



**THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
January 27, 2026**

8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

PARTICIPATE IN MEETING



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CITY COUNCIL MEETING 7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. SPECIAL RECOGNITION

- JustServe Certificate Presentation
- Distinguished Budget Presentation Award for the FY 2026 Budget, Awarded by the Gov't Finance Officers Association of the U.S. and Canada
- Annual Comprehensive Financial Report for FY 2025 and Independent Audit Opinion

4. REPORTS

- City Council Reports
- Salt Lake County Library Report
- Mayor's Report

5. PUBLIC COMMENT

6. BUSINESS ITEMS

- Ordinance No. 26-09 Amendments to West Jordan City Code Title 2, Chapter 6 and Title 3, Chapter 4 (Fee Waivers and City Support)
- Reconsideration of Ordinance No. 25-62 a Petition from Wagstaff Investments, LLC / Brent Neel to Amend the Future Land Use Map Amendment for 3.73 acres

to Neighborhood Commercial and Rezone the Property to SC-1 Zone for a Development Located at 9047 S Copper Dust Lane

7. REPORTS TO COUNCIL

- a. Council Office Report
- b. City Administrator's Report

8. ADJOURN

UPCOMING MEETINGS

- Tuesday, February 10, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, February 24, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

CERTIFICATE OF POSTING

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmnl/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and West Jordan Journal.

Posted and dated January 23, 2026 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Provide Information to Council

Meeting Date Requested : 01/27/2026

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 01/31/2026

Applicant:

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Distinguished Budget Presentation Award for the FY 2026 Budget, Awarded by the Gov't Finance Officers Association of the U.S. and Canada

2. EXECUTIVE SUMMARY

The City received notice on January 14, 2026 that it had been awarded the Distinguished Budget Presentation Award from the Gov't Finance Officers Association of the U.S. and Canada (GFOA) for the FY 2026 budget. To qualify for this award, the City's budget is evaluated by three independent reviewers and scored using the rigorous criteria established by the GFOA to reflect best practices in governmental budgeting. We are grateful for this recognition of our efforts.

Preparing a budget is a true team effort, and we want to acknowledge the contributions of our department heads, city administration, the Mayor, and the Council.

In particular, this award would not be possible without the efforts of Becky Condie. She serves as the City's Budget & Sr Management Analyst and has played a key role in developing a budget that meets this program's requirements. Her work ensures the budget is transparent to the public, reflects the priorities of the elected officials, and provides a practical guide for departments as they serve the community.

3. TIME SENSITIVITY / URGENCY

N/A

4. MAYOR RECOMMENDATION

5. COUNCIL STAFF ANALYSIS

The [Government Finance Officers Association \(GFOA\)](#), founded in 1906, represents public finance officials throughout the United States and Canada. The association's more than 30,000 members are federal, state/provincial, and local finance officials deeply involved in planning, financing, and implementing thousands of governmental operations in each of their jurisdictions. GFOA's mission is to advance excellence in public finance.

6. POSSIBLE COUNCIL ACTION

N/A

7. ATTACHMENTS

Budget Award

Award Results Letter



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of West Jordan
Utah**

For the Fiscal Year Beginning

July 01, 2025

Christopher P. Morrell

Executive Director



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

January 14, 2026

Becky Condie
Budget & Management Analyst
City of West Jordan, Utah

Dear Becky:

A panel of independent reviewers have completed their examination of your Annual budget document for the period beginning July 2025. We are pleased to inform you that your budget document has been awarded the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA). This award is the highest form of recognition in governmental budgeting. Its attainment represents a significant achievement by your organization.

Your Distinguished Budget Presentation Award is valid for one year. To continue your participation in the program, it will be necessary to submit your next budget document to GFOA within 90 days of the proposed budget's submission to the legislature or within 90 days of the budget's final adoption.

Your electronic award package contains the following:

- **Scores and Comments.** Each entity submitting a budget to the program is provided with reviewers' scores for each of the categories on which the budget document was judged along with reviewers' confidential comments and suggestions for possible improvements to the budget document. We urge you to carefully consider these suggestions as you prepare your next budget.
- **Budget Award.** A camera-ready reproduction of the Award is included for inclusion in your next budget. If you reproduce the camera-ready image in your next budget, it should be accompanied by a statement indicating continued compliance with program criteria. Please refer to the instructions for reproducing your Award in your next budget (also included in your award package).
- **Certificate of Recognition.** When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for its having achieved the award.
- **Sample press release.** Attaining this Award is a significant accomplishment. The sample press release may be used to give appropriate publicity to this notable achievement.

In addition, award recipients will receive via mail either a plaque (if the government is a first-time recipient or has received the Award fifteen times since it received its last plaque) or a brass medallion to affix to the plaque.

We appreciate your participation in this program, and we sincerely hope that your example will encourage others in their efforts to achieve and maintain excellence in governmental budgeting. The most current list of award recipients can be found on GFOA's website at www.gfoa.org. If we can be of further assistance, please contact the Awards Programs staff at (312) 977-9700.

Sincerely,

Michele Mark Levine
Director, Technical Services Center



REQUEST FOR COUNCIL ACTION

Action: Provide Information to Council

Meeting Date Requested : 01/27/2026

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 01/31/2026

Applicant:

Department Sponsor: Admin. Services

Agenda Type: REPORTS TO COUNCIL

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Annual Comprehensive Financial Report for FY 2025 and Independent Audit Opinion

2. EXECUTIVE SUMMARY

The independent audit and preparation of the Annual Comprehensive Financial Report for FY 2025 (ACFR) was complete on December 31, 2025. Staff will present the results of the audit and a summary of the City's financial position as of June 30, 2025 as presented in the ACFR.

3. TIME SENSITIVITY / URGENCY

N/A

4. FISCAL NOTE

N/A

5. MAYOR RECOMMENDATION

N/A

6. COUNCIL STAFF ANALYSIS

An independent audit and the Annual Comprehensive Financial Report (ACFR) work together to ensure financial transparency and accountability for a city like West Jordan. The independent audit, conducted by an external firm, provides an unbiased review of the city's financial statements to verify accuracy, detect errors or fraud, and confirm compliance with accounting standards and regulations. This process builds public trust by demonstrating that the city's finances are managed responsibly and in accordance with legal and professional requirements.

The ACFR complements the audit by presenting a detailed, comprehensive view of the city's financial condition for the fiscal year. It includes narrative explanations, statistical data, and financial statements prepared according to Governmental Accounting Standards Board (GASB) guidelines. The report serves as a key tool for transparency, enabling residents, policymakers, and investors to understand how public funds were used and to make informed decisions about budgeting and long-term planning. Together, the audit and ACFR strengthen credibility, support bond ratings, and provide a clear picture of the city's financial health.

7. POSSIBLE COUNCIL ACTION

None needed as this is a just a report

8. ATTACHMENTS

Annual Comprehensive Financial Report FY 2025 with audit opinion
Audit Supplemental Reports FY 2025



ANNUAL COMPREHENSIVE FINANCIAL REPORT



**FISCAL YEAR ENDED
JUNE 30, 2025
WEST JORDAN, UTAH**

Annual Comprehensive Financial Report

For Fiscal Year Ended June 30, 2025

City of West Jordan Administrative Services Division

Danyce Steck, CPFO - Administrative Services Director
Frank Evans - Controller
Tyler Aitken - City Treasurer
Becky Condie – Budget & Management Analyst
Jeremy Olsen - Sr Management Analyst
Krista Smith, NIGP-CP, CCMA - Purchasing Agent
Beth Wilkey – Accountant I



CITY OF WEST JORDAN, UTAH

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INTRODUCTORY SECTION



For Fiscal Year Ended June 30, 2025

City Council Members

At-Large Representatives



Pamela Bloom



Kelvin Green



Kayleen Whitelock

District Representatives



Chad Lamb
District 1



Bob Bedore
District 2



Zach Jacob
District 3



Kent Shelton
District 4

December 31, 2025

Honorable Mayor, Members of the City Council, and Residents of West Jordan:

I am pleased to present the Annual Comprehensive Financial Report (ACFR) of the City of West Jordan, Utah (the City), for the fiscal year ended June 30, 2025. This report has been prepared by the City's Administrative Services Department, in accordance with Generally Accepted Accounting Principles (GAAP) established for local governments by the Governmental Accounting Standards Board.

Overview

State law requires that general-purpose local governments publish a complete set of financial statements in accordance with GAAP, within six months of the close of each fiscal year. State law also requires that the report be audited in accordance with generally accepted auditing standards, by a licensed certified public accounting firm.

As required by State law, an annual audit has been completed by Keddington & Christensen, LLC, an independent public accounting firm, providing reasonable assurance that the financial statements for the fiscal year ended June 30, 2025, are free of material misstatements. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used, reviewing significant estimates made by management, and evaluating the overall financial statement presentation.

The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion. The City's financial statements for the fiscal year ended June 30, 2025, are fairly presented in conformity with GAAP. The independent auditors' report is included in the financial section of this report.

The City is required to undergo a federal single audit. Such audits are based on the provisions of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Information related to the single audit, including the opinion on the schedule of expenditures of federal awards, the auditors' reports on compliance and internal controls over financial reporting in accordance with Generally Accepted Governmental Auditing Standards (GAGAS), and the auditors' report on compliance with requirements applicable to each major program and internal control over compliance in accordance with Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), are available in a separate report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A immediately follows the independent auditors' report.

City management is responsible for the accuracy, completeness, and fairness of the presented data, including all disclosures and supplementary information in this report. Management is also responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse; and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The City's internal control structure is designed to provide reasonable, rather than absolute, assurance that these objectives are met.

Government Profile

The City of West Jordan, incorporated on January 10, 1941, boasts a thriving community with a current population of approximately 121,000, making it the third-largest city in the state. Recognized as a city of the first class, by the State of Utah, West Jordan's future looks promising, with a projected population of 175,000 at its build-out. Nestled within the heart of the Salt Lake metropolitan area, the city spans 32.02 square miles.

The City provides a full range of services to its businesses and residents. These include police and fire protection, culinary water, sanitary sewer, solid waste and recycling collection and disposal, construction and maintenance of roadways, parks and recreation facilities, street lighting, celebrations, and other cultural events.

In November 2017, the residents of West Jordan voted to approve a change in the form of government, transitioning from Council-Manager to Council-Mayor on January 6, 2020. This change assigned the executive functions to the elected mayor and legislative responsibilities to a seven-member council. The Council is responsible for passing ordinances and adopting the budget, while the Mayor is responsible for overseeing day-to-day operations, and effectively managing departments and services within budget constraints.

Component units are entities for which the City bears financial accountability. Blended component units, though legally separate entities, are considered to be part of governmental operations, and so are included in our budget reporting and financial statements.

Utah state law requires the City to adopt an annual budget for all funds, and requires all funds maintain a balanced budget, with limited exceptions. State law also requires that departmental expenditures do not exceed appropriated funding levels, except in cases of emergency situations, like natural disasters. Budgetary control is maintained at the department level for the General Fund and at the fund level for all other funds. Authority to revise approved budgets rests with the City Council, which may be accomplished following the completion of noticing and hearing requirements.

Economic Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of West Jordan operates.

State Economy

"The Utah Economic Council projects slowing, but not stalling economic activity for 2025 as the U.S. faces price uncertainty on various fronts. Utah's job growth rate will likely remain below long-term trends as housing prices will likely remain high until supply constraints significantly ease."

-State of Utah's 2025 Economic Report to the Governor

The Report to the Governor draws attention to three pressing topics - population growth, economic growth, and Utah's housing paradox.

Population growth – Utah's population surpassed 3.5 million in 2024 after growing by over 50,000. This milestone marks a full decade of population growth greater than 50,000 per year.

Economic growth – Through most of 2024, Utah's real GDP growth rate led the nation at 4.6%, and surpassed \$300 billion for the first time in history. Utah also benefits from the lowest poverty rate in the nation at 6.8%. Job growth continued at 1.7% but remained well below its long-term median of 3.0%. Average wage growth increased by 3.9%, while spending accelerated more modestly at 1.9%.

Housing – Utah’s housing challenges continued as new construction supply remained low which resulted in higher home prices. That said, 70% of Utah households pay less than 30% of income towards housing. Thus the paradox as stated in the Report:

“Because the mismatch between incomes and housing prices for new entrants can jeopardize employers’ ability to retain and attract labor, high housing prices likely contribute to Utah’s slowing job growth rates post-pandemic and remain a major risk to Utah’s future economic growth.”

Local Economy

Over the past two fiscal years, the City has prioritized long-term financial sustainability by using conservative revenue estimates. Revenue exceeding these estimates has been treated as one-time funding. This fiscal year, taxable sales experienced a year-over increase of 2.6%, which is more than the previous fiscal year’s increase of 1.2%; but still less than the pre-pandemic average of 5%. The City anticipated the post-pandemic shift in consumer behavior and prepared by treating the above-average growth of the past few years as one-time revenue, transferring it to the Capital Improvement Projects Fund. This practice prepared the City to adapt to economic changes without compromising on-going services or infrastructure management.

In June 2025, the unemployment rate in Salt Lake County had increased to 3.7% from 3.0% in the same period in the prior year.

In FY 2025, there were 1,896 residential construction permits issued, an increase of 18.2% from the prior fiscal year, and 216 commercial building permits issued, a decrease of -10.6% from the previous fiscal year. The City continues to work with major developers on large master-planned communities, as well industrial, and commercial developments with some mixed-use residential areas. These developments hold significant economic importance not only for the City but also the State of Utah.

West Jordan boasts the largest contiguous acreage of undeveloped land in Salt Lake County, making it one of only two areas left where new large-scale industrial development can take place. Additionally, the City’s resident labor force accounts for just over 10% of Salt Lake County’s which has proven to be a major asset in attracting commercial and industrial development.

During FY 2025, the City saw significant activity in data center development and large-scale planning. Industrial leaders - Oracle, Aligned, and NOVVA – have all broken ground on new facilities that will deliver major property tax benefits while requiring minimal city services.

Meanwhile, the Southwest Quadrant is poised to become the next hub of growth as final plans are nearly complete for the development of approximately 1,000 acres. In fact, this area is already seeing growth with Wasatch Electric relocating its corporate headquarters.

The City has also seen a significant increase in grocery chains and national retailers actively exploring sites to serve the westside community. Together, these projects are shaping a vibrant future, bringing jobs, services, and building a strong community where residents can live, work, and play.

Long-term Financial Planning

The City remains committed to several long-standing agreements which have dedicated tax abatement through the Redevelopment Agency. These agreements require performance from the developer prior to annual payment. Performance includes investment in the development, dedicated infrastructure, removal of blight, and job offerings. These businesses have continued to pave the way for industrial and technology-based growth throughout the City.

The City continues to be responsible and responsive to changes in the underlying economy, understanding their potential impact on the City’s ability to sustain essential services. We have implemented five-year financial plans that are adopted annually as a part of the budget. Ongoing revenues are dedicated to support recurring expenses, while one-time revenues are dedicated to singular purchases.

The City recognizes that trend analysis is no longer a reliable predictor of future behavior. We are acutely aware of the potential influence of inflation on consumers and taxpayers. As economies continue to evolve rapidly, the City remains dedicated to long-term financial sustainability.

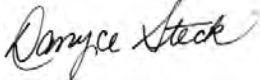
Awards & Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of West Jordan for its annual comprehensive financial report for the fiscal year ended June 30, 2024. This marks the 43rd consecutive year the City has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

The preparation of this report on a timely basis could not have been accomplished without the efficient and dedicated service of the City's Administrative Services Department staff and Keddington and Christensen LLC. Each member of the team has our sincere appreciation for the contributions made in the preparation of this report. Without the leadership and support of the governing body of the City of West Jordan, preparation of this report would not have been possible.

