30, 2025**

| <b>Changes in Net Position</b>             |                                |                      |                                 |                      |
|--|--------------------------------|----------------------|---------------------------------|----------------------|
|  | <u>Governmental Activities</u> |                      | <u>Business-Type Activities</u> |                      |
|  | <u>2024</u>                    | <u>2025</u>          | <u>2024</u>                     | <u>2025</u>          |
| <b>Revenues</b>                            |                                |                      |                                 |                      |
| Program revenues                           |                                |                      |                                 |                      |
| Charges for services                       | \$ 590,036                     | 868,974              | 4,618,787                       | 4,806,842            |
| Operating grants & contributions           | 559,992                        | 676,662              | -                               | -                    |
| Capital grants & contributions             | 1,125,671                      | 6,551,987            | 5,426,959                       | 12,559,318           |
| General revenues                           |                                |                      |                                 |                      |
| Property taxes                             | 1,024,242                      | 1,136,411            | -                               | -                    |
| General sales & use tax                    | 2,651,602                      | 2,809,781            | -                               | -                    |
| Energy & telecom tax                       | 648,985                        | 625,701              | -                               | -                    |
| Gain (loss) on sale of capital assets      | -                              | 306,400              | (6,265)                         | -                    |
| Impact Fees                                | 985,016                        | 1,621,347            | 222,736                         | 377,965              |
| Interest income                            | 830,311                        | 755,799              | 300,145                         | 215,990              |
| <b>Total revenues</b>                      | <b>8,415,855</b>               | <b>15,353,062</b>    | <b>10,562,362</b>               | <b>17,960,115</b>    |
| <b>Expenses</b>                            |                                |                      |                                 |                      |
| General government                         | 1,336,569                      | 1,346,780            | -                               | -                    |
| Public safety/court                        | 1,061,260                      | 1,393,499            | -                               | -                    |
| Highways/public works                      | 1,564,302                      | 2,261,001            | -                               | -                    |
| Parks & recreation                         | 1,037,494                      | 1,429,464            | -                               | -                    |
| Interest long-term debt                    | 312,208                        | 293,340              | -                               | -                    |
| Waste utility                              | -                              | -                    | 2,729,166                       | 2,675,383            |
| Water utility                              | -                              | -                    | 2,042,900                       | 2,054,718            |
| Storm water utility                        | -                              | -                    | 377,631                         | 389,641              |
| <b>Total expenses</b>                      | <b>5,311,833</b>               | <b>6,724,084</b>     | <b>5,149,697</b>                | <b>5,119,742</b>     |
| <b>Transfers</b>                           | <b>-</b>                       | <b>-</b>             | <b>-</b>                        | <b>-</b>             |
| <b>Increase (decrease) in net position</b> | <b>3,104,022</b>               | <b>8,628,978</b>     | <b>5,412,665</b>                | <b>12,840,373</b>    |
| <b>Net position beginning of year</b>      | <b>52,073,664</b>              | <b>55,161,686</b>    | <b>23,961,966</b>               | <b>29,374,629</b>    |
| <b>Net position end of year</b>            | <b>\$ 55,161,686</b>           | <b>\$ 63,790,664</b> | <b>\$ 29,374,629</b>            | <b>\$ 42,215,002</b> |

# West Point City

## Management's Discussion and Analysis - continued

### June 30, 2025

#### Financial Analysis of Governmental Funds

The focus of City governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements.

As of June 30, 2025, the City's general fund reported a fund balance of \$1,986,149. This represents an increase of \$222,970 from last year's ending balance. The transfer from the General Fund to the Capital Projects Fund was \$650,000.

The general fund is the chief operating fund of the City. All activities which are not required to be accounted for in separate funds either by state or local ordinance or by a desire to maintain a matching of revenues and expenses are accounted for in this fund.

Taxes continue to be the largest source of revenue in the general fund and represent 72.45% of total general fund revenues. The largest element of tax revenue is sales tax. Sales tax is 62.71%, property tax is 22.14%, and energy & franchise tax is 15.15% of general fund tax revenue.

Once again, the City collected more sales tax than at any other point in its history, collecting \$2,589,630 in Fiscal Year 2024, a 6% increase from Fiscal Year 2025.

#### General Fund Budget Amendments

During Fiscal Year 2025, some General Fund budgeted expenditures were amended, but the total stayed the same at \$6,006,503.

#### Capital Asset and Debt Administration

##### *Capital Assets*

West Point City continues to invest in infrastructure and improvements. Capital assets, net of accumulated depreciation, in governmental activities increased by \$6,124,869. Capital assets, net of accumulated depreciation, in business-type activities increased by \$12,157,118

|  | <u>West Point City's Capital Assets</u> |                                     |
|--|---|-------------------------------------|
|  | Government<br>Activities<br>2025        | Business-Type<br>Activities<br>2025 |
| Capital Assets (net of accumulated depreciation) |   |                                     |
| Land   | \$ 12,414,743                           | \$ 158,040                          |
| Water rights                                     | \$ -                                    | 494,573                             |
| Construction in progress                         | 843,402                                 | 17,574,945                          |
| Buildings  | 628,183                                 | 16,110                              |
| Improvements                                     | 1,785,636                               | 18,152,850                          |
| Machinery and equipment                          | 379,999                                 | 208,914                             |
| Infrastructure                                   | 35,153,901                              | -                                   |
| Total  | <u>\$ 51,205,864</u>                    | <u>\$ 36,605,432</u>                |
| Total FY2024                                     | \$ 45,080,995                           | \$ 24,448,314                       |
| Increase   | \$ 6,124,869                            | \$ 12,157,118                       |

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

**West Point City**  
**Management's Discussion and Analysis - continued**  
**June 30, 2025**

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*Long-term Debt*

West Point City issued revenue bonds on June 30, 2016 for \$1,136,000. In Fiscal Year 2023, the City issued revenue bonds through the CDRA for \$6,055,000. On June 30, 2025, the City had total bonded debt outstanding of \$5,620,000

West Point City's Long-Term Debt

|                          | <u>All Activities</u><br><u>2025</u> |
|--------------------------|--------------------------------------|
| Excise tax revenue bonds | \$ 5,620,000                         |
| Net Pension Liability    | 383,042                              |
| Compensated absences     | 199,597                              |
|                          | <u>\$ 6,202,639</u>                  |

The City's total long-term debt decreased by \$403,000 during the fiscal year.

Additional information on the outstanding debt obligations of the City can be found in the footnotes of this report.

Economic Factors and Next Year's Budget

The City's elected and appointed officials considered many factors when setting the fiscal year 2026 budget, tax rates, and fees that will be charged for the business type activities. The City will see a budget increase for FY 2026.

Contacting the City's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City's Administrative Services Director.

## **BASIC FINANCIAL STATEMENTS**

**West Point City**  
**Statement of Net Position**  
**June 30, 2025**

|  | <b>Primary Government</b> |                      |              |
|--|---------------------------|----------------------|--------------|
|  | <b>Governmental</b>       | <b>Business-type</b> |              |
|  | <b>Activities</b>         | <b>Activities</b>    | <b>Total</b> |
| <b><u>Assets</u></b>                             |                           |                      |              |
| Cash and cash equivalents                        | \$ 10,199,564             | 2,008,077            | 12,207,641   |
| Restricted cash and cash equivalents             | 7,864,067                 | 2,765,244            | 10,629,311   |
| Accounts receivable - net                        | 1,924,265                 | 4,476,676            | 6,400,941    |
| Prepaid expenses                                 | 10,386                    | 138,815              | 149,201      |
| Internal balances                                | 1,505,000                 | (1,505,000)          | -            |
| Capital assets (net of accumulated depreciation) |                           |                      |              |
| Land   | 12,414,743                | 158,040              | 12,572,783   |
| Construction in progress                         | 843,402                   | 17,574,945           | 18,418,347   |
| Buildings  | 628,183                   | 16,110               | 644,293      |
| Improvements                                     | 1,785,636                 | 18,152,850           | 19,938,486   |
| Machinery and equipment                          | 379,999                   | 208,914              | 588,913      |
| Water rights                                     | -                         | 494,573              | 494,573      |
| Infrastructure                                   | 35,153,901                | -                    | 35,153,901   |
| Total assets                                     | 72,709,146                | 44,489,244           | 117,198,390  |
| <b><u>Deferred Outflows of Resources</u></b>     |                           |                      |              |
| Deferred outflows relating to pensions           | 328,357                   | 186,213              | 514,570      |
| Total deferred outflows of resources             | 328,357                   | 186,213              | 514,570      |
| <b><u>Liabilities</u></b>                        |                           |                      |              |
| Accounts payable and accrued liabilities         | 918,224                   | 2,338,892            | 3,257,116    |
| Other current liabilities                        | 1,274,766                 | -                    | 1,274,766    |
| Noncurrent liabilities                           |                           |                      |              |
| Due within one year                              | 567,324                   | -                    | 567,324      |
| Due in more than one year                        | 5,182,000                 | -                    | 5,182,000    |
| Net pension liability                            | 252,641                   | 130,401              | 383,042      |
| Total liabilities                                | 8,194,955                 | 2,469,293            | 10,664,248   |
| <b><u>Deferred Inflows of Resources</u></b>      |                           |                      |              |
| Unavailable revenue                              | 1,037,430                 | -                    | 1,037,430    |
| Deferred inflows relating to pensions            | 14,454                    | (8,838)              | 5,616        |
| Total deferred inflows of resources              | 1,051,884                 | (8,838)              | 1,043,046    |
| <b><u>Net Position</u></b>                       |                           |                      |              |
| Net invested in capital assets                   | 45,585,864                | 36,605,435           | 82,191,299   |
| Restricted for impact fees                       | 6,382,246                 | 2,765,244            | 9,147,490    |
| Restricted for debt service                      | 12,754                    | -                    | 12,754       |
| Restricted for Class C road                      | 1,469,067                 | -                    | 1,469,067    |
| Unrestricted                                     | 10,340,733                | 2,844,323            | 13,185,056   |
| Total net position                               | \$ 63,790,664             | 42,215,002           | 106,005,666  |