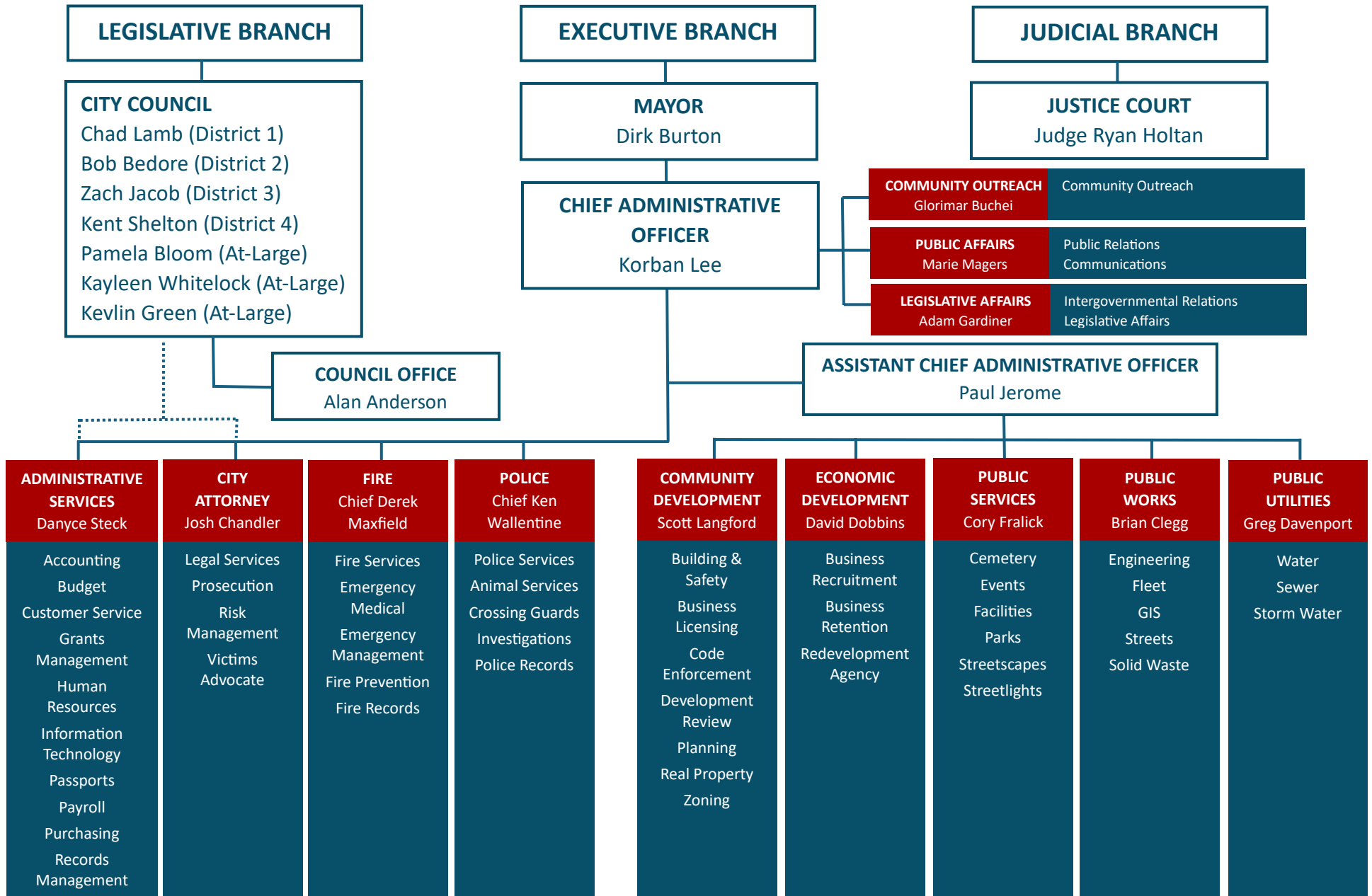
Respectfully Submitted,

A handwritten signature in cursive script that reads "Danyce Steck".

Danyce Steck, CPFO
Administrative Services Director



WEST JORDAN RESIDENTS



ELECTED OFFICIALS AND ADMINISTRATION

Elected Officials

Mayor	Dirk Burton
Councilmember At-large	Kayleen Whitelock
Councilmember At-large	Kelvin Green
Councilmember At-large	Pamela Bloom
Councilmember – District 1	Chad Lamb
Councilmember – District 2	Bob Bedore
Councilmember – District 3	Zach Jacob
Councilmember – District 4	Kent Shelton

Appointed Officials (as required by state law)

Chief Administrative Officer	Korban Lee
City Attorney	Josh Chandler
City Engineer	Nathan Nelson
City Recorder	Tangee Sloan
City Treasurer	Tyler Aitken
Budget Officer	Mayor Dirk Burton
Municipal Court Judge	Judge Ryan Holtan

Executive Team

Mayor	Mayor Dirk Burton
Chief Administrative Officer	Korban Lee
Assistant Chief Administrative Officer	Paul Jerome
City Attorney	Josh Chandler
Director of Administrative Services	Danyce Steck
Director of Community Development	Scott Langford
Director of Economic Development	David Dobbins
Director of Public Services	Cory Fralick
Director of Public Works	Brian Clegg
Director of Public Utilities	Greg Davenport
Fire Chief	Derek Maxfield
Municipal Court Judge	Judge Ryan Holtan
Police Chief	Ken Wallentine



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

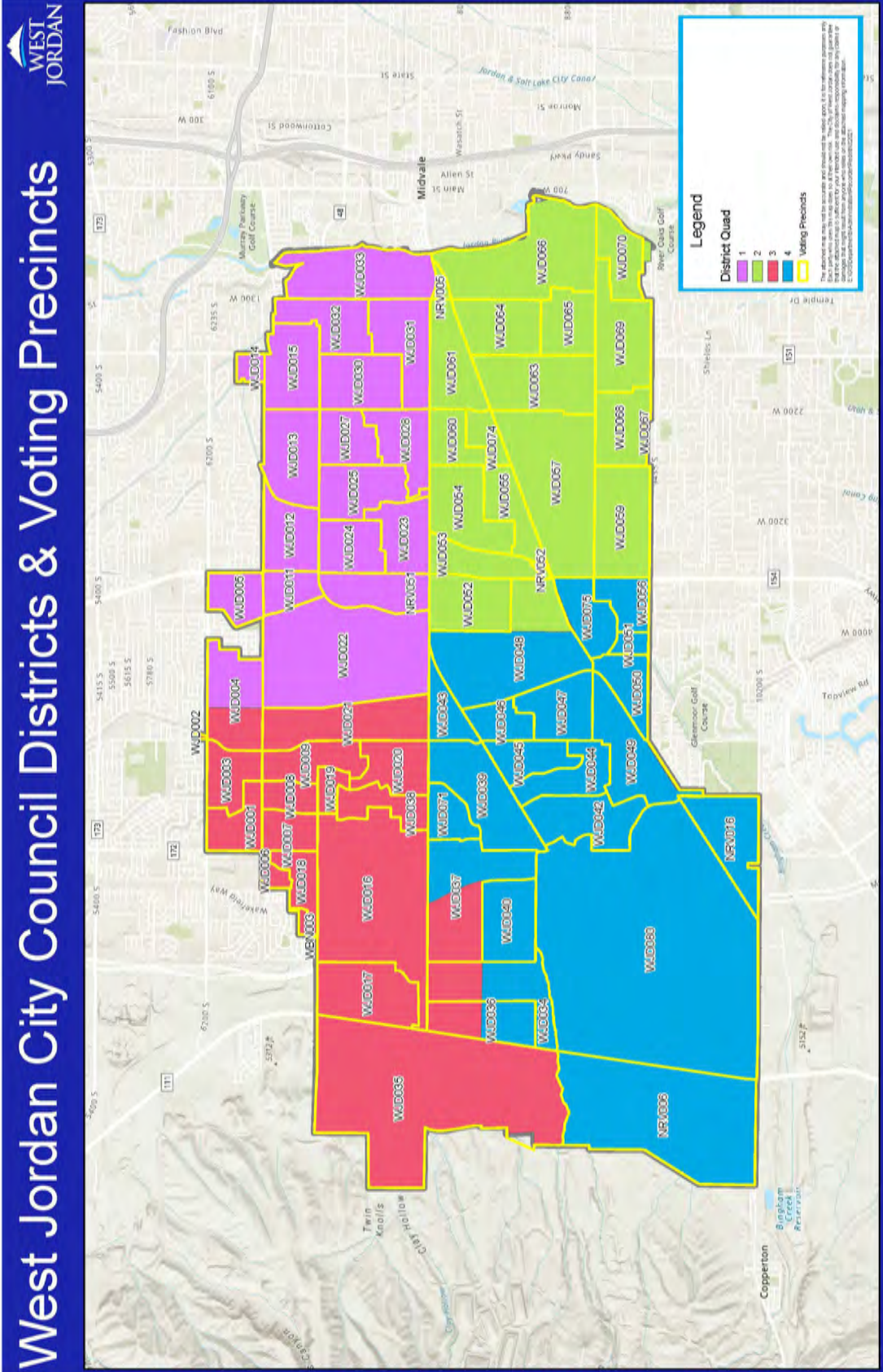
**City of West Jordan
Utah**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrell

Executive Director/CEO





West Jordan Veterans Memorial Park with City Hall in the backdrop

FINANCIAL SECTION



For Fiscal Year Ended June 30, 2025



CERTIFIED PUBLIC
ACCOUNTANTS

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

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of City Council
City of West Jordan, 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 the City of West Jordan, Utah (the City) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City of West Jordan, Utah'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 of the City of West Jordan, Utah as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

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

Other Information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 31, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

K&C, CPAs

K&C, Certified Public Accountants
Woods Cross, Utah
December 31, 2025



West Jordan City's new columbarium located in the cemetery

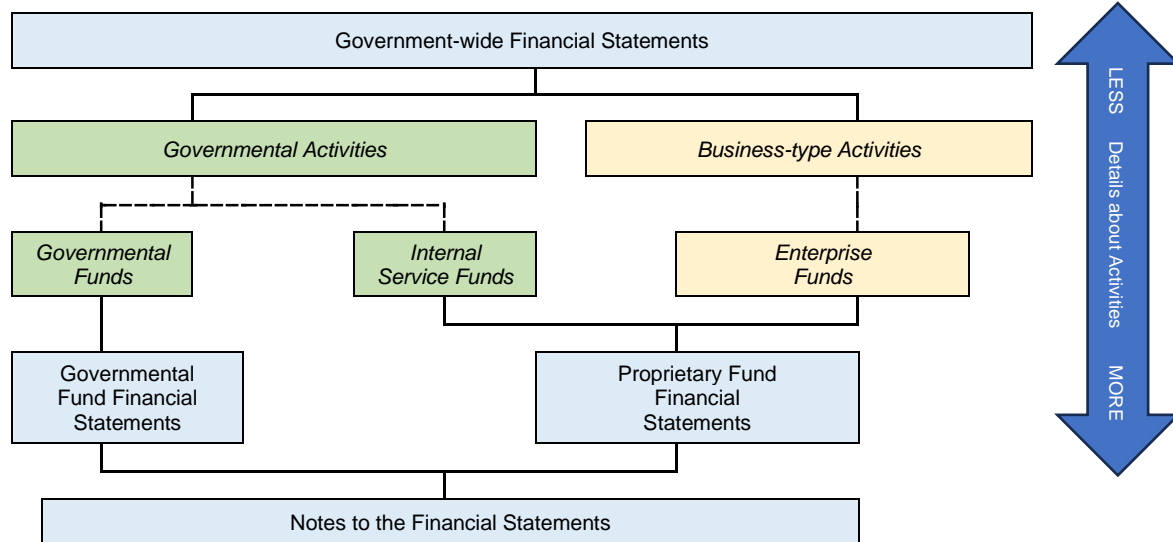
The purpose of this management's discussion and analysis (MD&A) is to help City residents and other readers understand what the financial statements and notes in this financial report say about the City's financial health and provide explanations for changes from the last year. It contains information drawn from those other parts of the report, accompanied by explanations informed by the finance staff's knowledge.

If you have questions about this report or need additional information, contact the Administrative Services Department at (801) 569-5000 or danyce.steck@westjordan.utah.gov.

OVERVIEW OF THE FINANCIAL STATEMENTS

The City's financial report contains basic financial statements. Those financial statements present the City's finances at both an overall and a detailed level. The first two reports are government-wide financial statements that present the City's governmental and business-type activities – collectively referred to as the primary government. The City does not report any discretely presented component units. Figure A-1 shows the relationship between the different financial statements.

Figure A-1. Contents of the City's Basic Financial Statements



Governmental activities comprise the City's most basic functions, such as public safety, parks and recreation, public works, community development, and other general government services. Governmental activities primarily are financed by taxes paid by City residents and businesses.

Business-type activities are City services primarily financed with charges to customers for utilities, including water, sewer, garbage and recycling collection, storm water, and streetlights.

The remaining basic financial statements present the City's finances in greater detail. The *fund financial statements* organize financial information by separate funds to report the specific purposes for which resources are used or for which they are restricted. The City reports three groups of funds:

Governmental fund financial statements report all of the governmental activities except those that involve providing internal services to City departments. In addition to the City's general fund (the main operating fund), these financial statements report a capital projects fund to account for resources used to acquire and construct roads, parks, and other infrastructure, and several special revenue funds (detailed below).

(continued on next page)

OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

- Redevelopment Agency Fund which is used to track the use of property taxes called tax increment, which are dedicated to revitalization and economic development; and
- Municipal Building Authority Fund which is dedicated to manage the financial activities of a public building authority; and
- Class C Road Fund which manages resources restricted by the State of Utah for certain road maintenance; and
- Development Services Fund which is used to report resources dedicated to support planning and building permit services; and
- Two (2) special revenue funds which report federal and local grants and related expenses; and
- Three (3) special revenue funds used to report resources collected to provide landscaping services to certain areas of the City.

Proprietary fund financial statements report all of the business-type activities (*enterprise funds*) and the internal services provided directly to City departments (*internal service funds*).

The next section of this financial report contains *notes to the financial statements*, which provide further insight into the City's finances as reported in the financial statements. The information in the notes is as important to understanding the City's finances as the information in the financial statements. The City uses notes to (1) present information in greater detail than is possible within the financial statements, (2) explain the nature of amounts reported in the financial statements and how those amounts were determined, and (3) report certain information that does not meet the requirements for inclusion in the financial statements (such as contingencies or commitments).



West Jordan's newest public art sculpture titled "Rooted", which pays homage to the city's historic sugar beet farms.

(continued on next page)

TYPES OF INFORMATION IN THE FINANCIAL STATEMENTS

All of the City's financial statements, except for the governmental fund financial statements, use the *economic resources measurement focus and accrual basis of accounting*. (See Figure A-2.) In other words, they comprehensively report all types of financial statement elements:

Assets - resources the City controls, from short-term assets like cash to long-term assets like roads and parks

Liabilities - amounts the City owes, from short-term liabilities such as salaries payable to long-term liabilities such as outstanding debt and net amounts owed to employees for pensions

Deferred outflows of resources and deferred inflows of resources - flows that occurred during the year, or in prior years, that will not be reported as expenses and revenues until the future year to which they are related

Revenues and expenses—inflows and outflows of economic resources, respectively, related to the current year.

Governmental fund financial statements use the *current financial resources measurement focus and modified accrual basis of accounting* to report on the sources, uses, and balances of current financial resources. The governmental funds do not report nonfinancial assets, such as capital assets, or certain other long-term items, such as general obligation bonds, but they do report the flows of current financial resources related to those long-term items; for example, the proceeds from issuing bonds or selling equipment, as well as principal and interest payments on bonds and spending on the construction of a City building.

Figure A-2. Types of Information Reported in the City's Financial Statements

	Financial Statements			Governmental Fund
	Government-wide	Proprietary Fund	Component Unit	
Types of assets and liabilities	All assets and liabilities, both financial and nonfinancial, short-term and long-term			Only current financial resources, such as cash, taxes receivable, and accounts payable
Types of revenues or additions	All types of revenues or additions that flow into the government during the year that relate to that year, regardless of when cash is received			Only revenues that are measurable and available to finance expenditures of that year
Types of expenses, deductions, or expenditures	All types of expenses, deductions, or expenditures that flow out of the government during the year that relate to that year, regardless of when cash is paid			Only expenditures for which the related governmental fund liability is incurred in that year
Types of deferred outflows of resources and deferred inflows of resources	All types of resources that flow into and out of the government during the year that relate to a future year			Current financial resources that flow into and out of the governmental funds during the year that relate to a future year

More details about the measurement focuses and bases of accounting can be found in the first note to financial statements, the summary of significant accounting policies, beginning on page 56.

ANALYSIS OF THE CITY'S FINANCES

Net Position

Net position represents the difference between assets and deferred outflows, and liabilities and deferred inflows. Table A-1 shows the City's total net position as of June 30, 2025 was \$872.4 million which is an increase of \$65.1 million or 8.1 percent compared with FY 2024.

Table A-1 Net Position

	Governmental activities		Business-type activities		Total		Total Percentage Change FY2025 - FY2024
	FY 2025	FY 2024 Restated	FY 2025	FY 2024 Restated	FY 2025	FY 2024 Restated	
Current and noncurrent assets	\$ 184,402,919	\$ 170,083,796	\$ 79,299,319	\$ 66,873,248	\$ 263,702,238	\$ 236,957,044	11.3%
Capital assets	428,809,899	396,437,446	274,524,849	262,838,495	703,334,748	659,275,941	6.7%
Total assets	613,212,818	566,521,242	353,824,168	329,711,743	967,036,986	896,232,985	7.9%
Total deferred outflows of resources	13,221,555	12,842,044	1,170,992	1,091,556	14,392,547	13,933,600	3.3%
Long-term liabilities	55,191,970	50,887,954	6,183,327	8,520,843	61,375,297	59,408,797	3.3%
Net pension liability	9,740,796	8,039,889	862,319	684,614	10,603,115	8,724,503	21.5%
Other liabilities	8,242,105	5,725,514	5,767,161	6,181,580	14,009,266	11,907,094	17.7%
Total liabilities	73,174,871	64,653,357	12,812,807	15,387,037	85,987,678	80,040,394	7.4%
Total deferred inflows of resources	23,037,546	22,801,023	16,689	29,824	23,054,235	22,830,847	1.0%
Net position:							
Net investment in capital assets	390,091,514	369,246,798	266,625,873	252,149,837	656,717,387	621,396,635	5.7%
Restricted	41,534,708	36,018,069	10,539,153	12,437,357	52,073,861	48,455,426	7.5%
Unrestricted	98,595,734	86,644,039	65,000,638	50,799,244	163,596,372	137,443,283	19.0%
Total net position	\$ 530,221,956	\$ 491,908,906	\$ 342,165,664	\$ 315,386,438	\$ 872,387,620	\$ 807,295,344	8.1%

This increase is due to a \$35.3 million or 5.7 percent increase in net investment in capital assets, and a \$25.9 million or 19.0 percent increase in unrestricted net position.