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

**West Point City**  
**Statement of Activities**  
**For the Year Ended June 30, 2025**

| Function/Programs              | Expenses      | Program Revenues                     |               |               | Net (Expense) Revenues & Changes in Net Position |               |             |
|--------------------------------|---------------|--------------------------------------|---------------|---------------|--|---------------|-------------|
|                                |               | Charges for                          | Operating     | Capital       | Governmental                                     | Business-type | Total       |
|                                |               | Services                             | Grants and    | Grants and    | Activities                                       | Activities    |             |
|                                |               |                                      | Contributions | Contributions |  |               |             |
| <b>Primary government</b>      |               |                                      |               |               |  |               |             |
| Governmental activities        |               |                                      |               |               |  |               |             |
| General government             | \$ 1,346,780  | 716,075                              | -             | -             | \$ (630,705)                                     |               | (630,705)   |
| Public safety                  | 1,393,499     | -                                    | -             | -             | (1,393,499)                                      |               | (1,393,499) |
| Streets and public works       | 2,261,001     | -                                    | 676,662       | 6,551,987     | 4,967,648  |               | 4,967,648   |
| Parks and recreation           | 1,429,464     | 152,899                              | -             | -             | (1,276,565)                                      |               | (1,276,565) |
| Interest on long-term debt     | 293,340       | -                                    | -             | -             | (293,340)  |               | (293,340)   |
| Total governmental activities  | 6,724,084     | 868,974                              | 676,662       | 6,551,987     | 1,373,539  |               | 1,373,539   |
| Business-type activities       |               |                                      |               |               |  |               |             |
| Waste utility                  | 2,675,383     | 2,494,587                            | -             | 11,174,610    |  | 10,993,814    | 10,993,814  |
| Water utility                  | 2,054,718     | 2,090,396                            | -             | 1,001,257     |  | 1,036,935     | 1,036,935   |
| Storm water utility            | 389,641       | 221,859                              | -             | 383,451       |  | 215,669       | 215,669     |
| Total business-type activities | 5,119,742     | 4,806,842                            | -             | 12,559,318    |  | 12,246,418    | 12,246,418  |
| Total primary government       | \$ 11,843,826 | 5,675,816                            | 676,662       | 19,111,305    | 1,373,539  | 12,246,418    | 13,619,957  |
|                                |               |                                      |               |               |  |               |             |
|                                |               | General revenues                     |               |               |  |               |             |
|                                |               | Property taxes                       |               |               | 1,136,411  | -             | 1,136,411   |
|                                |               | General sales and use tax            |               |               | 2,809,781  | -             | 2,809,781   |
|                                |               | Energy and franchise tax             |               |               | 625,701  | -             | 625,701     |
|                                |               | Gain(loss) on sale of capital assets |               |               | 306,400  | -             | 306,400     |
|                                |               | Impact fees                          |               |               | 1,621,347  | 377,965       | 1,999,312   |
|                                |               | Net interest earnings (expense)      |               |               | 755,799  | 215,990       | 971,789     |
|                                |               | Transfers                            |               |               | -  | -             | -           |
|                                |               | Total general revenues               |               |               | 7,255,439  | 593,955       | 7,849,394   |
|                                |               | Change in net position               |               |               | 8,628,978  | 12,840,373    | 21,469,351  |
|                                |               | Net position - beginning as adjusted |               |               | 55,161,686                                       | 29,374,629    | 84,536,315  |
|                                |               | Net position - ending                |               |               | \$ 63,790,664                                    | 42,215,002    | 106,005,666 |

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



**West Point City**  
**Balance Sheet**  
**Governmental Funds**  
**For the Year Ended June 30, 2025**

|   | General<br>Fund     | Special<br>Revenue<br>Fund | Capital<br>Projects<br>Fund | Debt<br>Service<br>Fund | CDRA<br>Fund   | Total<br>Governmental<br>Funds |
|---|---------------------|----------------------------|-----------------------------|-------------------------|----------------|--------------------------------|
| <b><u>Assets</u></b>                                      |                     |                            |                             |                         |                |                                |
| Cash and cash equivalents                                 | \$ 1,250,162        | 2,040,925                  | 6,694,548                   | -                       | 213,929        | 10,199,564                     |
| Restricted cash and cash equivalents                      | -                   | 7,851,313                  | -                           | 12,754                  | -              | 7,864,067                      |
| Receivables   |                     |                            |                             |                         |                |                                |
| Property, sales, & energy tax                             | 532,841             | 40,839                     | -                           | -                       | -              | 573,680                        |
| Class C roads   | 135,490             | -                          | -                           | -                       | -              | 135,490                        |
| Telecommunications  | 4,683               | -                          | -                           | -                       | -              | 4,683                          |
| Other   | -                   | -                          | 336,982                     | -                       | -              | 336,982                        |
| Due from other funds                                      | 1,505,000           | -                          | -                           | -                       | -              | 1,505,000                      |
| Deferred property taxes                                   | 858,223             | -                          | -                           | -                       | 15,207         | 873,430                        |
| Prepaid expense   | 6,826               | 3,560                      | -                           | -                       | -              | 10,386                         |
| Total assets  | <u>\$ 4,293,225</u> | <u>9,936,637</u>           | <u>7,031,530</u>            | <u>12,754</u>           | <u>229,136</u> | <u>21,503,282</u>              |
| <b><u>Liabilities</u></b>                                 |                     |                            |                             |                         |                |                                |
| Accounts payable  | \$ 174,087          | 386,617                    | 333,938                     | -                       | -              | 894,642                        |
| Accrued liabilities                                       | 1,274,766           | -                          | -                           | -                       | -              | 1,274,766                      |
| Total liabilities   | <u>1,448,853</u>    | <u>386,617</u>             | <u>333,938</u>              | <u>-</u>                | <u>-</u>       | <u>2,169,408</u>               |
| <b><u>Deferred Inflows of Resources</u></b>               |                     |                            |                             |                         |                |                                |
| Unavailable revenue-<br>other                             | 858,223             | -                          | -                           | -                       | 15,207         | 873,430                        |
| Unavailable revenue-<br>property taxes                    | -                   | -                          | 164,000                     | -                       | -              | 164,000                        |
| Total deferred inflows<br>of resources                    | <u>858,223</u>      | <u>-</u>                   | <u>164,000</u>              | <u>-</u>                | <u>15,207</u>  | <u>1,037,430</u>               |
| <b><u>Fund Balances</u></b>                               |                     |                            |                             |                         |                |                                |
| Nonspendable  | 6,826               | 3,560                      | -                           | -                       | -              | 10,386                         |
| Restricted  |                     |                            |                             |                         |                |                                |
| Class C roads   | -                   | 1,469,067                  | -                           | -                       | -              | 1,469,067                      |
| Local Option  | -                   | 204,613                    | -                           | -                       | -              | 204,613                        |
| Impact fees   | -                   | 6,382,246                  | -                           | -                       | -              | 6,382,246                      |
| Debt service  | -                   | -                          | -                           | 12,754                  | -              | 12,754                         |
| Committed   | -                   | -                          | 6,533,592                   | -                       | -              | 6,533,592                      |
| Assigned  | -                   | 1,490,534                  | -                           | -                       | 213,929        | 1,704,463                      |
| Unassigned  | 1,979,323           | -                          | -                           | -                       | -              | 1,979,323                      |
| Total fund balances                                       | <u>1,986,149</u>    | <u>9,550,020</u>           | <u>6,533,592</u>            | <u>12,754</u>           | <u>213,929</u> | <u>18,296,444</u>              |
| Total liabilities, deferred inflows,<br>and fund balances | <u>\$ 4,293,225</u> | <u>9,936,637</u>           | <u>7,031,530</u>            | <u>12,754</u>           | <u>229,136</u> | <u>21,503,282</u>              |

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

**West Point City**  
**Reconciliation of the Balance Sheet to Governmental Funds**  
**To the Statement of Net Position**  
**June 30, 2025**

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

|   |               |
|---|---------------|
| Total fund balances - governmental fund types | \$ 18,296,444 |
|---|---------------|

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

|  |                          |                     |            |
|--|--------------------------|---------------------|------------|
|  | Cost of capital assets   | 61,750,486          |            |
|  | Accumulated depreciation | <u>(10,544,622)</u> |            |
|  |                          |                     | 51,205,864 |

|  |         |
|--|---------|
| Deferred outflows of resources, a consumption to net position that applies to future periods, is not shown in the fund statements. | 328,357 |
|--|---------|

|  |           |
|--|-----------|
| Net pension liability is not due and payable in the current period and, therefore, is not reported in the fund statements. | (252,641) |
|--|-----------|

|   |          |
|---|----------|
| Deferred inflows of resources, pension related, is a liability that relates to future periods and, therefore, is not included in the fund statements. | (14,454) |
|---|----------|

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds. The detail is as follows:

|  |                       |                  |                    |
|--|-----------------------|------------------|--------------------|
|  | Bond interest payable | (23,582)         |                    |
|  | Bonds payable         | (5,620,000)      |                    |
|  | Compensated absences  | <u>(129,324)</u> |                    |
|  |                       |                  | <u>(5,772,906)</u> |

|                                       |                             |
|---------------------------------------|-----------------------------|
| Net position of government activities | \$ <u><u>63,790,663</u></u> |
|---------------------------------------|-----------------------------|

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

**West Point City**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended June 30, 2025**

|  | General<br>Fund | Special<br>Revenue<br>Fund | Capital<br>Projects<br>Fund | Debt<br>Service<br>Fund | CDRA<br>Fund | Total<br>Governmental<br>Funds |
|--|-----------------|----------------------------|-----------------------------|-------------------------|--------------|--------------------------------|
| <b><u>Revenues</u></b>                       |                 |                            |                             |                         |              |                                |
| Taxes  | \$ 4,129,597    | 220,151                    | -                           | -                       | 222,145      | 4,571,893                      |
| Licenses and permits                         | 595,462         | -                          | -                           | -                       | -            | 595,462                        |
| Charges for services                         | 247,927         | -                          | -                           | -                       | -            | 247,927                        |
| Impact fees                                  | -               | 1,621,347                  | -                           | -                       | -            | 1,621,347                      |
| Intergovernmental                            | 676,662         | -                          | 247,344                     | -                       | -            | 924,006                        |
| Interest                                     | 45,620          | 419,223                    | 282,741                     | 568                     | 7,652        | 755,804                        |
| Miscellaneous revenue                        | 4,885           | -                          | 20,700                      | -                       | -            | 25,585                         |
| Total revenues                               | 5,700,153       | 2,260,721                  | 550,785                     | 568                     | 229,797      | 8,742,024                      |
| <b><u>Expenditures</u></b>                   |                 |                            |                             |                         |              |                                |
| Current                                      |                 |                            |                             |                         |              |                                |
| General government                           | 1,162,703       | -                          | -                           | -                       | -            | 1,162,703                      |
| Public safety                                | 1,374,273       | -                          | -                           | -                       | -            | 1,374,273                      |
| Streets and public works                     | 465,021         | 1,465,235                  | -                           | -                       | -            | 1,930,256                      |
| Parks and recreation                         | 909,789         | 406,930                    | -                           | -                       | -            | 1,316,719                      |
| Capital outlay                               | -               | -                          | 389,041                     | -                       | -            | 389,041                        |
| Debt service                                 |                 |                            |                             |                         |              |                                |
| Principal retirement                         | -               | -                          | -                           | -                       | 419,000      | 419,000                        |
| Interest and fiscal charges                  | -               | -                          | -                           | -                       | 294,952      | 294,952                        |
| Total expenditures                           | 3,911,786       | 1,872,165                  | 389,041                     | -                       | 713,952      | 6,886,944                      |
| Excess revenues over (under) expenditures    | 1,788,367       | 388,556                    | 161,744                     | 568                     | (484,155)    | 1,855,080                      |
| <b><u>Other financing sources (uses)</u></b> |                 |                            |                             |                         |              |                                |
| Proceeds from sale of capital asset          | 306,400         | -                          | -                           | -                       | -            | 306,400                        |
| Transfers in                                 | -               | 645,796                    | 650,000                     | -                       | 576,000      | 1,871,796                      |
| Transfers (out)                              | (1,871,796)     | -                          | -                           | -                       | -            | (1,871,796)                    |
| Total other financing sources and uses       | (1,565,396)     | 645,796                    | 650,000                     | -                       | 576,000      | 306,400                        |
| Net change in fund balances                  | 222,971         | 1,034,352                  | 811,744                     | 568                     | 91,845       | 2,161,480                      |
| Fund balance - beginning of year             | 1,763,178       | 8,515,668                  | 5,721,848                   | 12,185                  | 122,084      | 16,134,963                     |
| Fund balance - end of year                   | \$ 1,986,149    | 9,550,020                  | 6,533,592                   | 12,753                  | 213,929      | 18,296,443                     |

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

# West Point City

## Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to Statement of Activities For the Year Ended June 30, 2025

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

Net changes in fund balances - total governmental funds \$ 2,161,480

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 capital outlays exceeded depreciation in the current period.

|                      |                    |           |
|----------------------|--------------------|-----------|
| Capital outlay       | \$ 901,566         |           |
| Depreciation expense | <u>(1,081,337)</u> | (179,771) |

Revenues related to contribution of capital assets in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. 6,304,643