The increase in net investment in capital assets was the result of the construction of a community arts center, the expansion of two major road arterials (9000 South and 7800 South), and the continued expansion of a world-class bike and skate park (Ron Wood Wheels Park).

In addition to the above projects, the value of developer-contributed infrastructure was almost double the value contributed in the previous reporting period. A total of \$24.4 million in new roads, parks, and utility systems was reported in FY 2025 as compared to \$14.1 million in FY 2024.

Of the increase in unrestricted net position, 59 percent was driven by governmental activities and 41 percent by business-type activities, with both changes highlighting the strong financial performance achieved during the year.

The following sections of MD&A analyze the finances of the governmental activities and business-type activities separately.

(continued on next page)

ANALYSIS OF THE CITY'S FINANCES (continued)

Change in Net Position

Table A-2 shows that revenues continued to exceed expenses in the current year in both governmental activities and business-type activities. Events contributing to the \$65.1 million increase in net position will be discussed below based on activity type.

Table A-2 Change in Net Position

	Governmental activities		Business-type activities		Total	
	FY 2025	FY 2024 Restated	FY 2025	FY 2024 Restated	FY 2025	FY 2024 Restated
Revenues						
Program revenues						
Charges for services	\$ 15,019,259	\$ 12,880,380	\$ 68,703,268	\$ 55,138,107	\$ 83,722,527	\$ 68,018,487
Operating grants and contributions	9,103,515	8,063,453	-	-	9,103,515	8,063,453
Capital grants and contributions	35,576,030	19,838,095	10,420,212	6,892,607	45,996,242	26,730,702
General revenues						
Sales taxes - Local option	31,957,555	31,190,740	-	-	31,957,555	31,190,740
Sales taxes - Transportation	2,920,132	2,800,723	-	-	2,920,132	2,800,723
Property tax	23,946,652	22,561,975	-	-	23,946,652	22,561,975
Tax increment	2,637,567	3,566,438	-	-	2,637,567	3,566,438
Franchise tax	10,534,207	9,767,237	-	-	10,534,207	9,767,237
Investment income	6,586,018	6,698,799	2,610,377	2,849,799	9,196,395	9,548,598
Gain on disposal of assets	2,634,409	2,859,128	-	-	2,634,409	2,859,128
Miscellaneous	1,121,189	894,680	-	-	1,121,189	894,680
Total revenues	142,036,533	121,121,648	81,733,857	64,880,513	223,770,390	186,002,161
Expenses						
General government	10,018,264	8,459,321	-	-	10,018,264	8,459,321
Community development	9,352,803	9,076,520	-	-	9,352,803	9,076,520
Public safety	48,696,261	43,164,151	-	-	48,696,261	43,164,151
Highways & public improvements	22,734,852	25,264,550	-	-	22,734,852	25,264,550
Parks, recreation, and culture	10,557,816	9,088,661	-	-	10,557,816	9,088,661
Debt service - interest and fiscal charges	1,370,337	911,017	-	-	1,370,337	911,017
Water	-	-	28,314,651	24,795,571	28,314,651	24,795,571
Sewer	-	-	15,258,333	14,207,776	15,258,333	14,207,776
Solid waste	-	-	5,865,602	5,507,061	5,865,602	5,507,061
Storm water	-	-	5,152,406	4,787,811	5,152,406	4,787,811
Streetlight	-	-	1,356,789	1,380,352	1,356,789	1,380,352
Total expenses	102,730,333	95,964,220	55,947,781	50,678,571	158,678,114	146,642,791
Increase (decrease) in net position before transfers	39,306,200	25,157,428	25,786,076	14,201,942	65,092,276	39,359,370
Transfers - net	(993,150)	2,386,300	993,150	(2,386,300)	-	-
Increase (decrease) in net position	38,313,050	27,543,728	26,779,226	11,815,642	65,092,276	39,359,370
Net position - beginning of period, as previously reported	492,658,238	464,365,178	315,386,837	303,570,796	808,045,075	767,935,974
Restatement for GASB 101 implementation	(749,332)	-	(45,602)	-	(794,934)	-
Correction of an error	-	-	45,203	-	45,203	-
Net position - beginning of period, as restated	491,908,906	464,365,178	315,386,438	303,570,796	807,295,344	767,935,974
Net position - ending of period	\$ 530,221,956	\$ 491,908,906	\$ 342,165,664	\$ 315,386,438	\$ 872,387,620	\$ 807,295,344

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ANALYSIS OF THE CITY'S FINANCES (continued)

Governmental activities

Table A-2 shows that revenues continued to exceed expenses for governmental activities in the current year, resulting in an increase in net position of \$38.3 million or 7.8 percent from FY 2024. Various events contributed to this increase in net position; however, the six primary factors affecting the change in net position are as follows:

- 1) Increases in intergovernmental grant revenues, particularly related to capital assets
- 2) Increases in development activity which results in additional charges for services and capital contributions
- 3) A city-wide property tax increase of 3.5 percent to increase certain service levels, plus growth in property tax revenue from new development
- 4) Changes in net transfers due to a contribution to a water storage reservoir project
- 5) Increase in franchise taxes
- 6) Increases in expenses for certain programs and functions

Growth in intergovernmental revenues

There was a notable increase in FY 2025 in capital grants and contributions (79.3 percent, or \$15.7 million greater than the previous reporting period).

During the prior reporting period, one-time grant contributions totaling \$7.3 million were recognized as intergovernmental revenue.

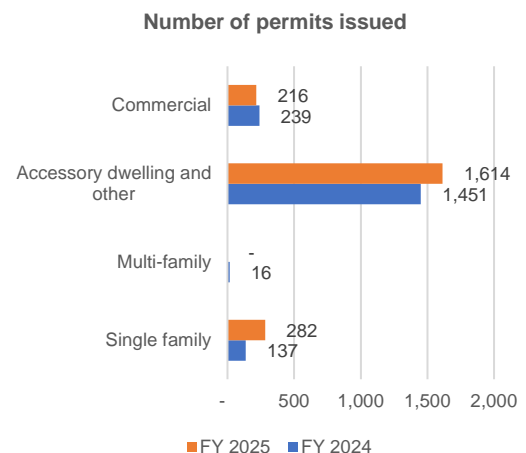
In the current reporting period, the City recognized \$13.1 million in one-time grant contributions from the State of Utah and Salt Lake County. Grants included \$9.1 million for the construction of new roads and pedestrian bridges, \$1.5 million for continued expansion of parks, a \$2.2 million grant dedicated to the construction of the new community arts center, and \$225,500 in reimbursements for out-of-state fire support.

Development activity

While the actual number of permits only increased by 14 percent, there was a dramatic increase of 106 percent in single family housing permits issued.

Nearly half of the \$2.9 million increase in charges for services is attributable to the increase in permit fees.

Development activity also contributed to more than half of the change in capital grants and contributions as the City received \$19.4 million for the value of developer-contributed new roads and land for open space and new parks, while impact fees added another \$3.2 million.



(continued on next page)

ANALYSIS OF THE CITY'S FINANCES (continued)

Governmental activities (continued)

Property tax

In Utah, property tax revenue is held at the prior year's revenue (baseline revenue) unless the taxing entity goes through a public process before any increase is adopted. This public process is called truth-in-taxation. New growth is added and becomes part of the City's baseline property tax revenue.

In tax year 2024, the City Council adopted a 3.5 percent property tax increase which was equal to the increased service levels adopted in the budget. Service level increases included a communications specialist, events assistant, utilities inspector, electrician, and code enforcement officer. This increase generated \$710,000 of new revenue, while new development growth reported close to that same amount for a total increase of \$1.4 million, or 6.1 percent. New development property tax is committed to the future increase of services such as police officers, firefighters, and public works employees as needed. Until such service expansion is necessary, the funds are contributed toward capital projects and infrastructure maintenance.

In addition, tax increment restricted for economic development was released from its restriction and was returned to the participating taxing entities. The City's portion of that tax increment amounted to approximately \$135,000 which was reported as property tax in the current year.

Contribution to water storage reservoir project

Governmental activities normally benefits from transfers received from business-type activities in the form of a utility franchise tax of 5 percent of sales. However, in FY 2025, governmental funds contributed \$3.5 million towards the construction of a water storage reservoir in a developed area of the city to incentivize economic development and growth.

Franchise taxes

Both electric and gas utilities pay 6 percent of the total sales occurring within the City's boundaries in exchange for the use of the City's infrastructure to deliver their product. Several other providers of service that use the City's infrastructure to deliver their product have similar agreements with the City.

The amount received from these taxes varies based on rates and usage. Information on the variable which influences an increase in revenue is not available to the City, however, both rate and weather are influencers.

Increase in expenses

Governmental activities expenses reported an increase of \$6.8 million, or 7.1 percent.

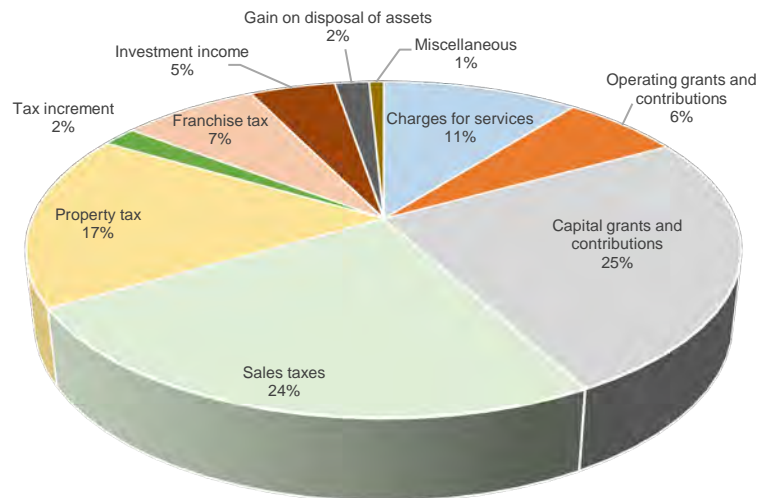
This increase for most City programs reflects, in part, salary and benefit increases which were reported at an increase of \$8.1 million or 8.5 percent. Sixty (60) percent of this increase (\$5.17 million) was non-cash and related to the value adjustment of the pension plan and compensated absences. Other increases included a cost-of-living adjustment of 2.0 percent, and an increased contribution to the City's self-insured health plan reserves in the amount of \$1.0 million.

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ANALYSIS OF THE CITY'S FINANCES (continued)

Governmental activities (continued)

Figure A-3. Governmental Activities Revenues by Source



Revenue for governmental activities increased by \$20.9 million or 17.3%. Of that increase, \$15.7 million was the result of capital grants and contributions. Specifics were discussed in the Change in Net Position section above under *Increase in intergovernmental revenue* and *Development activity*.

Charges for services for governmental activities increased with demand. These included passport services and building permits.

Sales tax showed a modest increase of less than 2.6 percent, which is consistent with inflation and indicates consistent spending by the consumer. There were no new major retailers opened during this reporting period; however, there were several retail establishments under construction at year end.



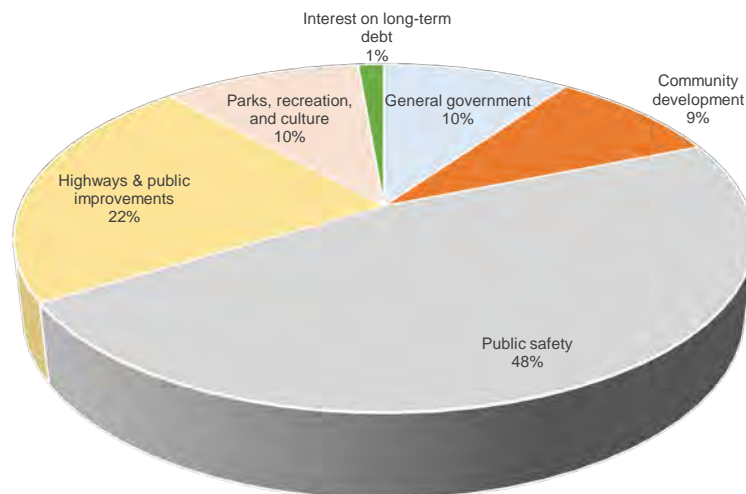
West Jordan's newest bridge at 8600 South over Mountain View Corridor (looking west)

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ANALYSIS OF THE CITY'S FINANCES (continued)

Governmental activities (continued)

Figure A-4. Governmental Activities Expense by Function



Although revenue growth outpaced expenses, the shift in service delivery costs warrants discussion. Governmental activities expenses rose 7.1 percent overall. The percentage of increase by function reported between 13 to 19 percent for general government, public safety, and parks services, while community development only reported a modest increase of 3.1 percent and roads reported a decrease in overall costs of -10.0 percent.

As discussed previously in the Change in Net Position section above under *Increase in expenses*, salary and benefit increases along with non-cash contributions for adjusting the value of the pension and compensated absences account for over 82 percent of the change in expense under governmental activities.

Other influences are increases to buildings and parks maintenance in the current year, and a decrease in road maintenance due to timing and weather.

Interest on long-term debt for governmental activities increased by 50.4 percent to \$1.4 million in FY 2025. That increase resulted from interest costs on the \$12 million sales tax backed debt issuance during the year for park improvements.

(continued on next page)

ANALYSIS OF THE CITY'S FINANCES (continued)

Governmental Funds

The City reports three major funds individually in the governmental fund financial statements. Those funds are the general fund, the redevelopment agency fund, and the infrastructure capital projects fund. Most of the discussion regarding governmental activities is equally applicable to the finances of those governmental funds. However, certain factors that are relevant to the City's current financial health are more apparent in the fund financial statements than in the government-wide financial statements. There were significant changes to all three of the major funds. They are shown in Table A-3 and discussed in more detail below.

Table A-3 Revenues, Expenditures, and Changes in Fund Balances

	General Fund		Redevelopment Agency Fund		Capital Projects Fund	
	FY 2025	FY 2024 Restated	FY 2025	FY 2024 Restated	FY 2025	FY 2024 Restated
Total revenues	\$ 80,302,271	\$ 76,035,098	\$ 3,902,846	\$ 4,665,581	\$ 19,871,919	\$ 11,816,047
Total expenditures	72,580,534	67,206,606	2,179,687	2,178,988	26,001,103	24,714,535
Excess (deficiency) of revenues over expenditures	7,721,737	8,828,492	1,723,159	2,486,593	(6,129,184)	(12,898,488)
Other financing sources (uses)						
Issuance of debt	-	-	-	-	13,564,764	-
Sale of capital assets	5,951	-	1,646,671	2,210,909	-	-
Transfers in	2,506,850	2,386,300	418,682	2,120,306	8,503,318	5,861,700
Transfers out	(9,000,000)	(8,042,006)	(3,500,000)	-	-	-
Total other financing sources (uses)	(6,487,199)	(5,655,706)	(1,434,647)	4,331,215	22,068,082	5,861,700
Net change in fund balance	1,234,538	3,172,786	288,512	6,817,808	15,938,898	(7,036,788)
Fund balance - beginning of period	21,429,416	18,256,630	20,636,330	13,818,522	55,196,629	62,233,417
Fund balance - ending of period	\$ 22,663,954	\$ 21,429,416	\$ 20,924,842	\$ 20,636,330	\$ 71,135,527	\$ 55,196,629

Fund balance represents the financial standing of a governmental fund at the end of the fiscal year from a short-term perspective.

General fund

The fund balance of the City's general fund increased by 5.8 percent or \$1.2 million. This increase in fund balance was intended to bring reserves to 28 percent of annual revenue. The City has adopted key fiscal policies that outlines the treatment of savings at year end. Savings are treated as one-time and first applied to reserves to a target of 28 percent, then transferred to the Capital Projects Fund.

Revenue, expenditures, and other financing activity each reported growth, but at an expected and measured level. While revenues continue to exceed expenditures, the purpose is to continue to slowly build revenue sources for future operating service expansions. Future service expansions include the addition of a fire station and police substation on the west side and other increased staffing to service new development. Until such time as expansion is required, these sources are used to maintain the City's infrastructure and provide improvements in the form of capital projects.

Changes were detailed in the previous section titled *Governmental activities* under *Property tax*, *Franchise taxes*, and *Increase in expenses*.

(continued on next page)

ANALYSIS OF THE CITY'S FINANCES (continued)

Governmental Funds (continued)

Redevelopment fund

Revenues for this fund consist of property tax designated by the City and other taxing entities to support the economic development of certain areas that may have experienced challenges such as blight or required infrastructure greater than a normal development. This dedicated revenue is limited by either time or amount.

FY 2024 was the last year for one of these major areas, and the redevelopment agency reported a reduction of tax increment in FY 2025 of almost \$1 million or -19.5 percent.

Expenditures remained consistent between fiscal years.

As previously discussed above under the section header of *Contribution to water storage reservoir project*, the Redevelopment Agency contributed a one-time donation of \$3.5 million to the water fund for the construction of a water storage reservoir which will support continued development.

Transfers in were reported as a significant reduction as \$1.8 million in the previous year was received from the General Fund to recover incentives paid for a large industrial development.

Capital projects fund

Revenues for the capital projects fund increased by 40.4 percent from the previous reporting period and were discussed under the section *Changes in Net Position Increase in intergovernmental revenue*.

Expenditures remained consistent between fiscal years.

In October 2024, the City issued \$12.0 million of sales tax revenue backed bonds for the construction of multi-purpose fields and other park improvements. While the bond is backed by sales tax, the projects funded are impact fee eligible. It is anticipated this bond will be paid in full with impact fees. Bond proceeds included a premium of \$1.6 million.

The combination of intergovernmental revenue and bond proceeds, increased the fund balance by 22.4 percent or \$15.9 million to a total of \$71.1 million.

(continued on next page)

ANALYSIS OF THE CITY'S FINANCES (continued)

Business-type activities and enterprise funds

The total net position of the City's business-type activities (which include the major enterprise funds) increased in FY 2025, though more modestly than that of the governmental activities. Business-type activities net position increased \$26.7 million or 8.5 percent from the prior year to a total of \$342.2 million.

The increase in net position was influenced by several events including:

- 1) Transfer of \$3.5 million from governmental activities for a water storage reservoir (previously discussed)
- 2) Modest and measured increases to utility rates
- 3) The first full year of collection of a 33 percent increase to the streetlight utility rate (\$1 per month) for increased streetlight installation and maintenance
- 4) A 20 percent increase in both water sales and water purchases

Table A-4 Revenues and Expenses

	Water Fund		Sewer Fund		Storm Water Fund	
	FY 2025	FY 2024 Restated	FY 2025	FY 2024 Restated	FY 2025	FY 2024 Restated
Total operating revenues	\$ 35,234,982	\$ 28,022,911	\$ 18,089,911	\$ 14,536,075	\$ 5,614,884	\$ 4,646,343
Total operating expenses	28,464,356	24,821,125	15,290,426	14,065,257	5,262,015	4,866,861
Operating income (loss)	6,770,626	3,201,786	2,799,485	470,818	352,869	(220,518)
Noncapital subsidies						
Transfers out	(1,353,200)	(1,336,750)	(828,750)	(750,000)	(258,000)	(237,000)
Total noncapital subsidies	(1,353,200)	(1,336,750)	(828,750)	(750,000)	(258,000)	(237,000)
Operating income (loss) and noncapital subsidies	5,417,426	1,865,036	1,970,735	(279,182)	94,869	(457,518)
Other nonoperating revenues (expenses)						
Investment earnings	1,208,459	1,143,515	560,221	780,957	706,650	794,233
Interest expense	(176,900)	(232,105)	(197,829)	(274,377)	(24,222)	(37,541)
Capital contributions	4,663,034	2,044,736	2,749,501	3,158,383	2,849,577	1,689,488
Transfers in for capital	3,500,000	-	-	-	-	-
Total other nonoperating revenues (expenses)	9,194,593	2,956,146	3,111,893	3,664,963	3,532,005	2,446,180
Increase (decrease) in fund net position	14,612,019	4,821,182	5,082,628	3,385,781	3,626,874	1,988,662
Fund balance - beginning of period	140,933,471	136,112,289	94,607,196	91,221,415	66,510,131	64,521,469
Fund balance - ending of period	\$ 155,545,490	\$ 140,933,471	\$ 99,689,824	\$ 94,607,196	\$ 70,137,005	\$ 66,510,131

All three of the major enterprise funds had a positive financial performance from operations. Operating revenues outpaced expenses as the City continues to adopt modest rate increases in response to the anticipated rising costs of service contracts and large capital projects over the next five years.

(continued on the next page)

ANALYSIS OF THE CITY'S FINANCES (continued)

Significant capital assets and long-term financing activity

Overall, the carrying value of capital assets – original cost minus accumulated depreciation – increased 6.7 percent over the previous reporting period. While a small percentage, that change represents almost \$44 million of increased valued infrastructure.

The City's governmental activities had a beginning balance of \$32.5 million in construction in progress with another \$29.5 million in capital projects started during FY 2025. Of those amounts, the City put \$35.9 million into operation during the year and reclassified that amount to the other capital asset classifications of buildings, infrastructure, and equipment. Many of the ongoing projects are part of the City's road and pedestrian bridge systems.

As discussed earlier, the City issued a long-term bond in the amount of \$12.0 million for park construction and improvements which are anticipated to begin construction in spring 2026.

Total bonds and notes payable outstanding increased by 33 percent to \$38.1 million in FY 2025. The City has no general obligation debt outstanding as of year-end.

As of the end of FY 2025, the City's tax-backed bonds possess the highest available rating from the municipal bond ratings services. The lease revenue-backed bonds are rated Aa2 by Moody's Ratings.

Currently known facts, decision, or conditions

The City is aware of the following developments that may have an impact on the City's finances in the near future.

- 1) On July 1, 2025, the Oquirrh Highlands annexation was effective. The annexation was requested by citizens within the area and adds approximately 131.5 acres to the City. The area includes 780 residential parcels and one several parcels owned by a church. The estimated population increase is about 2,500 residents. The total taxable value of the area is estimated at \$200.6 million. The service impact of this annexation will include police and fire response as well as the maintenance and snow plowing of public roads and maintenance of sidewalks. Water, wastewater, and garbage services remain with the existing providers. Parks will remain the responsibility of Salt Lake County.

While services will be provided by the City on July 1, 2025, property taxes will not be levied by the City until January 1, 2026. This area will be incorporated into the City's official population by the State Tax Commission on the date of annexation and the City will benefit from this increase in its sales tax distribution.

- 2) There is a new data center that is expected to begin operations in early 2026. It is anticipated that this data center will be a major property tax payer and become a strong contributor to municipal energy tax which is reported as franchise taxes in the City's general fund.



West Jordan City Hall, 4th of July parade spectators



Memorial Day 2025 – Veterans Memorial Park
West Jordan, Utah

BASIC FINANCIAL STATEMENTS



For Fiscal Year Ended June 30, 2025

Government-Wide Financial Statements

CITY OF WEST JORDAN
BASIC FINANCIAL STATEMENTS
As of June 30, 2025



STATEMENT OF NET POSITION

	Primary Government		
	FY 2025 Governmental Activities	FY 2025 Business-type Activities	FY 2025 Total
ASSETS			
Cash and cash equivalents	\$ 90,040,710	\$ 50,204,562	\$ 140,245,272
Restricted cash	44,073,006	9,848,589	53,921,595
Receivables, net	1,896,983	9,666,492	11,563,475
Receivables for capital, net	3,164,732	-	3,164,732
Due from (to) other funds	6,577,898	(6,577,898)	-
Due from other governments	31,416,969	-	31,416,969
Internal balances	(2,294,032)	2,294,032	-
Inventory	-	2,572,547	2,572,547
Notes receivable	421,795	-	421,795
Pension asset	7,800,640	690,564	8,491,204
Prepaid expenses	1,304,218	20,160	1,324,378
Investments in joint ventures	-	10,580,271	10,580,271
Capital assets			
Non-depreciable capital assets	200,947,741	59,055,161	260,002,902
Depreciable capital assets, net	227,862,158	215,469,688	443,331,846
Total assets	613,212,818	353,824,168	967,036,986
DEFERRED OUTFLOWS OF RESOURCES			
Pension-related items	13,221,555	1,170,992	14,392,547
Total deferred outflows of resources	13,221,555	1,170,992	14,392,547
LIABILITIES			
Accounts payable and accrued expenses	7,130,853	3,411,413	10,542,266
Accounts payable for capital	1,111,252	2,355,748	3,467,000
Long-term liabilities			
Amount due within one year			
Bonds payable	1,631,419	1,650,130	3,281,549
Other	5,587,560	448,456	6,036,016
Amount due in more than one year			
Bonds payable	31,069,470	3,814,438	34,883,908
Net pension liability	9,740,796	862,319	10,603,115
Other	5,597,450	191,643	5,789,093
Liabilities from restricted assets:			
Accounts payable	24,112	-	24,112
Accounts payable for capital	2,617,403	78,660	2,696,063
Other	8,664,556	-	8,664,556
Total liabilities	73,174,871	12,812,807	85,987,678
DEFERRED INFLOWS OF RESOURCES			
Pension-related items	188,512	16,689	205,201
Deferred property taxes	22,849,034	-	22,849,034
Total deferred Inflows of resources	23,037,546	16,689	23,054,235
NET POSITION			
Net investment in capital assets	390,091,514	266,625,873	656,717,387
Restricted			
Capital	33,493,811	9,601,590	43,095,401
Debt service	7,262	246,999	254,261
Pension	7,800,640	690,564	8,491,204
Other purposes	232,995	-	232,995
Unrestricted	98,595,734	65,000,638	163,596,372
Total net position	\$ 530,221,956	\$ 342,165,664	\$ 872,387,620

CITY OF WEST JORDAN
BASIC FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2025



STATEMENT OF ACTIVITIES

	Expenses	Program Revenues			Net Revenues (Expenses) and Changes in Net Position		
		Charges for services	Operating grants and contributions	Capital grants and contributions	Primary Government		
					Governmental activities	Business-type activities	Total
Governmental activities							
General government	\$ 10,018,264	\$ 3,798,010	\$ -	\$ -	\$ (6,220,254)	\$ -	\$ (6,220,254)
Community development	9,352,803	7,455,939	850,064	-	(1,046,800)	-	(1,046,800)
Public safety	48,696,261	3,128,842	2,536,052	421,643	(42,609,724)	-	(42,609,724)
Highways and public improvements	22,734,852	373,569	5,717,399	29,764,110	13,120,226	-	13,120,226
Parks, recreation, and culture	10,557,816	262,899	-	5,390,277	(4,904,640)	-	(4,904,640)
Debt service - interest and fiscal charges	1,370,337	-	-	-	(1,370,337)	-	(1,370,337)
Total governmental activities	102,730,333	15,019,259	9,103,515	35,576,030	(43,031,529)	-	(43,031,529)
Business-type activities							
Water	28,314,651	35,234,982	-	4,663,034	-	11,583,365	11,583,365
Wastewater	15,258,333	18,089,911	-	2,749,501	-	5,581,079	5,581,079
Solid waste	5,865,602	8,294,334	-	-	-	2,428,732	2,428,732
Storm water	5,152,406	5,614,884	-	2,849,577	-	3,312,055	3,312,055
Streetlight	1,356,789	1,469,157	-	158,100	-	270,468	270,468
Total business-type activities	55,947,781	68,703,268	-	10,420,212	-	23,175,699	23,175,699
Total primary government	\$ 158,678,114	\$ 83,722,527	\$ 9,103,515	\$ 45,996,242	\$ (43,031,529)	\$ 23,175,699	\$ (19,855,830)
General Revenues:							
Taxes:							
Sales tax – Local option					\$ 31,957,555	\$ -	\$ 31,957,555
Sales tax - Transportation					2,920,132	-	2,920,132
Property taxes					23,946,652	-	23,946,652
Tax increment					2,637,567	-	2,637,567
Franchise taxes					10,534,207	-	10,534,207
Investment income					6,586,018	2,610,377	9,196,395
Gain on disposal of assets					2,634,409	-	2,634,409
Miscellaneous					1,121,189	-	1,121,189
Transfers - net					(993,150)	993,150	-
Total general revenue and transfers					81,344,579	3,603,527	84,948,106
Change in net position					38,313,050	26,779,226	65,092,276
Net position - beginning of period, as previously reported					492,658,238	315,386,837	808,045,075
Restatement for GASB 101 implementation					(749,332)	(45,602)	(794,934)
Correction of an error					-	45,203	45,203
Net position - beginning of period, as restated					491,908,906	315,386,438	807,295,344
Net position - ending of period					\$ 530,221,956	\$ 342,165,664	\$ 872,387,620

The accompanying notes are an integral part of this statement.

GOVERNMENTAL FUND FINANCIAL STATEMENTS

General Fund

The general fund is used to account for resources traditionally associated with a government which are not required to be accounted for in another fund.

Capital Projects Fund

The capital projects fund is used to account for the construction of budgeted capital projects of the City. Intergovernmental grants, road impact fees, park impact fees, transfers from the general fund, and interest earnings are the principal sources of funding for these projects.

Redevelopment Agency (RDA) Fund

The RDA fund is used to account for the activities of the Redevelopment Agency. The Agency is an entity established to further public purpose in the redevelopment of particular City areas.

Other Governmental Funds

The Class C Roads Fund, Community Development Block Grant Fund, Development Services Fund, Fairway Estates Fund, Grants Fund, Highlands Special Improvement District Fund, Kraftmaid Special Improvement District Fund, and Municipal Building Authority Fund are categorized as non-major governmental funds and are presented by fund type in the Supplementary Information section of this report.



West Jordan Police hosting Coffee with a Cop

BALANCE SHEET – GOVERNMENTAL FUNDS

	General Fund	Redevelopment Agency Fund	Capital Improvement Fund	Non-Major Governmental Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 13,221,588	\$ 25,448,047	\$ 29,848,653	\$ 8,041,903	\$ 76,560,191
Restricted cash	5,030,293	-	38,804,857	237,856	44,073,006
Receivables, net	1,273,347	-	-	195,426	1,468,773
Receivables for capital, net	-	-	3,164,732	-	3,164,732
Notes receivable	185,542	-	-	236,253	421,795
Due from other funds	4,634,405	-	6,577,898	-	11,212,303
Due from other governments	29,381,923	669,629	-	1,365,417	31,416,969
Prepaid items	41,031	-	522,334	-	563,365
Total assets	53,768,129	26,117,676	78,918,474	10,076,855	168,881,134
LIABILITIES					
Accounts payable and accrued expenses	3,200,092	32,705	395,917	1,138,962	4,767,676
Accounts payable for capital	-	-	1,111,252	-	1,111,252
Due to other funds	-	4,490,500	-	143,905	4,634,405
Liabilities from restricted assets:					
Accounts payable	2,845	-	21,267	-	24,112
Accounts payable for capital	-	-	2,617,403	-	2,617,403
Other	5,027,448	-	3,637,108	-	8,664,556
Total liabilities	8,230,385	4,523,205	7,782,947	1,282,867	21,819,404
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	22,167,144	669,629	-	12,261	22,849,034
Deferred ambulance billings	706,646	-	-	-	706,646
Total deferred Inflows of resources	22,873,790	669,629	-	12,261	23,555,680
FUND BALANCE					
Nonspendable	226,573	-	522,334	236,253	985,160
Restricted					
Capital	-	-	33,493,811	-	33,493,811
Debt service	-	-	-	7,262	7,262
Federal and state grant programs	2,401	-	-	230,594	232,995
Assigned					
Capital	-	-	37,119,382	-	37,119,382
Debt service	-	-	-	8,035,838	8,035,838
Federal and state grant programs	-	-	-	11,523	11,523
Other governmental purposes	-	20,924,842	-	260,257	21,185,099
Unassigned	22,434,980	-	-	-	22,434,980
Total fund balances	22,663,954	20,924,842	71,135,527	8,781,727	123,506,050
Total liabilities, deferred inflows of resources, and fund balances (deficits)	\$ 53,768,129	\$ 26,117,676	\$ 78,918,474	\$ 10,076,855	\$ 168,881,134

The accompanying notes are an integral part of this statement.

RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

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

Total Fund Balance - Total Governmental Funds	\$ 123,506,050
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	411,803,262
Internal service funds are used by management to charge the costs of certain activities, such as fleet, IT, self-insured health plan, and risk management to individual funds. The assets and liabilities of internal service funds are included in governmental activities in the Statement of Net Position.	27,102,650
Bonds, unamortized premiums and discounts, and deferred inflows of resources related to bonds are not due and payable in the current period and, therefore, are not reported in the funds.	(32,700,889)
Pension liabilities, pension assets, and deferred inflows and outflows of resources relating to pensions are not current available resources and are therefore not included in the governmental funds.	10,687,143
Other long-term liabilities, including compensated absences and interest payable are not due and payable in the current period and therefore are not reported in the funds.	(8,588,874)
Certain revenue is deferred in the governmental funds but is not in the statement of net position because it qualifies for recognition under the economic resources measurement focus.	(1,587,386)
Net Position - Governmental Activities	<u>\$ 530,221,956</u>

The accompanying notes are an integral part of this statement.