The repayment of the principal of long-term debt consumes the current financial resources of governmental funds. This transaction, however, does not effect net position. This is the net effect of differences in the treatment of long-term debt and related items.

|                              |                |         |
|------------------------------|----------------|---------|
| Retirement of long-term debt | <u>419,000</u> | 419,000 |
|------------------------------|----------------|---------|

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.

|                         |                 |          |
|-------------------------|-----------------|----------|
| Compensated absences    | \$ (26,065)     |          |
| Accrued interest        | 1,607           |          |
| Pension benefit expense | <u>(51,916)</u> | (76,374) |

Change in net position of governmental activities \$ 8,628,978

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

**West Point City**  
**Statement of Net Position**  
**Proprietary Funds**  
**June 30, 2025**

|  | Business-Type Activities - Enterprise Funds |                  |                  |             |
|--|---|------------------|------------------|-------------|
|  | Waste<br>Utility                            | Water<br>Utility | Storm<br>Utility | Total       |
| <b><u>Assets</u></b>                         |   |                  |                  |             |
| Current assets                               |   |                  |                  |             |
| Cash and cash equivalents                    | \$ 4,520                                    | \$ 2,639,947     | 2,128,851        | 4,773,318   |
| Accounts receivable - net                    | 205,592                                     | 175,115          | 23,578           | 404,285     |
| Prepaid expenses                             | 4,566                                       | 130,689          | 3,560            | 138,815     |
| Due from other governments                   | 4,072,391                                   | -                | -                | 4,072,391   |
| Total current assets                         | 4,287,069                                   | 2,945,751        | 2,155,989        | 9,388,809   |
| Noncurrent assets                            |   |                  |                  |             |
| Construction in progress                     | 16,859,178                                  | 715,767          | -                | 17,574,945  |
| Land, equipment, buildings, and improvements | 8,278,896                                   | 7,259,743        | 9,537,284        | 25,075,923  |
| Less: Accumulated depreciation               | (2,382,376)                                 | (1,962,528)      | (1,700,529)      | (6,045,433) |
| Total noncurrent assets                      | 22,755,698                                  | 6,012,982        | 7,836,755        | 36,605,435  |
| Total assets                                 | 27,042,767                                  | 8,958,733        | 9,992,744        | 45,994,244  |
| <b><u>Deferred Outflows of Resources</u></b> |   |                  |                  |             |
| Deferred outflows related to pensions        | 72,847                                      | 83,284           | 30,082           | 186,213     |
| Total deferred outflows of resources         | 72,847                                      | 83,284           | 30,082           | 186,213     |
| <b><u>Liabilities</u></b>                    |   |                  |                  |             |
| Current liabilities                          |   |                  |                  |             |
| Accounts payable                             | 1,997,990                                   | 244,722          | 8,176            | 2,250,888   |
| Accrued liabilities                          | 33,581                                      | 37,136           | 17,287           | 88,004      |
| Due to other funds                           | 1,505,000                                   | -                | -                | 1,505,000   |
| Total current liabilities                    | 3,536,571                                   | 281,858          | 25,463           | 3,843,892   |
| Noncurrent liabilities                       |   |                  |                  |             |
| Net pension liability                        | 51,120                                      | 60,319           | 18,962           | 130,401     |
| Total noncurrent liabilities                 | 51,120                                      | 60,319           | 18,962           | 130,401     |
| Total liabilities                            | 3,587,691                                   | 342,177          | 44,425           | 3,974,293   |
| <b><u>Deferred Inflows of Resources</u></b>  |   |                  |                  |             |
| Deferred inflows related to pensions         | (3,595)                                     | (5,695)          | 452              | (8,838)     |
| Total deferred inflows of resources          | (3,595)                                     | (5,695)          | 452              | (8,838)     |
| <b><u>Net Position</u></b>                   |   |                  |                  |             |
| Net invested in capital assets               | 22,755,698                                  | 6,012,982        | 7,836,755        | 36,605,435  |
| Restricted - impact fees                     | 1,305,342                                   | 320,411          | 1,139,491        | 2,765,244   |
| Unrestricted                                 | (529,522)                                   | 2,372,142        | 1,001,703        | 2,844,323   |
| Total net position                           | \$ 23,531,518                               | 8,705,535        | 9,977,949        | 42,215,002  |

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

**West Point City**  
**Statement of Revenues, Expenses, and Changes in Fund Net Position**  
**Proprietary Funds**  
**For the Year Ended June 30, 2025**

|   | Business-Type Activities - Enterprise Funds |                  |                  |            |
|---|---|------------------|------------------|------------|
|   | Waste<br>Utility                            | Water<br>Utility | Storm<br>Utility | Total      |
| <b>Operating Revenues</b>               |   |                  |                  |            |
| Charges for services                    | \$ 2,468,267                                | 2,084,614        | 221,761          | 4,774,642  |
| Connections, penalties, and other fees  | 980   | 882              | 98               | 1,960      |
| Other income                            | 25,340                                      | 4,900            | -                | 30,240     |
| Total operating revenues                | 2,494,587                                   | 2,090,396        | 221,859          | 4,806,842  |
| <b>Operating Expenses</b>               |   |                  |                  |            |
| Personnel services                      | 348,793                                     | 398,080          | 145,978          | 892,851    |
| Contractual services                    | 2,032,306                                   | 1,198,280        | 34,104           | 3,264,690  |
| Maintenance and supplies                | 126,046                                     | 278,426          | 10,410           | 414,882    |
| Depreciation and amortization           | 168,238                                     | 179,932          | 199,149          | 547,319    |
| Total operating expenses                | 2,675,383                                   | 2,054,718        | 389,641          | 5,119,742  |
| Operating income (loss)                 | (180,796)                                   | 35,678           | (167,782)        | (312,900)  |
| <b>Nonoperating Revenues (Expenses)</b> |   |                  |                  |            |
| Gain/loss on sale of capital asset      | -   | -                | -                | -          |
| Interest revenue                        | 9,524                                       | 115,205          | 91,261           | 215,990    |
| Impact fees                             | 107,889                                     | 87,570           | 182,506          | 377,965    |
| Grants                                  | 10,660,926                                  | -                | -                | 10,660,926 |
| Transfers in                            | -   | -                | -                | -          |
| Transfers (out)                         | -   | -                | -                | -          |
| Developer contributions                 | 513,684                                     | 1,001,257        | 383,451          | 1,898,392  |
| Total nonoperating revenues (expenses)  | 11,292,023                                  | 1,204,032        | 657,218          | 13,153,273 |
| Change in net position                  | 11,111,227                                  | 1,239,710        | 489,436          | 12,840,373 |
| Total net position - beginning          | 12,420,291                                  | 7,465,825        | 9,488,513        | 29,374,629 |
| Total net position - ending             | \$ 23,531,518                               | 8,705,535        | 9,977,949        | 42,215,002 |

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



**West Point City**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended June 30, 2025**

|  | Business-Type Activities - Enterprise Funds |                  |                  |                     |
|--|---|------------------|------------------|---------------------|
|  | Waste<br>Utility                            | Water<br>Utility | Storm<br>Utility | Total               |
| <b>Cash flows from operating activities</b>  |   |                  |                  |                     |
| Receipts from customers  | \$ 2,489,919                                | 2,088,001        | 221,950          | 4,799,870           |
| Payments to suppliers  | (1,058,177)                                 | (1,652,232)      | (64,735)         | (2,775,144)         |
| Payments to employees  | (335,198)                                   | (381,882)        | (141,294)        | (858,374)           |
| Net cash provided (used) by operating activities   | <u>1,096,544</u>                            | <u>53,887</u>    | <u>15,921</u>    | <u>1,166,352</u>    |
| <b>Cash flows from noncapital financing activities</b>   |   |                  |                  |                     |
| Impact fees  | 107,889                                     | 87,570           | 182,506          | 377,965             |
| Local grants   | 9,904,516                                   | -                | -                | 9,904,516           |
| Due to other funds   | (800,000)                                   | -                | -                | (800,000)           |
| Transfers from other funds   | -   | -                | -                | -                   |
| Transfers to other funds   | -   | -                | -                | -                   |
| Net cash provided (used) by noncapital financing activities                                    | <u>9,212,405</u>                            | <u>87,570</u>    | <u>182,506</u>   | <u>9,482,481</u>    |
| <b>Cash flows from capital and related financing activities</b>                                |   |                  |                  |                     |
| Proceeds from sales of capital assets  | -   | -                | -                | -                   |
| Purchases of capital assets  | (10,728,354)                                | (37,110)         | (39,663)         | (10,805,127)        |
| Net cash provided (used) by capital and related financing activities                           | <u>(10,728,354)</u>                         | <u>(37,110)</u>  | <u>(39,663)</u>  | <u>(10,805,127)</u> |
| <b>Cash flows from investing activities</b>  |   |                  |                  |                     |
| Interest and dividends received  | 9,524                                       | 115,205          | 91,262           | 215,991             |
| Net cash provided (used) by investing activities   | <u>9,524</u>                                | <u>115,205</u>   | <u>91,262</u>    | <u>215,991</u>      |
| Net increase (decrease) in cash and cash equivalents   | (409,881)                                   | 219,552          | 250,026          | 59,697              |
| Cash and cash equivalents - beginning  | <u>414,401</u>                              | <u>2,420,395</u> | <u>1,878,825</u> | <u>4,713,621</u>    |
| Cash and cash equivalents - ending   | <u>\$ 4,520</u>                             | <u>2,639,947</u> | <u>2,128,851</u> | <u>4,773,318</u>    |
| <b>Reconciliation of operating income to net cash provided (used) by operating activities</b>  |   |                  |                  |                     |
| Operating income (loss)  | <u>\$ (180,796)</u>                         | <u>35,678</u>    | <u>(167,782)</u> | <u>(312,900)</u>    |
| Adjustments to reconcile operating income to net cash provided (used) by operating activities: |   |                  |                  |                     |
| Depreciation expense   | 168,238                                     | 179,932          | 199,149          | 547,319             |
| (Increase) decrease in accounts receivable   | (4,668)                                     | (2,395)          | 91               | (6,972)             |
| (Increase) decrease in prepaid expenses  | (4,566)                                     | (130,689)        | (3,560)          | (138,815)           |
| (Increase) decrease in net pension asset   | -   | -                | -                | -                   |
| (Increase) decrease in deferred outflows   | 654   | 1,100            | (978)            | 776                 |
| Increase (decrease) in accounts payable  | 1,109,573                                   | (37,328)         | (17,270)         | 1,054,975           |
| Increase (decrease) in net pension liability   | 12,750                                      | 14,875           | 5,578            | 33,203              |
| Increase (decrease) in deferred inflows  | 191   | 223              | 84               | 498                 |
| Increase (decrease) in accrued liabilities   | (4,832)                                     | (7,509)          | 609              | (11,732)            |
| Total adjustments  | <u>1,277,340</u>                            | <u>18,209</u>    | <u>183,703</u>   | <u>1,479,252</u>    |
| Net cash provided (used) by operating activities   | <u>\$ 1,096,544</u>                         | <u>53,887</u>    | <u>15,921</u>    | <u>1,166,352</u>    |
| <b>Noncash capital and financing activities:</b>   |   |                  |                  |                     |
| Contribution of capital assets from private developers   | \$ 513,684                                  | 1,001,257        | 383,451          | 1,898,392           |

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

## **NOTES TO FINANCIAL STATEMENTS**

**West Point City**  
**Notes to Financial Statements**  
**For the Year Ended June 30, 2025**

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**Note 1 - Summary of Significant Accounting Policies**

West Point City (the City) was incorporated in 1935. The City operates under a manager/council form of government and provides the following services as authorized by its charter: public safety, streets and highways, public utilities, parks and recreation, and general administrative services. The financial statements of West Point City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies.

**A. Reporting entity**

The City is a municipal corporation governed by an elected mayor and a five member council. The accompanying financial statements present the government and its component units, entities for which the City is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

*Blended component units.* The following entities are blended in the accompanying basic financial statements:

West Point City Redevelopment Agency (CRDA)

Blending means that component unit balances and transactions are combined with balances and transactions of the primary government. Although legally separate from the City, the above component unit is blended because they are governed by boards comprised of the City council members. The City retains fiscal responsibility for this entity. This entity is reported as a special revenue fund.

**B. Description of Government-wide and fund financial statements**

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all of the non-fiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

**Note 1 - Summary of Significant Accounting Policies - continued**

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are: 1) reasonable allocation of costs where the amounts are reasonably equivalent in value to the interfund services provided and 2) other charges between the government's General Fund and utility functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units. Separate statements for each fund category - governmental, proprietary, and fiduciary - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

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

The *special revenue fund* is used to account for the proceeds of specific revenue sources, impact fees, that are legally restricted for the construction and maintenance of infrastructure assets of the City.

The *capital projects fund* is used to account for financial resources used in the acquisition and construction of major capital improvements.

The *debt service fund* is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs (other than those of the proprietary funds).

The *CDRA fund* is used to account for redevelopment agency transactions conducted by the City, including property acquisition, site improvements, preparation, cost, installation of public improvements, and administration cost.

**Note 1 - Summary of Significant Accounting Policies - continued**

The City reports the following major enterprise funds:

The *waste utility fund* accounts for the operations of the City's sewer system.

The *water utility fund* accounts for the operations of the City's water system.

The *storm water utility fund* accounts for the operations of the City's storm drain system.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due to/from other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

**E. Measurement focus and basis of accounting**

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current *financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

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

**Note 1 - Summary of Significant Accounting Policies - continued**

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period, or soon enough thereafter, to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisition under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

**F. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance**

**1. Deposits and investments**

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the City to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds, repurchase agreements, and the State Treasurer's Investment Pool.

Investments for the City are reported at fair value. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

Certain resources of the City's governmental funds are set aside for repayment of debt, capital projects, impact fees, and cemetery perpetual care.

**Note 1 - Summary of Significant Accounting Policies - continued**

2. Prepaid items

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

3. Receivables

All trade, property, sales, and franchise tax receivables are shown net of an allowance for uncollectable. Trade accounts receivable in excess of 180 days comprise the trade accounts receivable allowance for uncollectable.

Property taxes are collected by the County Treasurer and remitted to the City shortly after collection. Property taxes are levied based on property values as of January 1st of each year, with liens posted as of the same date. Taxes are due and payable on November 1st and delinquent after 12 o'clock noon on November 30th of each year.

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

Franchise taxes are collected by telephone, natural gas and electric utilities, and by cable TV operations and are remitted to the City monthly.

This section intentionally left blank.



**Note 1 - Summary of Significant Accounting Policies - continued**

4. Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items), are reported in the applicable government or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

Interest incurred during the construction phase of capital assets of enterprise funds is included as part of the capitalized value of the assets constructed. The amount of interest capitalized depends on the specific circumstances.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the government chose to include all such items regardless of their acquisition date or amount. The government was able to estimate the historical cost for the initial reporting of these assets through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the government constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated fair value at the date of donation.

Land and construction in progress are not depreciated. Property, plant, equipment, and infrastructure of the primary government, as well as the component units, is depreciated using the straight line method over the following estimated useful lives:

| <u>Assets</u>                   | <u>Years</u> |
|---------------------------------|--------------|
| Buildings and improvements      | 20 - 50      |
| Sewer collection system         | 50           |
| Water distribution system       | 50           |
| Infrastructure and improvements | 20 - 40      |
| Machinery and equipment         | 5 - 10       |
| Other improvements              | 10 - 40      |

**Note 1 - Summary of Significant Accounting Policies - continued**

5. Unearned revenue

Unearned revenue for the City represents amounts received on grants whose purpose restrictions have not been met. Revenue is recognized on restricted grants only when all restrictions on those funds are satisfied.

6. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. Property taxes to be collected in November were unavailable in the current fiscal year. This amount is deferred and recognized as an inflow of resources in the period that the amounts become available.

7. Long-term obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, 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 and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are 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.

8. Pensions

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

**Note 1 - Summary of Significant Accounting Policies - continued**

9. Net position flow assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

10. Fund balance flow assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

11. Fund balance/net position policies

Government-wide financial statements

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

*Net investment in capital assets* - Capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balance of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

*Restricted net position* - Net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

*Unrestricted net position* - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

**Note 1 - Summary of Significant Accounting Policies - continued**

11. Fund balance/net position policies - continued

Fund financial statements

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

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

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

*Committed fund balance* - Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision making authority, the City Council. The commitment can only be removed through the same action.

*Assigned fund balance* - Amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. This intent is expressed by either the City Council or delegated by the City Council to the City Manager. This also includes all remaining amounts that are reported in governmental funds, other than the General Fund, that are not classified as nonspendable, restricted, nor committed or in the General Fund, that are intended to be used for specific purposes.

*Unassigned fund balance* - Residual classification of the General Fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to a specific purpose within the General Fund.

It is the City's policy to apply expenditures first to committed fund balance, then assigned, and finally unassigned.

G. Revenues and expenditures/expenses

1. Program revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

**Note 1 - Summary of Significant Accounting Policies - continued**

2. Property taxes

Property taxes attach as an enforceable lien on real property on January 1st of each year. Taxes are levied on property owners in July and are payable by November 30th. Collections are periodically distributed to the taxing entities, with final settlement due March 31st of the subsequent year. The City records a receivable and deferred revenue for delinquent taxes, but no allowance for doubtful accounts is made as uncollected taxes are deemed to be substantially collectible or recoverable through foreclosure.

3. Compensated absences

City employees are granted vacation and sick leave in varying amounts based on length of service. Unused vacation up to 240 hours may carryover into the next year and is paid upon termination.

Sick leave shall be paid for any unused sick leave if the employee has been employed full-time for 5 years or more. The City will pay one-third the outstanding balance at the employee's last pay rate.

The government's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

4. Proprietary funds: operating and nonoperating revenues and expenses

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

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

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**Note 2 - Stewardship, Compliance, and Accountability**

**A. Budgetary information**

Budgets are prepared and adopted, in accordance with State law, by West Point City Council on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are adopted for the general, special revenue, capital projects, and debt service funds. Tentative budgets must be adopted on or before June 22nd for the following fiscal year, beginning July 1st. Final adoption of the budget must be no later than August 17th. Budgets may be increased by resolution of the City Council at any time during the year. A public hearing must be held regarding any proposed increase in a fund's appropriations. The budget is adopted by fund, function, and department. The government's department heads may make transfers of appropriations within a department. Transfers of appropriations between departments require the approval of the City Council. The legal level of budgetary control is the function level. Appropriations lapse at June 30th.

Budgets for the General Fund, Special Revenue Funds and Capital Projects Funds are prepared on the modified accrual basis of accounting. Encumbrances are used only as an internal management control device during the year. Appropriations lapse at year end. Therefore encumbrances are not reflected in the accompanying financial statements. However, encumbrances generally are reappropriated and honored as part of the following year's budget. The Council made several supplemental budgetary appropriations throughout the year. Budget and actual statements for funds reported as major are included in this report. The supplemental budgetary appropriations made in nonmajor funds were not material. During the current year, there were no expenditures that exceeded appropriations.

Utah State law allows for the accumulation of a fund balance in the general fund in an amount equal to 35% of the total current year revenue of the General Fund. In the event that the fund balance, at the end of the fiscal year, is in excess of that allowed, the City has one year, to determine an appropriate use and then the excess must be included as an available resource in the General Fund budget. At year end, the City's unassigned general fund balance was \$1,905,306 which is 33.43% of current year revenue.

This section intentionally left blank.

**Note 3 - Detailed Notes on all Funds**

**A. Deposits and investments**

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

*Deposits*

Custodial Credit Risk - Deposits - Custodial credit risk for deposits is the risk that in the event of a bank failure, the local government's deposits may not be recovered. The local government's policy for managing custodial credit risk is to adhere to the Money Management Act. As of June 30, 2025, \$45,529 of the local government's bank balances of \$295,529 were uninsured and uncollateralized.

*Investments*

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

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

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



**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 3 - Detailed Notes on all Funds - continued**

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

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

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

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

| Investments by fair value level          | Total investments measured at fair value |            |         |
|--|--|------------|---------|
|  | Level 1                                  | Level 2    | Level 3 |
| Utah Public Treasurers' Investment Fund  | \$ -                                     | 22,415,087 | -       |
| Total investments measured at fair value | \$ -                                     | 22,415,087 | -       |

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

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Corporate and Municipal Bonds: quoted prices for similar securities in active markets;
- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund;
- Utah Public Treasurers' Investment Fund: application of the December 31st fair value factor, as calculated by the Utah State Treasurer, to the Entity's average daily balance in the Fund.

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 3 - Detailed Notes on all Funds - continued**

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

As of June 30, 2025, the City's investments had the following maturities:

|  | Investment Maturities (in years) |          |           |
|--|----------------------------------|----------|-----------|
|  | Less than 1                      | 1-5      | 6 or more |
| Investments by fair value level          |                                  |          |           |
| Utah Public Treasurers' Investment Fund  | \$ 22,415,087                    | -        | -         |
| Total investments measured at fair value | <u>\$ 22,415,087</u>             | <u>-</u> | <u>-</u>  |

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

|  | Quality Ratings |          |                   |
|--|-----------------|----------|-------------------|
|  | AA              | A        | Unrated           |
| Investments by fair value level          |                 |          |                   |
| Utah Public Treasurers' Investment Fund  | \$ -            | -        | 22,415,087        |
| Total investments measured at fair value | <u>\$ -</u>     | <u>-</u> | <u>22,415,087</u> |

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

**Custodial Credit Risk - Investments** - For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments that are in the possession of an outside party. The local government is authorized to invest in the Utah Public Treasurer's Investment Fund (PTIF), an external pooled investment fund managed by the Utah State Treasurer and subject to the Act and Council requirements. The PTIF is not registered with the SEC as an investment company, and deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah. The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of the PTIF are allocated based upon the participants' average daily balances.

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 3 - Detailed Notes on all Funds - continued**

**B. Receivables**

Receivables as of year end for the government's general and enterprise funds are as follows:

|                                   | <u>Governmental</u> | <u>Enterprise</u> | <u>Total</u>     |
|-----------------------------------|---------------------|-------------------|------------------|
| Accounts                          | \$ -                | 419,332           | 419,332          |
| Less: Allowance for uncollectable | -                   | (15,047)          | (15,047)         |
| Due from other governments        | -                   | 4,072,391         | 4,072,391        |
| Property tax                      | 7,201               | -                 | 7,201            |
| Sales and energy tax              | 505,162             | -                 | 505,162          |
| B & C road revenue                | 135,490             | -                 | 135,490          |
| Deferred property tax revenue     | 873,430             | -                 | 873,430          |
| Deferred other                    | 164,000             | -                 | 164,000          |
| Franchise tax                     | 61,315              | -                 | 61,315           |
| Telecommunications                | 4,683               | -                 | 4,683            |
| Other                             | 172,984             | -                 | 172,984          |
|                                   | <u>\$ 1,924,265</u> | <u>4,476,676</u>  | <u>6,400,941</u> |

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period.

Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of deferred revenue and unearned revenue reported in the governmental funds were as follows:

|   | <u>Unavailable</u>  | <u>Unearned</u> |
|---|---------------------|-----------------|
| Property taxes  | \$ 873,430          | -               |
| Government Reimbursement                                    | 164,000             | -               |
| Total deferred / unearned revenue for<br>governmental funds | <u>\$ 1,037,430</u> | <u>-</u>        |

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 3 - Detailed Notes on all Funds - continued**

**C. Capital assets**

Capital asset activity for the year ended June 30, 2025 was as follows:

| <b>Primary government</b>                    | Beginning     |            |           | Ending     |
|--|---------------|------------|-----------|------------|
| <b>Governmental activities</b>               | Balance       | Increases  | Decreases | Balance    |
| Capital assets not being depreciated:        |               |            |           |            |
| Land   | \$ 12,414,743 | -          | -         | 12,414,743 |
| Construction in progress                     | 69,361        | 774,041    | -         | 843,402    |
| Total capital assets not being depreciated   | 12,484,104    | 774,041    | -         | 13,258,145 |
| Capital assets being depreciated             |               |            |           |            |
| Buildings                                    | 2,163,653     | -          | -         | 2,163,653  |
| Improvements                                 | 2,703,562     | -          | -         | 2,703,562  |
| Machinery and equipment                      | 1,795,234     | 177,832    | (1,500)   | 1,971,566  |
| Infrastructure                               | 35,399,224    | 6,254,336  | -         | 41,653,560 |
| Total capital assets being depreciated       | 42,061,673    | 6,432,168  | (1,500)   | 48,492,341 |
| Less accumulated depreciation for            |               |            |           |            |
| Buildings                                    | 1,465,238     | 70,232     | -         | 1,535,470  |
| Improvements                                 | 860,695       | 57,231     | -         | 917,926    |
| Machinery and equipment                      | 1,491,103     | 101,964    | (1,500)   | 1,591,567  |
| Infrastructure                               | 5,647,749     | 851,910    | -         | 6,499,659  |
| Total accumulated depreciation               | 9,464,785     | 1,081,337  | (1,500)   | 10,544,622 |
| Total capital assets, being depreciated, net | 32,596,888    | 5,350,831  | -         | 37,947,719 |
| Governmental activities capital assets, net  | \$ 45,080,992 | 6,124,872  | -         | 51,205,864 |
| <b>Business-type activities</b>              |               |            |           |            |
| Capital assets not being depreciated         |               |            |           |            |
| Land   | \$ 158,040    | -          | -         | 158,040    |
| Water rights                                 | 138,000       | 356,573    | -         | 494,573    |
| Construction in progress                     | 6,914,019     | 10,660,926 | -         | 17,574,945 |
| Total capital assets not being depreciated   | 7,210,059     | 11,017,499 | -         | 18,227,558 |
| Capital assets being depreciated             |               |            |           |            |
| Buildings                                    | 60,000        | -          | -         | 60,000     |
| Improvements                                 | 21,948,265    | 1,548,392  | -         | 23,496,657 |
| Machinery and equipment                      | 728,106       | 138,546    | -         | 866,652    |
| Total capital assets being depreciated       | 22,736,371    | 1,686,938  | -         | 24,423,309 |
| Less accumulated depreciation for            |               |            |           |            |
| Buildings                                    | 41,985        | 1,905      | -         | 43,890     |
| Improvements                                 | 4,835,277     | 508,530    | -         | 5,343,807  |
| Machinery and equipment                      | 620,854       | 36,884     | -         | 657,738    |
| Total accumulated depreciation               | 5,498,116     | 547,319    | -         | 6,045,435  |
| Total capital assets, being depreciated, net | 17,238,255    | 1,139,619  | -         | 18,377,874 |
| Business-type activities capital assets, net | \$ 24,448,314 | 12,157,118 | -         | 36,605,432 |

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 3 - Detailed Notes on all Funds - continued**

**C. Capital assets - continued**

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

|   |                            |
|---|----------------------------|
| Governmental activities                               |                            |
| General government                                    | \$ 223,550                 |
| Public works  | 760,989                    |
| Parks and community services                          | <u>96,798</u>              |
| Total depreciation expense - governmental activities  | <u>1,081,337</u>           |
| Business-type activities                              |                            |
| Waste Utility   | 168,238                    |
| Water Utility   | 179,932                    |
| Storm Water Utility                                   | <u>199,149</u>             |
| Total depreciation expense - business-type activities | <u>547,319</u>             |
| Total depreciation expense                            | <u><u>\$ 1,628,656</u></u> |

**D. Interfund transfers**

|                      | Transfers Out       |          |          |          |          | Total            |
|----------------------|---------------------|----------|----------|----------|----------|------------------|
|                      | General             | Special  | Capital  | Waste    | Water    |                  |
| Transfers In         | Fund                | Revenue  | Projects | Utility  | Fund     |                  |
| Special Revenue Fund | \$ 645,796          | -        | -        | -        | -        | 645,796          |
| Capital projects     | 650,000             | -        | -        | -        | -        | 650,000          |
| CDRA Fund            | 576,000             | -        | -        | -        | -        | 576,000          |
| Total transfer in    | <u>\$ 1,871,796</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>1,871,796</u> |

Interfund receivables and payables are created when expenditures are paid by one fund on behalf of another. In addition, allocations of expenditures between funds are recorded as due to/from until paid. Transfers between funds are to fund operating expenditures and capital projects.

During the year, transfers are used to 1) move revenues from the fund with collection authorization to the debt service fund as debt service principal and interest payments become due, 2) move general fund resources to provide an annual subsidy to the capital projects fund, and 3) move revenues from the general fund relating to Class C roads to the special revenue fund.

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 3 - Detailed Notes on all Funds - continued**

E. Long-term debt

Long-term liability activity for the year ended June 30, 2025 was as follows:

|                             | Beginning<br>Balance | Additions     | Reductions       | Ending<br>Balance | Due Within<br>One Year |
|-----------------------------|----------------------|---------------|------------------|-------------------|------------------------|
| Governmental activities     |                      |               |                  |                   |                        |
| Revenue bonds               | \$ 6,039,000         | -             | (419,000)        | 5,620,000         | -                      |
| Net pension liability       | 168,969              | -             | 83,672           | 252,641           | -                      |
| Compensated absences        | 103,259              | 97,007        | (70,942)         | 129,324           | 103,459                |
| Total long-term liabilities | <u>\$ 6,311,228</u>  | <u>97,007</u> | <u>(406,270)</u> | <u>6,001,965</u>  | <u>103,459</u>         |
|                             | Beginning<br>Balance | Additions     | Reductions       | Ending<br>Balance | Due Within<br>One Year |
| Business-type activities    |                      |               |                  |                   |                        |
| Net pension liability       | \$ 97,198            | -             | 33,203           | 130,401           | -                      |
| Compensated absences        | 80,953               | 27,869        | (38,549)         | 70,273            | 56,218                 |
| Total long-term liabilities | <u>\$ 178,151</u>    | <u>27,869</u> | <u>(5,346)</u>   | <u>200,674</u>    | <u>56,218</u>          |

Revenue bonds issued at June 30, 2025 consist of the following:

| Series | Purpose  | Amount       | Range  | Date | Outstanding         |
|--------|--|--------------|--------|------|---------------------|
| 2022   | Sales tax revenue bonds. Used to finance the acquisition and construction of major capital facilities. | \$ 6,055,000 | 5.07%  | 2038 | \$ 5,488,000        |
| 2016   | Sales tax revenue bonds. Used to finance the acquisition and construction of major capital facilities. | \$ 1,136,000 | 3.590% | 2026 | 132,000             |
|        |  |              |        |      | <u>\$ 5,620,000</u> |

| Years     | Tax Revenue Bonds   |                  |
|-----------|---------------------|------------------|
| Ending    | Principal           | Interest         |
| June 30   |                     |                  |
| 2026      | \$ 438,000          | 275,223          |
| 2027      | 322,000             | 254,565          |
| 2028      | 338,000             | 237,834          |
| 2029      | 356,000             | 220,241          |
| 2030      | 375,000             | 201,710          |
| 2029-2033 | 1,704,000           | 906,009          |
| 2034-2038 | 2,087,000           | 335,735          |
| Total     | <u>\$ 5,620,000</u> | <u>2,431,317</u> |

**Note 4 - Other Information**

**A. 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 for which the government carries commercial insurance.

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

**B. Pension plans**

*General Information about the Pension Plan*

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

Defined benefit plans:

- Public Employees Noncontributory Retirement System (Noncontributory System); is a multiple employer, cost sharing, public employee retirement system.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System); is a multiple employer, cost sharing, public employee retirement system.

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

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**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 4 - Other Information - continued**

**B. Pension plans - continued**

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: [www.urs.org/general/publications](http://www.urs.org/general/publications).

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

*Summary of Benefits by System*

| System                                  | Final<br>Average<br>Salary | Years of service required<br>and/or age eligible for benefit                                     | Benefit percent per year of<br>service | COLA**     |
|---|----------------------------|--|--|------------|
| Non-<br>contributory                    | Highest 3<br>years         | 30 years any age<br>25 years any age *<br>20 years age 60*<br>10 years age 62*<br>4 years age 65 | 2.0% per year all years                | Up to 4%   |
| Tier 2<br>Public<br>Employees<br>System | Highest 5<br>years         | 35 years any age<br>20 years any age 60*<br>10 years age 62*<br>4 years age 65                   | 1.5% per year all years                | Up to 2.5% |

\* Actuarial reductions are applied.

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

Contribution Rate Summary: As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable), is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2025 are as follows:

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 4 - Other Information - continued**

B. Pension plans - continued

*Utah Retirement Systems*

|   | Employee | Employer | Employer<br>401(k) |
|---|----------|----------|--------------------|
| Contributory System                     |          |          |                    |
| 111- Local Governmental Division Tier 2 | N/A      | 15.19    | 0.18               |
| Noncontributory System                  |          |          |                    |
| 15- Local Governmental Division Tier 1  | N/A      | 16.97    | N/A                |
| Tier 2 DC Only                          |          |          |                    |
| 211 - Local Government                  | N/A      | 5.19     | 10.00              |

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

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

| System                         | Employer<br>Contributions | Employee<br>Contributions |
|--------------------------------|---------------------------|---------------------------|
| Noncontributory System         | \$ 142,386                | N/A                       |
| Tier 2 Public Employees System | 125,432                   | 5,780                     |
| Tier 2 DC Only System          | 10,666                    | N/A                       |
| Total Contributions            | \$ 278,484                | \$ 5,780                  |

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

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**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 4 - Other Information - continued**

B. Pension plans - continued

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

At June 30, 2025, we reported a net pension liability of \$383,041 and a net pension asset of \$0.

|                                | (Measurement Date): December 31, 2024 |                          |                        |                                    |                      |
|--------------------------------|---------------------------------------|--------------------------|------------------------|------------------------------------|----------------------|
|                                | Net Pension<br>Asset                  | Net Pension<br>Liability | Proportionate<br>Share | Proportionate<br>Share<br>12/31/23 | Change<br>(decrease) |
| Noncontributory System         | \$ -                                  | 303,815                  | 0.09580680%            | 0.09201060%                        | 0.0037962%           |
| Tier 2 Public Employees System | \$ -                                  | 79,227                   | 0.02656480%            | 0.02709760%                        | -0.0005327%          |
|                                | <u>\$ -</u>                           | <u>\$ 383,042</u>        |                        |                                    |                      |

The net pension asset and liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2025 we recognized pension expense of \$364,502.