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS**

	General Fund	Redevelopment Agency Fund	Capital Improvement Fund	Non-Major Governmental Funds	Total Governmental Funds
REVENUES					
Taxes:					
Sales tax – Local option	\$ 31,957,555	\$ -	\$ -	\$ -	\$ 31,957,555
Sales tax - Transportation	2,853,096	-	-	67,036	2,920,132
Property tax	23,934,962	-	-	11,690	23,946,652
Tax increment	-	2,637,567	-	-	2,637,567
Franchise tax	10,534,207	-	-	-	10,534,207
Impact fees	-	-	3,339,152	-	3,339,152
Licenses and permits	1,941,582	-	-	3,975,770	5,917,352
Intergovernmental	1,492,090	-	12,825,234	7,038,057	21,355,381
Charges for services	3,857,964	-	38,500	3,776,593	7,673,057
Fines and forfeitures	1,312,329	-	-	-	1,312,329
Miscellaneous	915,021	-	198,339	7,829	1,121,189
Investment earnings	1,503,465	1,265,279	3,470,694	346,580	6,586,018
Total revenues	80,302,271	3,902,846	19,871,919	15,223,555	119,300,591
EXPENDITURES					
General government	7,814,335	-	774,034	58,700	8,647,069
Community development	1,445,581	2,179,687	-	5,706,130	9,331,398
Public safety	46,619,857	-	783,631	495,827	47,899,315
Highways and public improvements	8,261,265	-	10,359,397	6,490,093	25,110,755
Parks, recreation, and culture	7,683,906	-	12,898,579	521,268	21,103,753
Debt service:					
Principal	730,000	-	540,000	930,000	2,200,000
Interest and fiscal charges	25,590	-	645,462	920,275	1,591,327
Total expenditures	72,580,534	2,179,687	26,001,103	15,122,293	115,883,617
Excess (deficiency) of revenues over expenditures	7,721,737	1,723,159	(6,129,184)	101,262	3,416,974
OTHER FINANCING SOURCES (USES)					
Debt issuance	-	-	13,564,764	-	13,564,764
Sale of capital assets	5,951	1,646,671	-	-	1,652,622
Transfers in	2,506,850	418,682	8,503,318	78,000	11,506,850
Transfers out	(9,000,000)	(3,500,000)	-	-	(12,500,000)
Total other financing sources (uses)	(6,487,199)	(1,434,647)	22,068,082	78,000	14,224,236
Net change of fund balance	1,234,538	288,512	15,938,898	179,262	17,641,210
Fund balance - beginning of period	21,429,416	20,636,330	55,196,629	8,602,465	105,864,840
Fund balance - ending of period	\$ 22,663,954	\$ 20,924,842	\$ 71,135,527	\$ 8,781,727	\$ 123,506,050

The accompanying notes are an integral part of this statement.

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

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

Net change in fund balance - Total governmental funds	\$ 17,641,210
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 and capital contributions exceeded depreciation in the current period.	30,661,203
Revenue recognized in the government-wide statement of activities that are not in the fund statements.	(628,616)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the payment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. In addition, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	(11,143,774)
Some expenses reported in the statement of activities do not require the use of current financial resources and are not reported as expenditures in governmental funds.	
Compensated absences	(1,024,489)
Pension	(1,250,309)
The net revenue of certain activities of the internal service funds are reported with governmental activities.	4,057,825
Change in net position - Governmental activities	<u>\$ 38,313,050</u>

The accompanying notes are an integral part of this statement.

PROPRIETARY FUND FINANCIAL STATEMENTS

Water Fund

The Water Fund is used to account for the activities of the City's water operations. This includes the maintenance and improvements needed to support the City's water delivery system.

Sewer

The Sewer Fund is used to account for the activities of the City's sewer operations. The City is a member agency of the South Valley Water Reclamation Facilities. This special district manages the City's wastewater treatment. The sewer connections and sewer lines are the responsibility of the City.

Storm Water Fund

The Storm Water Fund is used to account for the activities of the City's storm water operations. This includes the maintenance and improvements needed to support the City's storm water system.

Non-Major Fund

The Solid Waste Fund and Streetlight Fund are categorized as non-major proprietary funds and are presented by fund type in the Supplementary Information section of this report.

Internal Service Funds

The Benefits Management Fund, Fleet Management Fund, IT Management Fund, and Risk Management Fund are classified as internal service funds for the City. These funds 'act' like a business and are therefore reported alongside the proprietary funds; however, their main source of revenue is charges for services provided to and paid for by the other governmental and proprietary funds of the City.



West Jordan Public Utilities crew using a hydro-excavator

CITY OF WEST JORDAN
BASIC FINANCIAL STATEMENTS
As of June 30, 2025



**STATEMENT OF NET POSITION
PROPRIETARY FUNDS**

	Water Fund	Sewer Fund	Storm Water Fund	Non-Major Proprietary Funds	Total	Internal Service Funds
ASSETS						
Current assets						
Cash and cash equivalents	\$ 28,183,474	\$ 11,896,756	\$ 6,830,205	\$ 3,294,127	\$ 50,204,562	\$ 13,480,519
Restricted cash	452	-	9,848,137	-	9,848,589	-
Receivables, net	5,580,526	2,125,840	685,567	1,274,559	9,666,492	428,210
Inventory	2,572,547	-	-	-	2,572,547	-
Prepaid expenses	20,160	-	-	-	20,160	740,853
Total current assets	36,357,159	14,022,596	17,363,909	4,568,686	72,312,350	14,649,582
Noncurrent assets						
Net pension asset	292,671	190,421	167,450	40,022	690,564	289,386
Investments in joint ventures	-	-	-	10,580,271	10,580,271	-
Capital assets						
Non-depreciable capital assets	13,125,476	41,697,529	4,232,156	-	59,055,161	1,035,412
Depreciable capital assets, net	118,121,799	47,862,760	49,485,129	-	215,469,688	15,971,225
Total noncurrent assets	131,539,946	89,750,710	53,884,735	10,620,293	285,795,684	17,296,023
Total assets	167,897,105	103,773,306	71,248,644	15,188,979	358,108,034	31,945,605
DEFERRED OUTFLOWS OF RESOURCES						
Pension-related items	496,282	322,898	283,946	67,866	1,170,992	484,712
Total deferred outflows of resources	496,282	322,898	283,946	67,866	1,170,992	484,712
LIABILITIES						
Current liabilities						
Accounts payable and accrued expenses	2,515,832	109,713	120,552	665,316	3,411,413	2,363,177
Accounts payable for capital	2,160,789	42,154	152,805	-	2,355,748	-
Bonds payable	940,130	-	710,000	-	1,650,130	-
Leases and subscriptions payable	-	-	-	-	-	610,334
Compensated absences	111,859	51,175	59,657	25,082	247,773	143,231
Customer deposits	3,337	-	-	-	3,337	-
Due to other funds	380,000	559,700	-	-	939,700	-
Other	192,740	-	4,606	-	197,346	36,126
Liabilities from restricted assets:						
Accounts payable for capital	-	-	78,660	-	78,660	-
Total current liabilities	6,304,687	762,742	1,126,280	690,398	8,884,107	3,152,868
Noncurrent liabilities						
Bonds payable	3,814,438	-	-	-	3,814,438	-
Leases and subscriptions payable	-	-	-	-	-	1,678,507
Compensated absences	76,236	43,056	56,160	16,191	191,643	127,938
Due to other funds	2,280,000	3,358,198	-	-	5,638,198	-
Net pension payable	365,463	237,782	209,098	49,976	862,319	361,361
Total noncurrent liabilities	6,536,137	3,639,036	265,258	66,167	10,506,598	2,167,806
Total liabilities	12,840,824	4,401,778	1,391,538	756,565	19,390,705	5,320,674
DEFERRED INFLOWS OF RESOURCES						
Pension-related items	7,073	4,602	4,047	967	16,689	6,993
Total deferred Inflows of resources	7,073	4,602	4,047	967	16,689	6,993
NET POSITION						
Net investment in capital assets	124,331,918	89,518,135	52,775,820	-	266,625,873	14,717,796
Restricted						
Capital	-	-	9,601,590	-	9,601,590	-
Debt service	452	-	246,547	-	246,999	-
Pension	292,671	190,421	167,450	40,022	690,564	289,386
Unrestricted	30,920,449	9,981,268	7,345,598	14,459,291	62,706,606	12,095,468
Total net position	\$ 155,545,490	\$ 99,689,824	\$ 70,137,005	\$ 14,499,313	\$ 339,871,632	\$ 27,102,650

The accompanying notes are an integral part of this statement.

**RECONCILIATION OF THE STATEMENT OF NET POSITION – PROPRIETARY FUNDS TO THE
 GOVERNMENT-WIDE STATEMENT OF NET POSITION FOR BUSINESS-TYPE ACTIVITIES**

Amounts reported for business-type activities in the statement of net position are different because:

Total net position - Proprietary Funds	\$ 339,871,632
Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service funds and the enterprise funds over time	2,294,032
Net Position - Business-type Activities	<u>\$ 342,165,664</u>

The accompanying notes are an integral part of this statement.

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS**

	Business-type Activities - Enterprise Funds					Governmental Activities
	Water Fund	Sewer Fund	Storm Water Fund	Non-Major Proprietary Funds	Total Enterprise	Internal Service Funds
OPERATING REVENUES						
Charges for services	\$ 35,234,982	\$ 17,940,272	\$ 5,579,778	\$ 9,763,491	\$ 68,518,523	\$ 24,966,031
Other	-	149,639	35,106	-	184,745	10,794
Total operating revenues	35,234,982	18,089,911	5,614,884	9,763,491	68,703,268	24,976,825
OPERATING EXPENSES						
Personnel services	5,075,222	2,705,143	2,386,358	1,178,568	11,345,291	2,701,878
Operations and maintenance	6,272,455	3,394,670	1,366,961	1,737,859	12,771,945	4,084,696
Contractual services	13,759,251	7,696,676	-	5,508,030	26,963,957	12,727,605
Depreciation and amortization	3,357,428	1,493,937	1,508,696	-	6,360,061	3,140,896
Total operating expenses	28,464,356	15,290,426	5,262,015	8,424,457	57,441,254	22,655,075
Operating income (loss)	6,770,626	2,799,485	352,869	1,339,034	11,262,014	2,321,750
NONCAPITAL SUBSIDIES						
Transfers out	(1,353,200)	(828,750)	(258,000)	(66,900)	(2,506,850)	-
Total noncapital subsidies	(1,353,200)	(828,750)	(258,000)	(66,900)	(2,506,850)	-
Operating income (loss) and noncapital subsidies	5,417,426	1,970,735	94,869	1,272,134	8,755,164	2,321,750
NONOPERATING REVENUES (EXPENSES)						
Investment earnings	1,208,459	560,221	706,650	135,047	2,610,377	510,659
Interest expense	(176,900)	(197,829)	(24,222)	-	(398,951)	(98,270)
Capital contributions	4,663,034	2,749,501	2,849,577	158,100	10,420,212	700,000
Equity in income of joint venture	-	-	-	1,147,287	1,147,287	-
Sale of capital assets	-	-	-	-	-	623,686
Transfers in - restricted for capital assets	3,500,000	-	-	-	3,500,000	-
Total nonoperating revenues (expenses)	9,194,593	3,111,893	3,532,005	1,440,434	17,278,925	1,736,075
Increase (decrease) in fund net position	14,612,019	5,082,628	3,626,874	2,712,568	26,034,089	4,057,825
Net position - beginning of period, as previously reported	140,903,317	94,616,688	66,520,950	11,788,230	313,829,185	23,091,730
Restatement for GASB 101 implementation	(15,049)	(9,492)	(10,819)	(1,485)	(36,845)	(46,905)
Correction of error	45,203	-	-	-	45,203	-
Net position - beginning of period, as restated	140,933,471	94,607,196	66,510,131	11,786,745	313,837,543	23,044,825
Net position - ending of period	\$ 155,545,490	\$ 99,689,824	\$ 70,137,005	\$ 14,499,313	\$ 339,871,632	\$ 27,102,650

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION -
PROPRIETARY FUNDS TO THE STATEMENT OF ACTIVITIES FOR BUSINESS-TYPE ACTIVITIES**

Amounts reported for business-type activities in the statement of activities are different because:

Change in net position - Proprietary Funds	\$ 26,034,089
Adjustment to eliminate the current fiscal year's internal service funds net loss from internal customers applicable to business-type activities.	745,137
Change in net position - Business-type activities	<u>\$ 26,779,226</u>

The accompanying notes are an integral part of this statement.

**STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS**

	Business-type Activities					Governmental Activities
	Water Fund	Sewer Fund	Storm Water Fund	Non-Major Proprietary Funds	Total	Internal Service Funds
Cash flows from operating activities						
Receipts from customers and users	\$ 32,550,095	\$ 16,973,947	\$ 5,209,591	\$ 9,006,624	\$ 63,740,257	\$ 687,982
Receipts from interfund services	-	-	-	-	-	24,255,596
Payments to suppliers	(20,780,540)	(12,699,503)	(1,688,156)	(7,424,534)	(42,592,733)	(16,134,659)
Payments to employees	(5,010,491)	(2,669,889)	(2,334,565)	(1,172,594)	(11,187,539)	(2,700,569)
Net cash provided (used) by operating activities	6,759,064	1,604,555	1,186,870	409,496	9,959,985	6,108,350
Cash flows from noncapital financing activities						
Operating subsidies provided – transfers out	(1,353,200)	(828,750)	(258,000)	(66,900)	(2,506,850)	-
Changes to interfund receivables and payables	(380,000)	(559,700)	-	-	(939,700)	-
Net cash provided (used) by noncapital financing activities	(1,733,200)	(1,388,450)	(258,000)	(66,900)	(3,446,550)	-
Cash flows from capital and related financing activities						
Proceeds from sale of capital assets	-	-	-	-	-	298,244
Proceeds from capital contributions	2,598,775	1,175,354	1,537,790	158,100	5,470,019	700,000
Transfers from other funds for capital additions	3,500,000	-	-	-	3,500,000	-
Purchases of capital assets	(5,748,526)	(3,357,171)	(1,556,117)	-	(10,661,814)	(4,852,148)
Proceeds from issuance of debt	-	-	-	-	-	110,598
Principal paid on debt	(937,716)	-	(700,000)	-	(1,637,716)	(750,853)
Interest charges paid on debt	(179,397)	(197,829)	(28,763)	-	(405,989)	(101,258)
Net cash provided (used) by capital and related financing activities	(766,864)	(2,379,646)	(747,090)	158,100	(3,735,500)	(4,595,417)
Cash flows from investing activities						
Investment income	1,208,459	560,221	706,650	135,047	2,610,377	510,659
Net cash provided by investing activities	1,208,459	560,221	706,650	135,047	2,610,377	510,659
Net increase (decrease) in cash and cash equivalents	5,467,459	(1,603,320)	888,430	635,743	5,388,312	2,023,592
Cash and cash equivalents - beginning of period	22,716,467	13,500,076	15,789,912	2,658,384	54,664,839	11,456,927
Cash and cash equivalents - end of period	\$ 28,183,926	\$ 11,896,756	\$ 16,678,342	\$ 3,294,127	\$ 60,053,151	\$ 13,480,519
Reconciliation of operating income to net cash provided (used) by operating activities						
Operating income (loss)	\$ 6,770,626	\$ 2,799,485	\$ 352,869	\$ 1,339,034	\$ 11,262,014	\$ 2,321,750
Adjustments to reconcile operating income to net cash provided by:						
Depreciation and amortization	3,357,428	1,493,937	1,508,696	-	6,360,061	3,140,896
(Increase) decrease in receivables	(2,684,887)	(1,115,964)	(405,293)	(756,867)	(4,963,011)	(33,247)
(Increase) decrease in prepaids	(20,160)	-	-	-	(20,160)	(43,777)
(Increase) decrease in inventory	742,913	-	-	-	742,913	-
(Increase) decrease in payables	(1,451,211)	(1,608,157)	(321,195)	(178,645)	(3,559,208)	719,071
(Increase) decrease in liabilities	44,355	35,254	51,793	5,974	137,376	3,657
Net cash provided by operating activities	\$ 6,759,064	\$ 1,604,555	\$ 1,186,870	\$ 409,496	\$ 9,959,985	\$ 6,108,350
Noncash investing, capital and financing activities						
Capital contributions	\$ 2,064,259	\$ 1,574,147	\$ 1,311,878	\$ -	\$ 4,950,284	\$ -
Investment in joint venture	-	-	-	1,147,287	1,147,287	-

The accompanying notes are an integral part of this statement.



West Jordan Streets Crews

Notes to the Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of West Jordan (the City) are prepared in accordance with generally accepted accounting principles (GAAP) in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing accounting and financial reporting principles for governmental entities. The more significant accounting policies established in GAAP and used by the City are discussed below.

A. Reporting Entity

The City of West Jordan was incorporated January 10, 1941, under laws of the state of Utah. The City is considered a full-service municipality and provides the following services: public safety, judicial services, highways and streets, sanitation, parks, recreation, water, planning and zoning, and general administrative services.

Form of Government

In November 2017, the citizens of West Jordan voted to change the form of government from Council-Manager to Council-Mayor. This transition became effective on January 6, 2020.

The Council-Mayor form of municipal government was created by the Laws of Utah 1977, Chapter 48. This form of government has two (2) separate, independent, and equal branches of municipal government consisting of a legislative branch – a council composed of five or seven members, and an executive branch – a mayor and, under the mayor's supervision, any executive or administrative departments, divisions, and offices and any executive or administrative officers provided for by statute or municipal ordinance.

Under the Council-Mayor form of government, the mayor is the chief executive and administrative officer and exercises such powers for the municipality. The mayor has the responsibility to execute policies as adopted by the council. The mayor also appoints, with the council's advice and consent, qualified persons to serve as the city's officers and directors.

The mayor may veto an ordinance, tax levy, or appropriation passed by the council. The council has the power to override the veto by majority vote.

While not a member of the council, or its chair, the mayor may attend each council meeting, take part in council meeting discussions, and freely give advice to the council.

The council is the legislative body of the city and determines policy for the city. It also enacts laws, appropriates funds, and reviews municipal administration.

The council adopts formal processes referred to as council rules that govern how the council operates, makes decisions, and enacts laws. These rules ensure transparency, order, and accountability in municipal government.