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

|  | Deferred<br>Outflows of<br>Resources | Deferred<br>Inflows of<br>Resources |
|--|--------------------------------------|-------------------------------------|
| Differences between expected and actual experience   | \$ 215,280                           | 546                                 |
| Changes in assumptions   | 51,592                               | 8                                   |
| Net difference between projected and actual earnings on pension plan investments                     | 96,578                               | -                                   |
| Changes in proportion and differences between contributions and proportionate share of contributions | 12,371                               | 5,063                               |
| Contributions subsequent to the measurement date   | 138,749                              | -                                   |
| Total  | <u>\$ 514,570</u>                    | <u>5,617</u>                        |

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 4 - Other Information - continued**

B. Pension plans - continued

\$138,749 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Year Ended December 31, | Deferred Outflows (inflows)<br>of Resources |
|-------------------------|---|
| 2025                    | \$ 180,471                                  |
| 2026                    | 180,584                                     |
| 2027                    | (31,048)                                    |
| 2028                    | 664   |
| 2029                    | 17,628                                      |
| Thereafter              | 21,905                                      |

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

For the year ended June 30, 2025 we recognized pension expense of \$277,952.

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

|  | Deferred<br>Outflows of<br>Resources | Deferred<br>Inflows of<br>Resources |
|--|--------------------------------------|-------------------------------------|
| Differences between expected and actual experience   | \$ 181,030                           | -                                   |
| Changes in assumptions   | 25,131                               | -                                   |
| Net difference between projected and actual earnings on pension plan investments                     | 91,514                               | -                                   |
| Changes in proportion and differences between contributions and proportionate share of contributions | -                                    | 3,810                               |
| Contributions subsequent to the measurement date   | 71,192                               | -                                   |
| Total  | <u>\$ 368,867</u>                    | <u>3,810</u>                        |

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 4 - Other Information - continued**

**B. Pension plans - continued**

\$71,192 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

| Year Ended December 31, | Deferred Outflows (Inflows)<br>of Resources |
|-------------------------|---|
| 2025                    | \$ 171,317                                  |
| 2026                    | 166,461                                     |
| 2027                    | (37,133)                                    |
| 2028                    | (6,781)                                     |
| 2029                    | -   |
| Thereafter              | -   |

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

For the year ended June 30, 2025 we recognized pension expense of \$86,550.

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

|  | Deferred<br>Outflows of<br>Resources | Deferred<br>Inflows of<br>Resources |
|--|--------------------------------------|-------------------------------------|
| Differences between expected and actual experience   | \$ 34,250                            | 546                                 |
| Changes in assumptions   | 26,461                               | 8                                   |
| Net difference between projected and actual earnings on pension plan investments                     | 5,064                                | -                                   |
| Changes in proportion and differences between contributions and proportionate share of contributions | 12,371                               | 1,253                               |
| Contributions subsequent to the measurement date   | 67,557                               | -                                   |
| Total  | <u>\$ 145,703</u>                    | <u>1,807</u>                        |



**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 4 - Other Information - continued**

**B. Pension plans - continued**

\$65,557 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Year Ended December 31, | Deferred Outflows (inflows)<br>of Resources |
|-------------------------|---|
| 2025                    | \$ 9,153                                    |
| 2026                    | 14,123                                      |
| 2027                    | 6,085                                       |
| 2028                    | 7,445                                       |
| 2029                    | 17,628                                      |
| Thereafter              | 21,905                                      |

*Actuarial Assumptions*

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

|                           |  |
|---------------------------|--|
| Inflation                 | 2.50 percent   |
| Salary Increases          | 3.5 - 9.5 percent average, including inflation                               |
| Investment rate of return | 6.85 percent, net of pension plan investment expense,<br>including inflation |

Mortality rates were developed from actual experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation and age, as appropriate, with adjustments for future improvement using 80% of the ultimate rates from the MP-2020 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

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

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 4 - Other Information - continued**

**B. Pension plans - continued**

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

| <b>Asset Class</b>                 | <b>Expected Return Arithmetic Basis</b> |                                     |   |
|------------------------------------|---|-------------------------------------|---|
|                                    | <b>Target Asset Allocation</b>          | <b>Real Return Arithmetic Basis</b> | <b>Long Term Expected Portfolio Real Rate of Return</b> |
| Equity Securities                  | 35%                                     | 7.01%                               | 2.45%   |
| Debt Securities                    | 20%                                     | 2.54%                               | 0.51%   |
| Real Assets                        | 18%                                     | 5.45%                               | 0.98%   |
| Private equity                     | 12%                                     | 10.05%                              | 1.21%   |
| Absolute Return                    | 15%                                     | 4.36%                               | 0.65%   |
| Cash and cash equivalents          | -                                       | 0.49%                               | -   |
| <b>Totals</b>                      | <b>100%</b>                             |                                     | <b>5.80%</b>  |
| Inflation                          |   |                                     | 2.50%   |
| Expected arithmetic nominal return |   |                                     | 8.30%   |

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

Discount rate: The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

**West Point City**  
**Notes to Financial Statements-continued**  
**For the Year Ended June 30, 2025**

**Note 4 - Other Information - continued**

**B. Pension plans - continued**

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

| System                         | 1% Decrease<br>(5.85%) | Discount<br>Rate (6.85%) | 1% Increase<br>(7.85%) |
|--------------------------------|------------------------|--------------------------|------------------------|
| Noncontributory System         | \$ 1,284,886           | 303,815                  | (518,987)              |
| Tier 2 Public Employees System | 236,631                | 79,227                   | (43,218)               |
| Total                          | 1,521,517              | 383,042                  | (562,205)              |

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

*Defined Contribution Savings Plan*

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

West Point City participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

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

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

|                        | 2025      | 2024      | 2023      |
|------------------------|-----------|-----------|-----------|
| 401(k) Plan            |           |           |           |
| Employer contributions | \$ 43,175 | \$ 41,344 | \$ 38,607 |
| Employee contributions | 27,028    | 32,405    | 33,705    |
| 457 Plan               |           |           |           |
| Employer contributions | 8,680     | 4,543     | 3,319     |
| Employee contributions | 27,917    | 14,046    | 11,023    |
| Roth IRA Plan          |           |           |           |
| Employer contributions | N/A       | N/A       | N/A       |
| Employee contributions | 6,002     | 5,122     | 4,286     |

**Note 4 - Other Information - continued**

**C. Commitments**

*Interlocal Agreement* - UIA. The City entered a Fiber Communications Service and Acquisition Contract with Utah Infrastructure Agency (UIA). UIA is an interlocal cooperative created to finance, construct and operate a system of fiber optic communication lines in various cities in the state. UIA leases use of the fiber optic system to retail vendors of telephone, video, and internet services. The City has pledged energy tax revenues to guarantee payment of UIA's bonds. To the extent that there are insufficient net revenues to pay the debt service, West Point City is required to reimburse the UIA debt service fund of any shortfall. Any amount paid by the City to UIA to reimburse the debt service reserve fund will be a loan to be repaid by UIA. It is expected that subscribers will be sufficient to cover UIA debt service requirements for West Point City.

West Point City entered into two separate agreements with Davis County. The first was for \$2 Million for the design and management of the Sewer Expansion Project. The second agreement was for \$24 Million, and it was for the construction of the Sewer Expansion Project. The Design work is complete, and the construction is underway, and is 62% complete. Per the agreement, the City is obligated to hire engineers to complete the design and hire contractors to complete the project. West Point City must pay for the project upfront and then request reimbursement from Davis County. To date, the City has received 13 reimbursements from Davis County. The process is going smoothly, and it is expected to be completed by December 2026.

**D. Subsequent events**

Management has evaluated events and transactions which occurred through the date of the audit report, which is the date the financial statements were available to be issued. No additional disclosures noted.

**E. Rounding convention**

A rounding convention to the nearest whole dollar has been applied throughout this report, therefore the precision displayed in any monetary amount is plus or minus \$1. These financial statements are computer generated and the rounding convention is applied to each amount displayed in a column, whether detail items or not. As a result, without the overhead cost of manually balancing each column, the sum of displayed amounts in a column may not equal the total displayed, or within the schedules presented in the footnotes to the financial statements. The maximum difference between any displayed number or total and its actual value will not be more than \$1.

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## **REQUIRED SUPPLEMENTARY INFORMATION**

**West Point City**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Budget and Actual**  
**General Fund**  
**For the Year Ended June 30, 2025**

|                                 | Budgeted Amounts |           |                   |                               |
|---------------------------------|------------------|-----------|-------------------|-------------------------------|
|                                 | Original         | Final     | Actual<br>Amounts | Variance with<br>Final Budget |
| <b><u>Revenues</u></b>          |                  |           |                   |                               |
| Taxes                           |                  |           |                   |                               |
| Property tax - real estate      | \$ 778,503       | 778,503   | 858,074           | 79,571                        |
| Property tax - vehicles         | 45,000           | 45,000    | 56,192            | 11,192                        |
| Sales and use taxes             | 2,500,000        | 2,500,000 | 2,589,630         | 89,630                        |
| Energy and franchise taxes      | 670,000          | 670,000   | 625,701           | (44,299)                      |
| Total taxes                     | 3,993,503        | 3,993,503 | 4,129,597         | 136,094                       |
| Licenses and permits            |                  |           |                   |                               |
| Business licenses               | 15,000           | 15,000    | 30,956            | 15,956                        |
| Building permits                | 225,000          | 225,000   | 564,506           | 339,506                       |
| Total licenses and permits      | 240,000          | 240,000   | 595,462           | 355,462                       |
| Intergovernmental               |                  |           |                   |                               |
| Class C roads                   | 550,000          | 550,000   | 676,662           | 126,662                       |
| Total intergovernmental revenue | 550,000          | 550,000   | 676,662           | 126,662                       |
| Charges for services            |                  |           |                   |                               |
| Zoning and subdivision fees     | 10,000           | 10,000    | 24,800            | 14,800                        |
| Recreation fees                 | 150,000          | 150,000   | 152,899           | 2,899                         |
| Cemetery                        | 15,000           | 15,000    | 17,600            | 2,600                         |
| Miscellaneous                   | 33,000           | 33,000    | 52,628            | 19,628                        |
| Total charges for services      | 208,000          | 208,000   | 247,927           | 39,927                        |
| Miscellaneous                   |                  |           |                   |                               |
| Donations                       | -                | -         | 50                | 50                            |
| Miscellaneous                   | 5,000            | 5,000     | 4,835             | (165)                         |
| Interest                        | 200,000          | 200,000   | 45,620            | (154,380)                     |
| Total miscellaneous             | 205,000          | 205,000   | 50,505            | (154,495)                     |
| Total revenues                  | \$ 5,196,503     | 5,196,503 | 5,700,153         | 503,650                       |

**West Point City**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Budget and Actual (continued)**  
**General Fund**  
**For the Year Ended June 30, 2025**

|  | Budgeted Amounts |             |                   |                               |
|--|------------------|-------------|-------------------|-------------------------------|
|  | Original         | Final       | Actual<br>Amounts | Variance with<br>Final Budget |
| <b><u>Expenditures</u></b>                   |                  |             |                   |                               |
| General government                           |                  |             |                   |                               |
| Mayor and council                            | \$ 79,298        | 79,298      | 75,432            | 3,866                         |
| Finance                                      | 355,487          | 355,487     | 298,537           | 56,950                        |
| Administrative                               | 1,092,016        | 1,092,016   | 788,734           | 303,282                       |
| Total general government                     | 1,526,801        | 1,526,801   | 1,162,703         | 364,098                       |
| Public safety                                |                  |             |                   |                               |
| Public safety                                | 794,226          | 794,226     | 715,942           | 78,284                        |
| Engineering                                  | 144,972          | 224,972     | 178,446           | 46,526                        |
| Planning and development                     | 565,220          | 485,220     | 479,885           | 5,335                         |
| Total public safety                          | 1,504,418        | 1,504,418   | 1,374,273         | 130,145                       |
| Streets and public works                     |                  |             |                   |                               |
| Public works                                 | 561,519          | 502,519     | 465,021           | 37,498                        |
| Total streets and public works               | 561,519          | 502,519     | 465,021           | 37,498                        |
| Parks and recreation                         |                  |             |                   |                               |
| Parks and cemetery                           | 277,179          | 417,179     | 315,577           | 101,602                       |
| Recreation                                   | 643,022          | 643,022     | 594,212           | 48,810                        |
| Total parks and recreation                   | 920,201          | 1,060,201   | 909,789           | 150,412                       |
| Total expenditures                           | 4,512,939        | 4,593,939   | 3,911,786         | 682,153                       |
| Excess revenues over (under)<br>expenditures | 683,564          | 602,564     | 1,788,367         | 1,185,803                     |
| <b><u>Other financing sources (uses)</u></b> |                  |             |                   |                               |
| Proceeds from sale of capital asset          | -                | -           | 306,400           | 306,400                       |
| Transfers in                                 | -                | -           | -                 | -                             |
| Transfers (out)                              | (1,483,564)      | (1,412,564) | (1,871,796)       | (459,232)                     |
| Total other financing sources and uses       | (1,483,564)      | (1,412,564) | (1,565,396)       | (152,832)                     |
| Net change in fund balance                   | (800,000)        | (810,000)   | 222,971           | 1,032,971                     |
| Fund balances - beginning of year            | 1,763,178        | 1,763,178   | 1,763,178         | -                             |
| Fund balances - end of year                  | \$ 963,178       | 953,178     | 1,986,149         | 1,032,971                     |

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

**West Point City**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Budget and Actual**  
**Special Revenue Fund**  
**For the Year Ended June 30, 2025**

|  | Budgeted Amounts |             |                   |                               |
|--|------------------|-------------|-------------------|-------------------------------|
|  | Original         | Final       | Actual<br>Amounts | Variance with<br>Final Budget |
| <b><u>Revenues</u></b>                       |                  |             |                   |                               |
| Impact fees                                  | \$ 757,454       | 757,454     | 1,621,347         | 863,893                       |
| Sales and use taxes                          | 125,000          | 1,000,000   | 220,151           | (779,849)                     |
| Interest income                              | -                | -           | 419,223           | 419,223                       |
| Total revenues                               | 882,454          | 1,757,454   | 2,260,721         | 503,267                       |
| <b><u>Expenditures</u></b>                   |                  |             |                   |                               |
| Class C road expenditures                    | 876,721          | 1,526,721   | 1,070,817         | 455,904                       |
| Streets and public works                     | 1,110,631        | 1,610,631   | 394,418           | 1,216,213                     |
| Intergovernmental                            | 366,468          | 366,468     | 406,930           | (40,462)                      |
| Parks and recreation                         | 1,648            | -           | -                 | -                             |
| Total expenditures                           | 2,355,468        | 3,503,820   | 1,872,165         | 1,631,655                     |
| Excess revenues over (under)<br>expenditures | (1,473,014)      | (1,746,366) | 388,556           | 2,134,922                     |
| <b><u>Other financing sources (uses)</u></b> |                  |             |                   |                               |
| Transfers in                                 | 450,000          | 450,000     | 645,796           | 195,796                       |
| Transfers (out)                              | -                | -           | -                 | -                             |
| Total other financing sources and uses       | 450,000          | 450,000     | 645,796           | 195,796                       |
| Net change in fund balance                   | (1,023,014)      | (1,296,366) | 1,034,352         | 2,330,718                     |
| Fund balances - beginning of year            | 8,515,668        | 8,515,668   | 8,515,668         | -                             |
| Fund balances - end of year                  | \$ 7,492,654     | 7,219,302   | 9,550,020         | 2,330,718                     |

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



**West Point City**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Budget and Actual**  
**CDRA Fund**  
**For the Year Ended June 30, 2025**

|  | Budgeted Amounts |           | Actual<br>Amounts | Variance with<br>Final Budget |
|--|------------------|-----------|-------------------|-------------------------------|
|  | Original         | Final     |                   |                               |
| <b><u>Revenues</u></b>                       |                  |           |                   |                               |
| Taxes  | \$ 140,000       | 140,000   | 222,145           | 82,145                        |
| Interest income                              | -                | -         | 7,652             | 7,652                         |
| Total revenues                               | 140,000          | 140,000   | 229,797           | 89,797                        |
| <b><u>Expenditures</u></b>                   |                  |           |                   |                               |
| CDRA:  |                  |           |                   |                               |
| Project expenses                             | -                | -         | -                 | -                             |
| Administration                               | -                | -         | -                 | -                             |
| Debt service                                 |                  |           |                   |                               |
| Principal retirement                         | 419,000          | 419,000   | 419,000           | -                             |
| Interest                                     | 297,000          | 297,000   | 294,952           | 2,048                         |
| Total expenditures                           | 716,000          | 716,000   | 713,952           | 2,048                         |
| Excess revenues over (under)<br>expenditures | (576,000)        | (576,000) | (484,155)         | 91,845                        |
| <b><u>Other financing sources (uses)</u></b> |                  |           |                   |                               |
| Transfers in (out)                           | 576,000          | 576,000   | 576,000           | -                             |
| Total other financing sources and uses       | 576,000          | 576,000   | 576,000           | -                             |
| Net change in fund balance                   | -                | -         | 91,845            | 91,845                        |
| Fund balances - beginning of year            | 122,084          | 122,084   | 122,084           | -                             |
| Fund balances - end of year                  | \$ 122,084       | 122,084   | 213,929           | 91,845                        |

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

**West Point City**  
**Schedule of the Proportionate Share of the Net Pension Liability**  
**Utah Retirement Systems**  
**Last Nine Fiscal Years Ending December 31\***

|  | 2015       | 2016       | 2017       | 2018       | 2019       | 2020       | 2021         | 2022       | 2023       | 2024       |
|--|------------|------------|------------|------------|------------|------------|--------------|------------|------------|------------|
| <b><u>Noncontributory System</u></b>   |            |            |            |            |            |            |              |            |            |            |
| Proportion of the net pension liability (asset)  | 0.0779062% | 0.7723480% | 0.0744414% | 0.0691477% | 0.0708905% | 0.0686638% | 0.0809721%   | 0.0860103% | 0.0920106% | 0.0958068% |
| Proportionate share of the net pension liability (asset)   | \$ 440,831 | \$ 495,942 | \$ 326,150 | \$ 509,185 | \$ 267,177 | \$ 35,221  | \$ (463,736) | \$ 147,314 | \$ 213,425 | \$ 303,815 |
| Covered payroll  | \$ 631,314 | \$ 623,998 | \$ 565,058 | \$ 517,093 | \$ 534,446 | \$ 506,360 | \$ 611,966   | \$ 684,447 | \$ 775,683 | \$ 815,710 |
| Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll | 69.83%     | 79.48%     | 57.72%     | 98.47%     | 49.99%     | 6.96%      | -75.78%      | 21.52%     | 27.51%     | 37.25%     |
| Plan fiduciary net position as a percentage of the total pension liability                               | 87.80%     | 87.30%     | 91.90%     | 87.00%     | 93.70%     | 99.20%     | 108.70%      | 97.50%     | 96.90%     | 96.02%     |
| <b><u>Tier 2 Public Employees System</u></b>   |            |            |            |            |            |            |              |            |            |            |
| Proportion of the net pension liability (asset)  | 0.0278119% | 0.0306174% | 0.0359252% | 0.0330625% | 0.0310004% | 0.0276249% | 0.0289127%   | 0.0281830% | 0.0270976% | 0.0265648% |
| Proportionate share of the net pension liability (asset)   | \$ (61)    | \$ 3,415   | \$ 3,167   | \$ 14,160  | \$ 6,972   | \$ 3,973   | \$ (12,237)  | \$ 30,688  | \$ 52,742  | \$ 79,227  |
| Covered payroll  | \$ 179,683 | \$ 251,086 | \$ 351,714 | \$ 386,141 | \$ 430,797 | \$ 441,832 | \$ 536,082   | \$ 613,434 | \$ 700,566 | \$ 786,847 |
| Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll | -0.03%     | 1.36%      | 0.90%      | 3.67%      | 1.62%      | 0.90%      | -2.28%       | 5.00%      | 7.53%      | 10.07%     |
| Plan fiduciary net position as a percentage of the total pension liability                               | 100.20%    | 95.10%     | 97.40%     | 90.80%     | 96.50%     | 98.30%     | 103.80%      | 92.30%     | 89.58%     | 87.44%     |

\* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI. The 10-year schedule will need to be built prospectively. The amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the employers the fiscal year.

N/A - Information not available.

**West Point City**  
**Schedule of Contributions**  
**Last 10 Fiscal Years Ending June 30\***

|  | 2016      | 2017      | 2018     | 2019     | 2020     | 2021      | 2022      | 2023      | 2024      | 2025      |
|--|-----------|-----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|
| <b><u>Noncontributory System</u></b>                                 |           |           |          |          |          |           |           |           |           |           |
| Contractually required contribution                                  | 117,121   | 112,038   | 96,453   | 95,840   | 97,591   | 100,889   | 111,188   | 149,222   | 138,408   | 142,386   |
| Contributions in relation to the contractually required contribution | (117,121) | (112,038) | (96,453) | (95,840) | (97,591) | (100,889) | (111,188) | (149,222) | (138,408) | (142,386) |
| Contribution deficiency (excess)                                     | -         | -         | -        | -        | -        | -         | -         | -         | -         | -         |
| Covered payroll  | 634,114   | 606,593   | 522,216  | 518,898  | 528,378  | 546,233   | 601,991   | 830,395   | 770,214   | 839,044   |
| Contributions as a percentage of covered-employee payroll            | 18.47%    | 18.47%    | 18.47%   | 18.47%   | 18.47%   | 18.47%    | 18.47%    | 17.97%    | 17.97%    | 16.97%    |
| <b><u>Tier 2 Public Employees System</u></b>                         |           |           |          |          |          |           |           |           |           |           |
| Contractually required contribution                                  | 31,012    | 45,965    | 55,583   | 62,728   | 71,031   | 71,401    | 90,739    | 110,413   | 117,886   | 125,432   |
| Contributions in relation to the contractually required contribution | (31,012)  | (45,965)  | (55,583) | (62,728) | (71,031) | (71,401)  | (90,739)  | (110,413) | (117,886) | (125,432) |
| Contribution deficiency (excess)                                     | -         | -         | -        | -        | -        | -         | -         | -         | -         | -         |
| Covered payroll  | 207,993   | 308,281   | 367,858  | 403,654  | 453,583  | 451,903   | 564,648   | 689,652   | 736,329   | 825,754   |
| Contributions as a percentage of covered-employee payroll            | 14.91%    | 14.91%    | 15.11%   | 15.54%   | 15.66%   | 15.80%    | 16.07%    | 16.01%    | 16.01%    | 15.19%    |
| <b><u>Tier 2 Public Employees System</u></b>                         |           |           |          |          |          |           |           |           |           |           |
| Contractually required contribution                                  | -         | -         | -        | 115      | 1,773    | 4,531     | 3,391     | 8,159     | 9,959     | 10,666    |
| Contributions in relation to the contractually required contribution | -         | -         | -        | (115)    | (1,773)  | (4,531)   | (3,391)   | (8,159)   | (9,959)   | (10,666)  |
| Contribution deficiency (excess)                                     | -         | -         | -        | -        | -        | -         | -         | -         | -         | -         |
| Covered payroll  | -         | -         | -        | 1,721    | 26,496   | 67,727    | 50,681    | 131,812   | 160,883   | 205,501   |
| Contributions as a percentage of covered-employee payroll            | 0.00%     | 0.00%     | 0.00%    | 6.68%    | 6.69%    | 6.69%     | 6.69%     | 6.19%     | 6.19%     | 5.19%     |

\* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011. Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. Contributions as a percentage of covered payroll may be different than the board certificate rate due to rounding and other administrative practices.