The council may make suggestions or recommendations to the mayor or mayor's subordinates and investigate any officer, department, or agency of the city, but it may not direct or request, other than in writing, the appointment of a person to or the removal of a person from an executive municipal office; interfere in any way with an executive officer's performance of the officer's duties; or publicly or privately give orders to a subordinate of the mayor.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

A. Reporting Entity (continued)

Financial Accountability and Reporting

The Annual Comprehensive Financial Report of the City includes the financial statements for all activities of the City based upon the criteria set forth in GASB Statement No. 14, as amended. This Statement requires the City to include in this report the activities of any other entity which is determined to be a component unit of the City. The primary criterion which determines this nexus is financial accountability.

The City is financially accountable if the City appoints a voting majority of that organizations board or there is a potential to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable for an organization if that organization is fiscally dependent (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City).

Blended component units, although legally separate entities, are in substance, part of the government's operations, and so data from these units are combined with data of the primary government.

Discretely presented component units, if any, are reported in a separate column in the combined financial statements to emphasize they are legally separate from the City.

Blended Component Units

The Redevelopment Agency of West Jordan City (RDA) was established to prepare and carry out plans to improve, rehabilitate, and redevelop blighted areas within the City. The RDA is governed by the executive director who is the Mayor, and a board of trustees composed of the seven (7) members of the City Council. Although it is a legally separate entity from the City, the RDA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the RDA. The RDA is included in these financial statements as the Redevelopment Agency Special Revenue Fund. Separate financial statements are not issued for the RDA.

The Municipal Building Authority (MBA) was established to finance and construct municipal buildings that are then leased to the City. The MBA is governed by the executive director who is the Mayor, and a board of trustees composed of the seven (7) members of the City Council. Although it is a legally separate entity from the City, the MBA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the MBA. Separate financial statements are not issued for the MBA.

The Fairway Estates Special Service Recreation District (District) was established as a separate taxing entity with the purpose of maintaining the streetscapes of the District. The District is governed by the executive director who is the Mayor, and a board of trustees composed of the seven (7) members of the City Council. Although it is a legally separate entity from the City, the District is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the District. Separate financial statements are not issued for the District.

Investment in Joint Venture

The City is a partner with neighboring cities in a joint venture known as Trans-Jordan Cities, and the purpose is to provide solid waste management and disposal services. Investment in this joint venture is accounted for using the equity method.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the City's activities 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 mainly on fees and charges for support.

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

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

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as 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.

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. They are considered to be available when collectible within the current period or soon enough thereafter to pay liabilities of the current period. The City's policy, for revenues to be considered available, is if they are collected within 60 days of the end of the current fiscal period with some exceptions.

Exceptions include sales taxes, use taxes, franchise taxes, and earned but unreimbursed state and federal grants associated with the current fiscal period. All considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period.

Property taxes are measurable as of the date levied (January 1st for the calendar year) and are recognized as revenues when they become available. Available is defined as when due, or past due, and received within the current period or collected soon enough thereafter (within 60 days) to be used to pay liabilities of the current period. All other revenues are considered to be measurable and available only when cash is received by the City.

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, claims, and judgments are recorded only when payment is due.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The City reports the following major governmental funds:

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

The *Capital Projects Fund* accounts for the financial resources to be used for the acquisition or construction of major capital facilities other than those financed by the proprietary funds.

The *Redevelopment Agency Fund* is considered a blended component unit of the City and is reported as a special revenue fund which accounts for the activities of the agency. The agency is an entity established to further public purpose in the redevelopment of six (6) redevelopment project areas, four (4) economic development project areas, two (2) community development project areas, and one (1) community reinvestment project area. The major source of revenue for this fund is tax increment.

Additionally, the City reports the following other governmental fund types:

Special Revenue Funds are used to account for proceeds of specific revenue sources (other than sources for major capital projects) that are restricted or committed to expenditures for specified purposes.

Internal Service Funds are used to account for goods or services provided to other funds on a cost-reimbursement basis.

The City reports the following major proprietary funds:

The *Water Fund* accounts for the activities of the City's water treatment and distribution operations.

The *Wastewater Fund* accounts for the operation and maintenance of the City's wastewater collection system and sewage treatment.

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

The City also reports several non-major proprietary funds.

Proprietary funds distinguish operating revenues and expenses from non-operating 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 effects of interfund activity have been eliminated from the government-wide financial statements.

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Cash, Cash Equivalents, and Investments

Cash & Cash Equivalents are generally considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the purchase date.

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

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to or due from other funds”. Unbilled sales receivables for June 30, 2025 were estimated based on an average of June and July revenues less year end accounts receivable.

Receivables on the financial statements are shown net of allowance for uncollectible accounts. The allowance adjustment is estimated annually based on historical trends and professional judgment.

Inventories and Prepaid Items

Inventories. Inventories of materials and supplies in the proprietary funds, consisting principally of materials used in the repair of the transmission, distribution, collection, and treatment systems are valued at cost and accounted for on the first in, first out method.

Prepays. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The City uses the consumption method to record its changes in prepaid items. In other words, the City reports the prepaid items as an asset in the period in which they are purchased and defers the recognition of the expenditure until the period in which the prepaid items are used or consumed.

Restricted Cash

Restricted cash is comprised of cash restricted for future debt service payments, federally restricted funds held for future programs, intergovernmental contributions towards capital projects, impact fees, and unexpended portions of bonds issued for capital construction.

Capital Assets

Capital assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Land. Acquisition cost (or fair market value), that ready land for use. The costs associated with improvements to land (site preparation and improvements other than buildings) are added to the cost of the land. All acquisitions of land are capitalized. Land is an inexhaustible asset and does not depreciate over time.

Buildings. A structure that is permanently attached to the land, has a roof, is partially or completely enclosed by walls, and is not intended to be transportable or moveable. This class also includes all building improvements. This class of assets has a purchase cost or cost of construction of \$20,000 or greater.

Infrastructure. Long-lived capital assets that are normally stationary in nature and can be preserved for a significantly greater number of years than most other capital assets. These assets are often linear, continuous, or part of a system (water system, wastewater system, storm water system, parks system, sidewalk system, road system). This class also includes all improvements that add value to land, but do not have an indefinite useful life. This class of assets has a purchase cost or cost of construction of \$20,000 or greater.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Machinery and equipment. Items in this class are vehicles, information technology, and similar moveable items. This class of assets has a purchase cost of \$20,000 or greater.

Intangible right-to-use assets. Software and equipment under contract (lease) that conveys control of the right to use for a period of time. Control requires both the right to obtain the present service capacity from use of the product, and the right to determine the nature and manner of use of the product. All intangible right-to-use assets are capitalized with the exception of those under a contract with a time period of under 12 months. Intangible right-to-use assets are depreciated over the life of the lease.

Construction in progress. Costs incurred to construct or develop a tangible or intangible capital asset before it is substantially ready to be placed into service (at which time the asset would be reclassified into the appropriate major class).

Accumulated Depreciation. Buildings, infrastructure, machinery and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings	15 to 45 years
Infrastructure	20 to 50 years
Machinery and equipment	3 to 20 years
Leased equipment (right-to-use)	2-4 years
Leased software (right-to-use)	3-10 years

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 financial statement element represents a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then.

Items that qualify for reporting in the government-wide statement of net position in this category are the resources related to pensions.

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 assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

The City reports several items as *deferred revenue* which qualify for reporting on both the government-wide statement of net position and governmental funds balance sheet.

- Both statements report unavailable revenue due to property taxes.
- The governmental funds balance sheet reports unavailable revenue due to ambulance billing.
- The statement of net position reports *resources related to pensions*, which relates to the differences between expected and actual experience along with changes in assumptions for the City's pensions. These amounts are deferred and recognized as an inflow of resources in the period the amounts become available. For governmental funds, pension liabilities are typically liquidated through the general fund.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Customer Deposits

Enterprise fund customer deposits are required by the City for residential renters and any business receiving a utility connection. The deposit is refundable after 2 years for residential and business customers upon satisfactory payment history.

Property Taxes

In Utah, a city is authorized by state statute to levy a tax against all real and personal property located within its boundaries.

In Utah, county governments assess, collect, and disburse two principal types of tax: (1) personal property tax which is assessed on business assets other than real estate, and (2) tax on real estate and improvements.

- On January 1st of each calendar year, property tax is levied and due to the city based on the prior calendar year's property tax revenue.
- By June 30th of each calendar year, the city adopts or amends the property tax revenue to the amount necessary to support operations in the next fiscal year. At this time, the levy is adjusted.
- On June 30th, property taxes for the calendar year are reported as a *receivable* and *deferred inflow* on the financial statements since these taxes are not available to liquidate liabilities of the current reporting period.
- Property taxes are collected for the calendar year between November 1st of that same calendar year and January 10th of the next calendar year.

Pensions

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) including additions to and 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. For governmental funds, pension liabilities are typically liquidated through the general fund.

Deferred outflows/inflows of resources. In addition to assets, financial statements 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 assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the financial statements 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 assets that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

(continued on next page)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Long-term Obligations, Leases, and Software Subscriptions

In the government-wide financial statements and proprietary 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 are amortized over the life of the applicable debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, when incurred. The face amount of debt along with any premium received is reported as other financing sources, discounts are reported as other financing uses, and issuance costs are reported as debt service expense in the period incurred.

The City recognizes a lease payable and an intangible right-to-use lease asset or subscription asset in the government-wide financial statements for individual values of \$5,000. At the commencement of a lease, the City measures the lease payable at the present value of expected payments to be made during the lease term. Subsequently, the lease payable is reduced by the principal amount of the lease payments. The intangible right-to-use lease asset is measured at the initial amount of the lease payment, adjusted for lease payments made at or before the lease commencement date, plus initial direct costs. The asset is amortized over the shorter of its useful life or the lease term.

Compensated Absences

For governmental funds, the amount of accumulated vacation leave, sick pay, and comp time not expected to be liquidated with available financial resources is reported as a liability in the government-wide statement of net position and as expense in the government-wide statement of activities. No expenditure is reported for this amount in the fund financial statements. Accumulated vacation leave, sick pay and comp time of proprietary funds is recorded as an expense and a liability of those funds as the benefits accrue to the employees and are thus recorded in both the government-wide financial statements and the individual fund financial statements.

Vacation leave has a variable accrual rate based on the number of years of employment with the City. The maximum carryover is equal to 2 years of accrual on December 31st of each calendar year. Below is the vacation accrual schedule.

	Full-time Employee		Shift-scheduled Firefighter	
	Accrual rate per year	Maximum accrual	Accrual rate per year	Maximum accrual
0 - 4 years	104	208	145	290
4 - 9 years	128	256	182	364
9 - 14 years	152	304	218	436
14 - 20 years	168	336	154	308
Over 20 years	200	400	281	562

Compensatory time has a maximum accrual of 240 hours for full-time employees and 480 hours for shift-scheduled firefighters and sworn police officers. Anything above this amount is automatically paid out as wages in the period incurred. Vacation and comp are both fully recognized as compensated absence liabilities as they are guaranteed to the employee as earned and payable.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Compensated Absences (continued)

Employees may accumulate sick leave without limitation. Sick pay amounts are charged as expenditures when incurred. The City allows a payout of up to 3 days' worth of hours once a year of any unused sick hours accrued in the current year. Full-time employees accrue 96 hours per year, and shift-scheduled firefighters accrue 144 hours per year. Upon retirement, accumulated sick leave is paid to employees with a maximum payout of \$5,000. Amounts in excess of this value are forfeited at separation.

For GASB 101 implementation, sick leave was analyzed for usage based on historical and projected percentages and accrued using the LIFO basis of accounting. Per the criteria outlined by GASB 101, all other potential leave benefits (i.e. bereavement leave, post-partum, military, etc.) have been deemed insignificant to the City's respective reporting funds as they do not result in any termination or retirement payments. These other leave benefits are "use-it or lose-it" and are dependent upon the occurrence of a sporadic event. As such, they are recognized more appropriately when the leave commences and is used.

Historically, compensated absences are paid by the individual funds as they become due, for governmental funds, most of the costs are paid by the general fund.

Fund Balance

The City implemented GASB Statement 54, *Fund Balance Reporting in Governmental Fund Types Definitions*, in fiscal year 2011. The governmental fund financial statements present fund balances based on a hierarchy that shows, from highest to lowest, the level or form of constraints on fund balance resources and the extent to which the City is bound to honor them. The City first determines and reports non-spendable balances, then restricted, then committed, and so forth. Fund balance classifications are summarized as follows:

Non-spendable. This category includes 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. Fund balance amounts related to inventories, prepaid expenditures, long-term receivables, and endowments are classified as non-spendable.

Restricted. This category includes net fund resources that are subject to external constraints that have been placed on the use of the resources either a) imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments or b) imposed by law through constitutional provisions or enabling legislation. Restricted fund balance amounts include debt service, impact fees, unspent lease proceeds, grant revenue, police forfeiture money, and liquor allotment from the state of Utah.

Committed. This category includes amounts that can only be used for specific purposes established by formal action of the City Council. Fund balance commitments can only be removed or changed by the same type of action (for example, resolution) of the City Council. The City Council has committed the entire fund balance of the Cemetery Perpetual Care Fund for the care and maintenance of the cemetery.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Fund Balance (continued)

Assigned. This fund balance classification includes amounts that are constrained by the City's intent to use the funds for specific purposes, but are neither restricted nor committed, as established by the Finance Director/Budget Officer. This requires the Mayor to propose the resources to be set aside and Council to ratify this action subsequent to the end of the fiscal period. Also included are all remaining amounts that are reported in governmental funds, other than the general fund, that are not classified as non-spendable, restricted, or committed which are intended for specific purposes.

Unassigned. This category consists of all other resources that are not required to be reported in one of the other four fund balance categories. This category is only used in the general fund. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned, it may be necessary to report a negative unassigned fund balance in that fund.

The City currently has multiple general fund assignments as detailed in NOTE 22 – Fund Balance located in the Notes to the Financial Statements.

The City does not have a formal minimum fund balance policy. The City adheres to Utah Code §10-6-116(4) which requires a fund balance of between 5 percent and 35 percent of total revenues to be maintained in the General Fund. For fiscal year 2025, the minimum balance is \$4,014,957 and the maximum balance is \$28,104,697.

When an expenditure is incurred for which amounts from both restricted and unrestricted resources could be used, it is the City's policy to use restricted resources first before using unrestricted resources. Further, when components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, then assigned, and finally unassigned.

Sometimes the City 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 City's policy to consider restricted – net position to have been depleted before unrestricted net position is applied.

The General Fund is the only fund that reports a positive unassigned fund balance amount; however, in other governmental funds, it is not appropriate to report a positive unassigned fund balance amount.

In governmental funds, other than the General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Use of Estimates

Presenting financial statements in conformity with GAAP requires management to make certain estimates concerning assets, liabilities, revenue, and expenses. Actual results may vary from these estimates.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Budget Process

Annual budgets are prepared and adopted in accordance with the Uniform Fiscal Procedures Act adopted by the state of Utah. Once a budget has been adopted, it remains in effect until it has been formally revised. Furthermore, in accordance with state law, all appropriations lapse at the end of the budget year. If any obligations are contracted for and are in excess of the adopted budget, they are not a valid or enforceable claim against the City. Budgets are adopted on a basis consistent with GAAP, and all funds have legally adopted budgets.

The City adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to or on the first council meeting in May, the Mayor submits to the City Council a proposed operating budget for the fiscal year commencing the following July 1st. The operating budget includes proposed expenditures and the proposed sources of revenues.
2. Between the date of the Council's receipt of the proposed budget from the Mayor and June 30th, the Council reviews and adjusts the Mayor's proposed budget. On or before June 30th, a public hearing is held, and the budget is legally adopted through passage of an ordinance.
3. After the budget is adopted, the Administrative Services Director may transfer any unencumbered or unexpended appropriation amount from one expenditure account to another within a department. The City Council may, by resolution, transfer any unencumbered or unexpended appropriation amount from one department in a fund to another department within the same fund. Other budget amendments occur throughout the year as deemed necessary with Council approval following a public hearing.
4. Formal budgetary integration is employed as a management control device during the year for the General Fund, Special Revenue Funds, and Capital Projects Fund. In the General Fund, budgets are adopted at the functional level and budgetary control is exercised at the departmental level. For Special Revenue Funds, budgets are adopted, and control is exercised at the level of total expenditures for each individual fund.
5. Annual budgets for the General Fund, Capital Projects Fund, and all Special Revenue Funds were prepared on the modified-accrual method of accounting and legally adopted by the City Council.
6. Encumbrances (commitments related to unpaid purchase orders or contracts for goods or services) are used only as an internal management control device during the year. All outstanding encumbrances lapse at year end. However, some encumbered amounts are re-authorized and honored as part of the following year's budget.
7. Although Utah State law requires the initial preparation of budgets for all City funds (both governmental and proprietary), it only requires the reporting of actual versus budget for governmental funds.

NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of Differences between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position for Governmental Activities

The governmental fund balance sheet includes a reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position.

This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets.

Capital-related items. When capital assets that are to be used in governmental activities are purchased or constructed, the costs of these assets are reported as expenditures in governmental funds. The statement of net position includes those capital assets among the assets of the City. Assets and accumulated depreciation are detailed in Note 8 located in the Notes to the Financial Statements.