**West Point City**  
**Notes to Required Supplemental Information**  
**June 30, 2025**

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**Changes in Assumptions**

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

## **SUPPLEMENTARY INFORMATION**



**West Point City**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Budget and Actual**  
**Capital Projects**  
**For the Year Ended June 30, 2025**

|  | Budgeted Amounts |             | Actual<br>Amounts | Variance with<br>Final Budget |
|--|------------------|-------------|-------------------|-------------------------------|
|  | Original         | Final       |                   |                               |
| <b><u>Revenues</u></b>                       |                  |             |                   |                               |
| Interest income                              | \$ -             | -           | 282,741           | 282,741                       |
| Intergovernmental                            | 9,000,000        | 9,000,000   | 247,344           | (8,752,656)                   |
| Miscellaneous                                | 223,062          | 223,062     | 20,700            | (202,362)                     |
| Total revenues                               | 9,223,062        | 9,223,062   | 550,785           | (8,672,277)                   |
| <b><u>Expenditures</u></b>                   |                  |             |                   |                               |
| Capital outlay                               | 11,273,186       | 11,798,793  | 389,041           | 11,409,752                    |
| Total expenditures                           | 11,273,186       | 11,798,793  | 389,041           | 11,409,752                    |
| Excess revenues over (under)<br>expenditures | (2,050,124)      | (2,575,731) | 161,744           | 2,737,475                     |
| <b><u>Other financing sources (uses)</u></b> |                  |             |                   |                               |
| Transfers in                                 | 357,564          | 286,564     | 650,000           | 363,436                       |
| Transfers (out)                              | -                | -           | -                 | -                             |
| Total other financing sources and uses       | 357,564          | 286,564     | 650,000           | 363,436                       |
| Net change in fund balance                   | (1,692,560)      | (2,289,167) | 811,744           | 3,100,911                     |
| Fund balances - beginning of year            | 5,721,848        | 5,721,848   | 5,721,848         | -                             |
| Fund balances - end of year                  | \$ 4,029,288     | 3,432,681   | 6,533,592         | 3,100,911                     |

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

**West Point City**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Budget and Actual**  
**Debt Service**  
**For the Year Ended June 30, 2025**

|  | Budgeted Amounts |               | Actual<br>Amounts | Variance with<br>Final Budget |
|--|------------------|---------------|-------------------|-------------------------------|
|  | Original         | Final         |                   |                               |
| <b><u>Revenues</u></b>                       |                  |               |                   |                               |
| Interest income                              | \$ -             | -             | 568               | 568                           |
| Total revenues                               | -                | -             | 568               | 568                           |
| <b><u>Expenditures</u></b>                   |                  |               |                   |                               |
| Debt service                                 |                  |               |                   |                               |
| Principal retirement                         | -                | -             | -                 | -                             |
| Interest and fiscal charges                  | -                | -             | -                 | -                             |
| Issuance costs on refunding bonds            | -                | -             | -                 | -                             |
| Total expenditures                           | -                | -             | -                 | -                             |
| Excess revenues over (under)<br>expenditures | -                | -             | 568               | 568                           |
| <b><u>Other financing sources (uses)</u></b> |                  |               |                   |                               |
| Transfers in                                 | -                | -             | -                 | -                             |
| Transfers (out)                              | -                | -             | -                 | -                             |
| Total other financing sources and uses       | -                | -             | -                 | -                             |
| Net change in fund balance                   | -                | -             | 568               | 568                           |
| Fund balances - beginning of year            | 12,185           | 12,185        | 12,185            | -                             |
| Fund balances - end of year                  | <u>\$ 12,185</u> | <u>12,185</u> | <u>12,753</u>     | <u>568</u>                    |

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

**West Point City**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Prior Year Comparative**  
**General Fund**  
**For the Years Ended June 30, 2025 and 2024**

|                                     | June 30,<br>2025    | June 30,<br>2024 | <u>Variance</u><br>Increase<br>(Decrease)<br>Over PY |
|-------------------------------------|---------------------|------------------|--|
| <b><u>Revenues</u></b>              |                     |                  |  |
| Taxes                               |                     |                  |  |
| Property tax - real estate          | \$ 858,074          | 752,635          | 105,439  |
| Property tax - vehicles             | 56,192              | 48,977           | 7,215  |
| Sales and use taxes                 | 2,589,630           | 2,443,523        | 146,107  |
| Energy & telecom taxes              | 625,701             | 648,985          | (23,284)   |
| Total taxes                         | <u>4,129,597</u>    | <u>3,894,120</u> | <u>235,477</u>                                       |
| Licenses and permits                |                     |                  |  |
| Business licenses                   | 30,956              | 13,337           | 17,619   |
| Building permits                    | 564,506             | 241,383          | 323,123  |
| Total licenses and permits          | <u>595,462</u>      | <u>254,720</u>   | <u>340,742</u>                                       |
| Intergovernmental                   |                     |                  |  |
| Class "C" roads                     | 676,662             | 559,992          | 116,670  |
| Total intergovernmental revenue     | <u>676,662</u>      | <u>559,992</u>   | <u>116,670</u>                                       |
| Charges for services                |                     |                  |  |
| Zoning & subdivision fees           | 24,800              | 9,875            | 14,925   |
| Recreation fees                     | 152,899             | 167,248          | (14,349)   |
| Cemetery                            | 17,600              | 24,200           | (6,600)  |
| Miscellaneous                       | 52,628              | 70,390           | (17,762)   |
| Total charges for services          | <u>247,927</u>      | <u>271,713</u>   | <u>(23,786)</u>                                      |
| Miscellaneous                       |                     |                  |  |
| Proceeds from sale of capital asset | 306,400             | -                | 306,400  |
| Donations                           | 50                  | -                | 50   |
| Miscellaneous                       | 4,835               | 3,710            | 1,125  |
| Interest                            | 45,620              | 107,236          | (61,616)   |
| Total miscellaneous                 | <u>356,905</u>      | <u>110,946</u>   | <u>245,959</u>                                       |
| Total revenues                      | <u>\$ 6,006,553</u> | <u>5,091,491</u> | <u>915,062</u>                                       |

**West Point City**

**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Prior Year Comparative (continued)**  
**General Fund**  
**For the Years Ended June 30, 2025 and 2024**

|  | June 30,<br>2025    | June 30,<br>2024   | Variance<br>Increase<br>(Decrease)<br>Over PY |
|--|---------------------|--------------------|---|
| <b><u>Expenditures</u></b>                   |                     |                    |   |
| General government                           |                     |                    |   |
| Mayor and council                            | \$ 75,432           | 77,380             | (1,948)                                       |
| Finance                                      | 298,537             | 293,234            | 5,303   |
| Administrative                               | 788,734             | 792,549            | (3,815)                                       |
| Total general government                     | <u>1,162,703</u>    | <u>1,163,163</u>   | <u>(460)</u>                                  |
| Public safety                                |                     |                    |   |
| Public safety                                | 715,942             | 539,347            | 176,595                                       |
| Engineering                                  | 178,446             | 92,075             | 86,371  |
| Planning and development                     | 479,885             | 430,113            | 49,772  |
| Total public safety                          | <u>1,374,273</u>    | <u>1,061,535</u>   | <u>312,738</u>                                |
| Streets and public works                     |                     |                    |   |
| Public works                                 | 465,021             | 416,216            | 48,805  |
| Total streets and public works               | <u>465,021</u>      | <u>416,216</u>     | <u>48,805</u>                                 |
| Parks and recreation                         |                     |                    |   |
| Parks and cemetery                           | 315,577             | 223,386            | 92,191  |
| Recreation                                   | 594,212             | 424,224            | 169,988                                       |
| Total parks and recreation                   | <u>909,789</u>      | <u>647,610</u>     | <u>262,179</u>                                |
| Total expenditures                           | <u>3,911,786</u>    | <u>3,288,524</u>   | <u>623,262</u>                                |
| Excess revenues over (under)<br>expenditures | <u>2,094,767</u>    | <u>1,802,967</u>   | <u>291,800</u>                                |
| <b><u>Other financing sources (uses)</u></b> |                     |                    |   |
| Transfers in (out)                           | (1,871,796)         | (2,197,937)        | (326,141)                                     |
| Total other financing sources and uses       | <u>(1,871,796)</u>  | <u>(2,197,937)</u> | <u>(326,141)</u>                              |
| Net change in fund balance                   | 222,971             | (394,970)          | 617,941                                       |
| Fund balances - beginning of year            | <u>1,763,178</u>    | <u>2,158,151</u>   | <u>(394,973)</u>                              |
| Fund balances - end of year                  | <u>\$ 1,986,149</u> | <u>1,763,181</u>   | <u>222,968</u>                                |

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

## **OTHER REPORTS**



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

The Honorable Mayor and Members  
of the City Council  
West Point 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 Point City, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise West Point City's basic financial statements, and have issued our report thereon dated January 6, 2026.

**Report on Internal Control over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

## Purpose of This Report

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

*Wright & Associates, P.C.*

Ogden, Utah

January 6, 2026

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

The Honorable Mayor and Members  
of the City Council  
West Point City, Utah

**Report On Compliance**

We have audited West Point City's compliance with the applicable state compliance requirements described in the State Compliance Audit Guide, issued by the Office of the State Auditor, for the year ended June 30, 2025.

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

Budgetary Compliance  
Fund Balance  
Restricted Taxes  
Fraud Risk Assessment  
Governmental Fees  
Impact Fees  
Utah Retirement Systems  
Crime Insurance for Public Treasurers

**Opinion on Compliance**

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

**Basis for Opinion**

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

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

**Responsibilities of Management for Compliance**

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of

laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to West Point City's government programs.

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

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

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

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

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

### **Other Matters**

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Guide and which are described in the accompanying schedule of findings and recommendations. Our opinion on compliance is not modified with respect to these matters.

*Government Auditing Standards* require the auditor to perform limited procedures on the West Point City's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and recommendations. West Point City's response was not subjected to the other

auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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

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

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

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

## **Purpose of this Report**

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the Guide. Accordingly, this report is not suitable for any other purpose. However, pursuant to *Utah Code* Title 63G, Chapter 2, this report is a matter of public record, and as such, its distribution is not limited.



Ogden, Utah  
January 6, 2026



# CITY COUNCIL STAFF REPORT

**Subject:** Warranty –Bluff View 4  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** January 20, 2026

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## **Background**

The Bluff View Subdivision Phase 4 is located at 3830 W 300 N. The developer has completed all the required improvements and is now asking that the subdivision be placed on a one-year warranty.

## **Analysis**

The subdivision was inspected to ensure all the required improvements have been completed and are in good condition prior to beginning the warranty period. The subdivision will be placed on a one-year warranty as required by the State Code. The required guarantee amount will be retained in escrow for the duration of the warranty period.

## **Recommendation**

It is recommended that the City Council place the Bluff View Subdivision Phase 4 on a one-year warranty.

## **Significant Impacts**

None

## **Attachments**

None

# CITY COUNCIL STAFF REPORT

**Subject:** Warranty – Sunview Estates Phases 2&3  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** January 20, 2026

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## **Background**

The Sunview Estates Subdivision is located at 1100 N 5000 W. Phases 2 & 3 were placed on warranty on May 23, 2023 and have completed the required one-year warranty period. The developer is requesting that they be removed from warranty.

## **Analysis**

An inspection of the improvements in the subdivision was done in anticipation of the end of the warranty period. A punch list of items that needed to be repaired/replaced before the end of the warranty period was given to the developer. All the items listed on the punch list have been completed.

## **Recommendation**

Staff recommends that Sunview Estates Phases 2 & 3 be removed from warranty.

## **Significant Impacts**

None

## **Attachments**

None