Cost of capital assets	\$ 646,282,396
Accumulated depreciation	(234,479,134)
Total difference	<u>\$ 411,803,262</u>

Internal service funds. Internal service funds are used by management to charge the costs of fleet management, IT management, the city's self-insurance health plan, and risk management to individual funds. The assets and liabilities of internal service funds are included in governmental activities in the Statement of Net Position.

Net investment in capital assets, Fleet Management Fund	\$ 14,522,587
Net investment in capital assets, IT Replacement Fund	195,209
Ending restricted net position, Fleet Management Fund	115,089
Ending restricted net position, IT Management Fund	147,270
Ending restricted net position, Risk Management Fund	27,027
Ending unrestricted net position, Fleet Management Fund	3,762,634
Ending unrestricted net position, IT Replacement Fund	4,070,840
Ending unrestricted net position, Benefits Management Fund	1,049,608
Ending unrestricted net position, Risk Management Fund	3,212,386
Total difference	<u>\$ 27,102,650</u>

Long-term debt items. Bonds, unamortized premiums and discounts, and deferred inflows of resources related to bonds are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds payable	\$ (30,715,000)
Bond premium, discount, or refunding cost	(1,985,889)
Total difference	<u>\$ (32,700,889)</u>

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NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (continued)

A. Explanation of Differences between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position for Governmental Activities (continued)

Pension-related items. Net pension asset, net pension liability, and deferred inflows and outflows related to pensions represent acquisition and consumption of net position that are not applicable in the current period and are not reported in the governmental funds balance sheet. These items are reported in the statement of net position.

Net pension asset	\$ 7,511,254
Deferred pension gains	12,736,843
Net pension liability	(9,379,435)
Deferred pension costs	(181,519)
Total difference	<u>\$ 10,687,143</u>

Other long-term liabilities: Other long-term liabilities, including compensated absences and interest payable are not due and payable in the current period and therefore are not reported in the funds.

Compensated absences	\$ (8,341,411)
Accrued interest payable	(247,463)
Total difference	<u>\$ (8,588,874)</u>

Deferred inflows of resources. Deferred inflows related to revenue represent an acquisition of net assets that applies to future periods.

Deferred ambulance billings	\$ 706,646
Internal service fund services to the enterprise funds	(2,294,032)
Total difference	<u>\$ (1,587,386)</u>

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-Wide Statement of Activities for Governmental Activities

Capital assets. The governmental fund statement of revenues, expenditures and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities.

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 and capital contributions exceeded depreciation in the current period.

In the statement of activities, only the *gain* on the sale of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the cost of the capital assets sold.

Capital outlay	\$ 20,442,045
Depreciation expense	(10,174,275)
Developer contributions	19,411,646
Cost of capital sold	981,787
Total difference	<u>\$ 30,661,203</u>

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NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (continued)

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-Wide Statement of Activities for Governmental Activities (continued)

Deferred inflows of resources. Deferred inflows related to revenue represent an acquisition of net assets that applies to future periods.

Change in deferred ambulance billings	\$ 116,521
Internal service fund services to the enterprise funds	(745,137)
Total difference	<u>\$ (628,616)</u>

Long-term debt. The issuance of long-term debt provides current financial resources to governmental funds, while the payment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. In addition, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued. These amounts are deferred and amortized in the statement of activities. The amount below is the net effect of these differences in the treatment of long-term debt and related items.

Bond issuance:	
Sales tax revenue bonds	\$ 12,000,000
Bond premium	1,564,764
Principal payments:	
Sales tax revenue bonds	(540,000)
General obligation bond	(730,000)
Lease revenue bond	(930,000)
Interest expense	6,227
Bond premium amortization	(227,217)
Total difference	<u>\$ 11,143,774</u>

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	\$ (451,122)
Net pension asset	(719,384)
Net pension liability	(1,609,301)
Deferred pension gains	348,042
Deferred pension costs	156,968
Total difference	<u>\$ (2,274,797)</u>

The net revenue of certain activities of the internal service funds are reported with governmental activities.

<i>Change in net position</i> from the Fleet Management Fund	\$ 4,361,217
<i>Change in net position</i> from the IT Management Fund	(35,994)
<i>Change in net position</i> from the Benefits Management Fund	(938,463)
<i>Change in net position</i> from the Risk Management Fund	671,065
Total difference	<u>\$ 4,057,825</u>

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NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (continued)

C. Explanation of Differences between the Statement of Net Position for Proprietary Funds and the Government-Wide Statement of Net Position for Business-type Activities

The net effect of certain activities of the internal service funds are reported with business-type activities.

Internal balances	\$ 2,294,032
Total difference	<u>\$ 2,294,032</u>

D. Explanation of Certain Differences between the Proprietary Fund Statement of Revenues, Expenses, and Changes in Net Position and the Government-Wide Statement of Activities for Business-type Activities

The net revenue (loss) of the internal service funds applicable to business-type activities.

Allocated revenue (loss) from internal service funds	\$ 745,137
Total difference	<u>\$ 745,137</u>

NOTE 3 - PROPERTY TAXES

The Salt Lake County Treasurer acts as an agent for the City and collects and distributes the City's property tax revenue. Utah state laws establish the process by which taxes are levied and collected. The property tax calendar is as follows:

1. On January 1st of each calendar year, property tax is levied and due to the city. The levy is based on the prior calendar year's property tax revenue.
2. By June 8, the City receives the valuation and levy worksheet forms via the state of Utah's certified tax rate website (www.taxrates.utah.gov).
3. Before June 30, the City holds a public hearing and adopts a proposed tax rate. This proposed tax rate is then submitted to the county auditor for review.
4. Before July 22, the County Auditor mails a tax notice to property owners. If the City's proposed tax rate generates property tax greater than the previous calendar year, a notice of public hearing is included in the tax notice.
5. By August 17, the City holds a public hearing and adopts the final tax rate which is certified by the county auditor.
6. Between August 8 and August 22, taxpayers may petition the County Board of Equalization for an adjustment in the taxable value of the real property.
7. By November 1, the County Auditor approves changes in taxable value of real property, and the County Treasurer mails final tax notices with a due date of November 30. Payments made after November 30 are considered delinquent and are subject to a penalty.
8. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the real property, and the amount of taxes and penalties bear interest from January 1 until paid. If after five years, delinquent taxes have not been paid, the county sells the property at a tax sale.

NOTE 4 – CASH, CASH EQUIVALENTS, AND INVESTMENTS

Detailed cash, cash equivalent, and investment accounting records are maintained for each individual fund. However, to provide the maximum amount of interest earnings on all funds of the City, all cash is pooled for deposit and investment purposes.

The City follows the requirements of the Utah Money Management Act (Utah Code, Section 51, Chapter 7) in handling its depository and temporary investment transactions. This law requires the depositing of City funds in a “qualified depository.” The Act defines a “qualified depository” as any financial institution whose deposits are insured by an agency of the federal government, and which has been certified by the Commissioner of Financial Institutions as meeting the requirements as defined in Rule 11 of the Utah Money Management Act. Rule 11 establishes the formula for determining the amount of public funds which a qualified depository may hold in order to minimize risk of loss and defines capital requirements, which an institution must maintain to be eligible to accept public funds. The Utah Money Management Act also defines the types of securities allowed as appropriate temporary investments for the City and the conditions for making investment transactions. Investment transactions are to be conducted through qualified depositories or primary reporting dealers.

The City also has its own investment policies which are in alignment with the Act.

A. Custodial Credit Risk

Custodial credit risk for deposits is the risk that in the event of a bank failure, the City’s deposits may not be recovered. The City’s deposits are insured up to \$250,000 per bank by the Federal Deposit Insurance Corporation (FDIC). Deposits above \$250,000 per bank are exposed to credit risk.

As of June 30, 2025, the City’s bank balance deposit carrying value was \$16,588,375. Of this amount, \$16,057,569 was subject to custodial credit risk because it is uninsured. In addition, of the City’s investments in the Utah Public Treasurers’ Investment Fund (PTIF) of \$43,085,493, the City has no custodial credit risk exposure as the PTIF is an external investment pool managed by the Utah State Treasurer and is not categorized as to custodial credit risk. The City has no formal policy regarding custodial credit risk.

A summary of the City’s cash, cash equivalents, and investments at June 30, 2025 is as follows:

Restricted	\$ 53,921,595
Unrestricted	<u>140,245,272</u>
Total	<u>\$ 194,166,867</u>
Cash	\$ 17,540,270
Cash equivalents and investments	<u>176,626,597</u>
Total	<u>\$ 194,166,867</u>

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NOTE 4 – CASH, CASH EQUIVALENTS, AND INVESTMENTS (continued)

B. Credit Risk

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

The City is authorized to invest in the Utah Public Treasurers' 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 the participants on an amortized cost basis. The interest income, gains and losses, net of administration fees of the PTIF are allocated based upon the participants' average daily balances.

Investment 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 Utah Money Management Act. The Act details authorized investments which are high-grade securities and, therefore, subject to very little credit risk except in the most unusual and unforeseen circumstances. The quality ratings for the City's investments are noted in section F below.

C. Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City manages its exposure to declines in fair value by adhering to the Money Management Act. The Act requires that the remaining term to maturity of the investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity of commercial paper to 270 days and fixed rate negotiable deposits and corporate obligations to 365 days or less. Maturities of the City's investments are noted in section F below.

D. Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a City's investment in a single issuer. The City's policy to limit this risk is to adhere to the rules of the Money Management Council. The Council's rule 17 limits investments in a single issuer of commercial paper and corporate obligations to between 5 and 10 percent depending on the total dollar amount held in the City's portfolio at the time of purchase.

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

The City currently has no investments at fair value which have a concentration of credit risk in excess of 5% of the City's investment portfolio. None of the investments reach the maximum 10% concentration level, therefore the City complies with the limitations of the Act.

The total fair value of the City's investment portfolio (excluding funds in the PTIF) at fiscal year-end is \$133,976,118.

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NOTE 4 – CASH, CASH EQUIVALENTS, AND INVESTMENTS (continued)

E. Investments

The City's investments are governed by state statutes. The following investment options have been approved for City funds:

1. Negotiable or nonnegotiable deposits of qualified depositories;
2. Repurchase agreements with qualified depositories or primary reporting dealers, acting as principal for securities of the United States Treasury or other authorized investments, only if these securities are delivered to the custody of the City Treasurer or the City's safekeeping bank or are conducted with a qualified depository;
3. Commercial paper classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investor Service or Standard & Poor's;
4. Bankers' acceptances that are eligible for discount at a federal reserve bank and which have a remaining term to maturity of 270 days or less;
5. Negotiable interest-bearing deposits of \$100,000 or more which have a remaining term to maturity of 365 days or less;
6. Obligations of the United States Treasury including United States Treasury Bills, United States Treasury Notes, and United States Treasury Bonds;
7. Obligations issued or fully guaranteed as to principal and interest by the following agencies or instrumentalities of the United States in which a market is made by a primary reporting government securities dealer: Federal Home Loan Banks, Federal Farm Credit Banks, Federal National Mortgage Association, Federal Agricultural Mortgage Corporation, Federal Home Loan Mortgage Corporation, Tennessee Valley Authority, or Student Loan Marketing Association;
8. Utah State Treasurer's Investment Fund; and
9. Fixed and variable rate corporate obligations that meet criteria under the Utah Money Management Act.

The City invests in the Public Treasurer's Investment Fund (PTIF), which is an external investment pool administered by the Utah State Treasurer. The PTIF is available for investment of funds administered by any Utah public treasurer. There is no required participation and no minimum balance or minimum/maximum transaction requirements. The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Utah Money Management Act. The Act establishes the Money Management Council, which oversees the activities of the State Treasurer and the PTIF. 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 allocates income and issues statements on a monthly basis. The PTIF operates and reports to participants on an amortized cost basis. The participant's balance is their investment deposited in the PTIF plus their share of income, gains, and losses net of administration fees, which is allocated to each participant on the ratio of each participant's share to the total funds. The participant's monthly investment amount is based upon their average daily balance.

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NOTE 4 – CASH, CASH EQUIVALENTS, AND INVESTMENTS (continued)

F. Fair Value of Investments

The City measures and records its investments using the 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. The prices for these financial instruments are determined using prices for recently traded financial instruments with similar underlying terms as well as directly or indirectly observable inputs, such as interest rates and yield curves that are observable at commonly quoted intervals ; and,
- Level 3: Unobservable inputs.

Twice a year, at June 30 and December 31, the investments are valued at fair value and participants are informed of the valuation factor that enables them to adjust their statement balances to fair value.

As of June 30, 2025, the City's fair value investments in the PTIF were \$85,543 more than the amortized cost of \$43,085,493 and were reported at \$43,171,036.

The City also invests with Moreton Financial Advisors (Moreton). Moreton invests in money market funds and short and intermediate-term fixed income securities (including taxable, tax-exempt, or tax advantaged). Moreton meets the requirements of the Utah Money Management Act.

As of June 30, 2025, the City's fair value investments in Moreton were \$435,014 more than the amortized value of \$133,541,104 and were reported at \$133,976,118.

The following are the City's recurring fair value measurements as of June 30, 2025:

	Fair Value Using			
	06/30/25	Level 1	Level 2	Level 3
Money Market	\$ 26,290,053	\$ 26,290,053	\$ -	\$ -
Utah Public Treasurer's Investment Fund	43,085,493	-	43,085,493	-
Certificates of Deposit	28,555,072	-	28,555,072	-
U.S. Gov't or U.S. Agencies	41,719,428	41,719,428	-	-
Corporate Notes	36,976,551	-	36,976,551	-
Total Investments	\$ 176,626,597	\$ 68,009,481	\$ 108,617,116	\$ -

NOTE 5 – RECEIVABLES

Receivables as of year-end for the government's individual major funds and non-major funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

	Accounts receivable	Notes receivable	Taxes	Inter- governmental	Gross receivables	Less: Allowance for uncollectable accounts	Total receivables, net
General Fund	\$ 2,333,315	\$ 185,542	\$ 29,381,923	\$ -	\$ 31,900,780	\$ (1,059,968)	\$ 30,840,812
Redevelopment Agency	-	-	669,629	-	669,629	-	669,629
Capital Projects	964,732	-	-	2,200,000	3,164,732	-	3,164,732
Non-major Governmental	195,427	236,253	1,269,924	95,492	1,797,096	-	1,797,096
Water	5,590,643	-	-	-	5,590,643	(10,117)	5,580,526
Sewer	2,127,073	-	-	-	2,127,073	(1,233)	2,125,840
Storm Water	687,107	-	-	-	687,107	(1,540)	685,567
Non-major Proprietary	1,277,686	-	-	-	1,277,686	(3,127)	1,274,559
Internal Service Funds	428,210	-	-	-	428,210	-	428,210
	<u>\$ 13,604,193</u>	<u>\$ 421,795</u>	<u>\$ 31,321,476</u>	<u>\$ 2,295,492</u>	<u>\$ 47,642,956</u>	<u>\$ (1,075,985)</u>	<u>\$ 46,566,971</u>

NOTE 6 – INTERFUND TRANSFERS

The City transferred monies between funds to support related capital expenditures in the capital projects fund, contract service subsidization in the Highlands Special Service District, and transfers from the utility funds to the General Fund in lieu of franchise fees.

	General Fund	Redevelopment Agency	Capital Projects	Water	Non-Major Governmental	Total
Transfers Out:						
General Fund	\$ -	\$ 418,682	\$ 8,503,318	\$ -	\$ 78,000	\$ 9,000,000
Redevelopment Agency	-	-	-	3,500,000	-	3,500,000
Water	1,353,200	-	-	-	-	1,353,200
Sewer	828,750	-	-	-	-	828,750
Storm Water	258,000	-	-	-	-	258,000
Non-major Proprietary	66,900	-	-	-	-	66,900
	<u>\$ 2,506,850</u>	<u>\$ 418,682</u>	<u>\$ 8,503,318</u>	<u>\$ 3,500,000</u>	<u>\$ 78,000</u>	<u>\$ 15,006,850</u>

NOTE 7 – INTERFUND RECEIVABLES AND PAYABLES

The City loans monies between funds for temporary cash flow purposes.

	Due to:	
	General Fund	CIP Fund
Due from:		
Redevelopment Agency Fund	\$ 4,490,500	
Grants Fund	143,905	
Water Fund		2,660,000
Sewer Fund		3,917,898

- A. *Resolution 15-227 approved on December 16, 2015.* A note was authorized from the General Fund to the Redevelopment Agency in the amount of \$4,490,500 for the acquisition of property.

This note will be repaid in full no later than December 31, 2030 and has no interest-bearing rate.

- B. The Grants Fund received a temporary loan from the General Fund in the amount of \$143,90 for cash flow purposes. This loan will be paid in full during the next fiscal year.
- C. *Resolution 22-006 approved on April 13, 2022.* A note was authorized from the Capital Projects Fund to the Water Fund in the amount of \$3,800,000 for the construction of the Zone 6 Water Reservoir No. 2.

This note will be repaid in full no later than April 30, 2032 and has a variable interest rate using the PTIF annual interest rate with interest being calculated on the outstanding balance on April 30th of each year.

- D. *Resolution 22-007 approved on April 13, 2022.* A note was authorized from the Capital Projects Fund to the Sewer Fund in the amount of \$5,596,998 for the construction of the New Bingham Sewer Expansion.

This note will be repaid in full no later than April 30, 2032 and has a variable interest rate using the PTIF annual interest rate with interest being calculated on the outstanding balance on April 30th of each year.



West Jordan City Hall – July 2024

NOTE 8 – CAPITAL ASSETS

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

Governmental activities	Beg Balance	Increases	Transfers	Decreases	End Balance
Capital assets, not being depreciated:					
Land	\$ 172,537,510	\$ 2,988,145	\$ -	\$ (664,884)	\$ 174,860,771
Construction in progress	32,527,670	29,524,505	(35,965,205)	-	26,086,970
Total capital assets, not being depreciated	205,065,180	32,512,650	(35,965,205)	(664,884)	200,947,741
Depreciable capital assets:					
Buildings	67,891,085	418,513	8,811,036	(35,000)	77,085,634
Infrastructure	332,701,184	10,479,375	24,326,849	(20,000)	367,487,408
Machinery and equipment	33,991,044	2,686,162	2,827,320	(2,363,951)	37,140,575
Lease asset - equipment	691,626	110,598	-	(360,890)	441,334
Subscription-based agreements	2,397,918	145,213	-	(60,314)	2,482,817
Total depreciable capital assets at historical cost	437,672,857	13,839,861	35,965,205	(2,840,155)	484,637,768
Less accumulated depreciation/amortization for:					
Buildings	(17,848,495)	(1,722,822)	-	35,000	(19,536,317)
Infrastructure	(204,879,504)	(8,416,926)	-	20,000	(213,276,430)
Vehicles and equipment	(22,759,747)	(2,534,271)	-	2,363,951	(22,930,067)
Leased vehicles and equipment	(353,082)	(252,406)	-	360,890	(244,598)
Subscription-based agreements	(459,763)	(388,749)	-	60,314	(788,198)
Total accumulated depreciation/amortization	(246,300,591)	(13,315,174)	-	2,840,155	(256,775,610)
Depreciable capital assets, net	191,372,266	524,687	35,965,205	-	227,862,158
Governmental activities capital assets, net	\$ 396,437,446	\$ 33,037,337	\$ -	\$ (664,884)	\$ 428,809,899

Depreciation/amortization expense was charged to functions as follows:

Governmental activities:	
General government	\$ 644,591
Community development	548,202
Public safety	3,314,384
Highways and public improvements	8,372,971
Parks, recreation, and culture	435,026
Total governmental activities depreciation expense	<u>\$ 13,315,174</u>

(continued on next page)

NOTE 8 – CAPITAL ASSETS (continued)

Business-type activities	Beg Balance	Increases	Transfers	Decreases	End Balance
Capital assets, not being depreciated:					
Land	\$ 8,185,662	\$ 700,000	\$ -	\$ -	\$ 8,885,662
Construction in progress	17,690,175	10,393,037	(10,415,620)	-	17,667,592
Water shares and capacity rights	31,364,132	1,137,775	-	-	32,501,907
Total capital assets, not being depreciated	57,239,969	12,230,812	(10,415,620)	-	59,055,161
Depreciable capital assets:					
Buildings	321,357	-	-	-	321,357
Infrastructure	315,509,408	5,815,604	10,415,620	-	331,740,632
Machinery and equipment	297,490	-	-	-	297,490
Total depreciable capital assets at historical cost	316,128,255	5,815,604	10,415,620	-	332,359,479
Less accumulated depreciation for:					
Buildings	(274,672)	(5,287)	-	-	(279,959)
Infrastructure, as restated	(110,123,917)	(6,327,980)	-	-	(116,451,897)
Machinery and equipment	(131,140)	(26,795)	-	-	(157,935)
Total accumulated depreciation	(110,529,729)	(6,360,062)	-	-	(116,889,791)
Total capital assets, being depreciated, net	205,598,526	(544,458)	10,415,620	-	215,469,688
Business-type activities capital assets, net	\$ 262,838,495	\$ 11,686,354	\$ -	\$ -	\$ 274,524,849

Depreciation expense was charged to functions as follows:

Business-type activities	
Water	\$ 3,357,428
Sewer	1,493,937
Storm Water	1,508,697
Total business-type activities depreciation expense	\$ 6,360,062

NOTE 9 – INTANGIBLE ASSETS

A. Water Shares

The City reports both water shares and capacity (or use) rights as intangible assets. As of June 30, 2025, the City owned \$283,731 in water shares.

B. Capacity Rights - South Valley Water Reclamation Facility

South Valley Water Reclamation Facility (SVWRF) was created by an Interlocal Cooperative Agreement dated June 23, 1978, for the purpose of developing, acquiring, constructing, financing, maintaining, repairing, and operating a regional sewage and water treatment plant and related facilities located in the south part of Salt Lake County. On May 20, 2004, the Interlocal Agreement was amended for the purpose of converting SVWRF to a separate legal entity (a special district under State law rather than a joint administrative entity) and to clarify ownership status, facilitate transfers of ownership, and clarify capacity rights. The City uses the cost method rather than the equity method for reporting purposes.

During fiscal year 2012, SVWRF completed an expansion project increasing the operation from 38 million gallons per day to 50 million gallons per day. The right to the capacity has been adjusted in accordance with the proportion of the expansion paid by the participating entity. Participation in plant expansion is not required.

The following entities have capacity rights as of December 31, 2024.

	Percent	Capacity (in millions of gallons per day)
City of West Jordan	36.44%	18.22
South Valley Sewer District	38.72%	19.36
Sandy Suburban Improvement District	11.00%	5.50
Midvalley Improvement District	7.68%	3.84
Midvale City Corporation	6.16%	3.08
Total	100.00%	50.00

Each entity appoints one member to the Board. Voting power is not related to ownership, therefore, each entity is equal to another for voting privileges. Each entity is billed its share of operating costs based on the entity's metered usage. The City paid operating costs of \$9,169,970 and capital contributions of \$1,137,775 to SVWRF for the fiscal year ended June 30, 2025. The City performs an annual assessment to conclude whether an impairment of the intangible has occurred. Impairment would occur if SVWRF could not provide the capacity the City has a right to receive.

NOTE 10 – INVESTMENTS IN JOINT VENTURES

The City is a participant in a joint venture that generates financial resources through member assessments, surcharge taxes, or user fees. The City reflects its equity position (in the net resources of the joint venture) in the funds which have the rights to such resources.

A. Trans-Jordan Cities

The Association was organized May 22, 1968 as a joint enterprise fund of the Cities of Sandy, Midvale, West Jordan, and Murray, Utah. The City of South Jordan, Utah joined the Association during fiscal year 1997. The cities of Draper and Riverton, Utah joined the Association during fiscal year 1998. The primary purpose of the Association is the operation, maintenance, and control of a refuse dumping site east of Bingham Canyon in Salt Lake County. The City has no firm commitments to make additional equity investments in Trans-Jordan Cities. The City's ownership in the Association is calculated from the tipping fees for the preceding ten fiscal years. The Association is governed by its Board of Directors. Under the organization agreement, the Board of Directors is composed of the Mayors, or their appointed representatives, of the participating cities. The Board of Directors appoints the management and staff of the Association and approves all financial matters such as the operating budget and usage fees.

Separate audited financial statements for Trans-Jordan Cities may be obtained from Trans-Jordan Cities, Accounting Department at 10873 South 7200 West, South Jordan, UT 84095.

As of June 30, 2025, the City has a 21.88 percent ownership share in the Trans-Jordan Cities (the Association) joint enterprise. The City's equity in the net resources of the Association at June 30, 2025, is reported in the government-wide statement of net position at \$10,580,270.

Tipping fees paid from the Solid Waste Fund to Trans-Jordan Cities were \$1,397,339 for fiscal year 2025.

NOTE 11 – INTERLOCAL AGREEMENTS

A. Valley Emergency Communications Center

The City is a member of the Valley Emergency Communications Center (VECC). VECC was organized June 30, 1988, as a joint enterprise between the City, Midvale City, Salt Lake County, Sandy City, South Jordan City, and West Valley City. The primary purpose is to fund and operate a communications center which handles communications and other services for the members, including police, fire, 911 service, dispatch, and records services.

VECC is governed by a Board of Trustees consisting of one representative from each member appointed by the governing body thereof. The activities are funded by a surcharge tax on telephones within each member's city and member assessments. The Board of Trustees sets assessments for all member agencies in amounts sufficient to provide the funds required for the annual budget. VECC determines the 911 assessments for the telephone users within the members' jurisdictions.

Separate audited financial statements for VECC may be obtained from:

Valley Emergency Communications Center
Attn: Finance Director
5360 South 5885 West
West Valley City, UT 84118

Fees paid from the General Fund to Valley Emergency Communications Center Cities were \$1,313,610 for fiscal year 2025.

B. Drug Enforcement Administration - Metro Task Force

The City is a member agency of the Drug Enforcement Administration (DEA) Metro Task Force (the Task Force). The Task Force is an interlocal co-operative organized to investigate and prosecute controlled substance offenders in the Salt Lake metropolitan area. The membership of the Task Force consists of sixteen Federal, State, County, and Municipal law enforcement agencies. Activities of the Task Force are funded through federal and state grants, with no funds being provided by the participating members.

Separate audited financial statements for DEA-Metro Task Force may be obtained from the Salt Lake City Finance Department at 451 South State Street, Room 245, Salt Lake City, UT 84111.

NOTE 12 – LONG-TERM LIABILITIES

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

	Beginning Balance	Increases	Decreases	Ending Balance	Due in One Year
Governmental activities					
Bonds and notes payable					
General obligation bonds	\$ 730,000	\$ -	\$ (730,000)	\$ -	\$ -
Sales tax revenue bonds	-	12,000,000	(540,000)	11,460,000	375,000
Lease revenue bonds	20,185,000	-	(930,000)	19,255,000	980,000
Premium/discount on issuance	671,484	1,564,764	(250,359)	1,985,889	276,419
Total bonds and notes payable	21,586,484	13,564,764	(2,450,359)	32,700,889	1,631,419
Other liabilities					
Compensated absences	8,188,744	6,881,639	(6,457,803)	8,612,580	4,693,638
Interest payable	278,002	5,587	-	283,589	283,589
Leases	1,102,259	110,598	(506,121)	706,736	346,084
Net pension liability	8,039,889	1,700,907	-	9,740,796	-
Subscription-based agreements	1,826,837	145,212	(389,944)	1,582,105	264,249
Total other liabilities	19,435,731	8,843,943	(7,353,868)	20,925,806	5,587,560
Governmental activities long-term liabilities	\$ 41,022,215	\$ 22,408,707	\$ (9,804,227)	\$ 53,626,695	\$ 7,218,979
Business-type activities					
Bonds and notes payable					
Water revenue bonds	\$ 5,130,000	\$ -	\$ (775,000)	\$ 4,355,000	\$ 805,000
Storm water revenue bonds	1,410,000	-	(700,000)	710,000	710,000
Premium/discount on issuance	562,284	-	(162,716)	399,568	135,130
Total bonds and notes payable	7,102,284	-	(1,637,716)	5,464,568	1,650,130
Other liabilities					
Compensated absences	401,421	731,201	(693,206)	439,416	247,773
Customer deposits	1,684	1,653	-	3,337	3,337
Interest payable	25,677	-	(7,038)	18,639	18,639
Net pension liability	684,614	177,705	-	862,319	-
Unearned revenue	200,736	-	(22,029)	178,707	178,707
Total other liabilities	1,314,132	910,559	(722,273)	1,502,418	448,456
Business-type activities long-term liabilities	\$ 8,416,416	\$ 910,559	\$ (2,359,989)	\$ 6,966,986	\$ 2,098,586

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NOTE 12 – LONG-TERM LIABILITIES (continued)

A. Long-term Debt

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

	Beginning Balance	Increases	Decreases	Ending Balance	Due in One Year
Governmental activities					
Revenue bonds:					
Series 2016	\$ 20,185,000	\$ -	\$ (930,000)	\$ 19,255,000	\$ 980,000
Series 2024	-	12,000,000	(540,000)	11,460,000	375,000
Notes from direct borrowings and direct placements:					
Series 2014	730,000	-	(730,000)	-	-
Premium and discount amortization, net:					
Series 2016	671,484	-	(135,545)	535,939	115,816
Series 2024	-	1,564,764	(114,814)	1,449,950	160,603
	<u>\$ 21,586,484</u>	<u>\$ 13,564,764</u>	<u>\$ (2,450,359)</u>	<u>\$ 32,700,889</u>	<u>\$ 1,631,419</u>
Business-type activities					
Revenue bonds:					
Series 2021	\$ 5,130,000	\$ -	\$ (775,000)	\$ 4,355,000	\$ 805,000
Notes from direct borrowings and direct placements:					
Series 2016	1,410,000	-	(700,000)	710,000	710,000
Premium amortization:					
Series 2021	562,284	-	(162,716)	399,568	135,130
	<u>\$ 7,102,284</u>	<u>\$ -</u>	<u>\$ (1,637,716)</u>	<u>\$ 5,464,568</u>	<u>\$ 1,650,130</u>

Debt service requirements on long-term debt at June 30, 2025 are as follows:

Governmental Activities			
Revenue Bonds			
Year ending June 30	Principal	Interest	Premium and Discount Amortization, net
2026	\$ 1,355,000	\$ 1,442,850	\$ 276,419
2027	1,425,000	1,373,850	248,303
2028	1,500,000	1,301,225	221,640
2029	1,575,000	1,224,850	196,300
2030	1,655,000	1,144,600	172,012
2031-2035	9,630,000	4,369,250	602,779
2036-2040	10,210,000	1,923,800	212,523
2041-2044	3,365,000	431,000	55,913
	<u>\$ 30,715,000</u>	<u>\$ 13,211,425</u>	<u>\$ 1,985,889</u>

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NOTE 12 – LONG-TERM LIABILITIES (continued)

A. Long-term Debt (continued)

Business-type Activities					
Bonds				Notes from Direct Borrowings and Direct Placements	
Year ending June 30	Principal	Interest	Premium Amortization	Principal	Interest
2026	\$ 805,000	\$ 174,200	\$ 135,129	\$ 710,000	\$ 13,703
2027	835,000	142,000	107,400	-	-
2028	870,000	108,600	79,784	-	-
2029	905,000	73,800	52,317	-	-
2030	940,000	37,600	24,938	-	-
	\$ 4,355,000	\$ 536,200	\$ 399,568	\$ 710,000	\$ 13,703

Collateral

The City has pledged capital assets and sales tax revenue as collateral for the notes from direct borrowings related to governmental activities, and utility sales revenue as collateral for the notes from direct borrowings related to business-type activities.

Events of Default

The outstanding lease revenue bonds related to governmental activities of \$19,255,000 contain a provision that in an event of default, the building becomes the asset of the Trustee and may be sub-leased and/or sold for the repayment of the outstanding amounts.

The City's outstanding bonds from business-type activities contain (1) a provision that in an event of default, the timing of repayment of outstanding amounts become immediately due if pledged revenues during the year are less than 120 percent of debt service coverage due in the following year and (2) a provision that if the City is unable to make payment, outstanding amounts become due immediately. These bonds also contain a subjective acceleration clause that allows the lender to accelerate payment of the entire principal amount to become immediately due if the trustee determines that a material adverse change occurs.

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NOTE 12 – LONG-TERM LIABILITIES (continued)

A. Long-term Debt (continued)

1) Series 2016 Municipal Building Authority Lease Revenue Bonds

Type: Public Offering
Purpose: Construction of the Public Works Building
Date of issuance: December 1, 2016
Term: 20 years
Interest rate: 3.00% - 5.00%
Original issuance: \$24,960,000
Fund: Municipal Building Authority

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Premium and Discount Amortization, net	Total
2026	\$ 980,000	\$ 869,850	\$ 115,816	\$ 1,965,666
2027	1,030,000	819,600	96,929	1,946,529
2028	1,085,000	766,725	79,963	1,931,688
2029	1,140,000	711,100	64,509	1,915,609
2030	1,200,000	652,600	50,277	1,902,877
2031-2035	6,980,000	2,275,500	143,719	9,399,219
2036-2039	6,840,000	560,800	(15,274)	7,385,526
	<u>\$ 19,255,000</u>	<u>\$ 6,656,175</u>	<u>\$ 535,939</u>	<u>\$ 26,447,114</u>

2) Series 2024 Sales Tax Revenue Bonds

Type: Public Offering
Purpose: Park Improvements (Ron Wood Park multi-purpose fields, other)
Date of issuance: October 10, 2024
Term: 20 years
Interest rate: 5.00%
Original issuance: \$12,000,000
Fund: Parks CIP (impact-fee eligible)

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Premium and Discount Amortization, net	Total
2026	\$ 375,000	\$ 573,000	\$ 160,603	\$ 1,108,603
2027	395,000	554,250	151,374	1,100,624
2028	415,000	534,500	141,677	1,091,177
2029	435,000	513,750	131,791	1,080,541
2030	455,000	492,000	121,735	1,068,735
2031-2035	2,650,000	2,093,750	459,059	5,202,809
2036-2040	3,370,000	1,363,000	227,797	4,960,797
2041-2044	3,365,000	431,000	55,914	3,851,914
	<u>\$ 11,460,000</u>	<u>\$ 6,555,250</u>	<u>\$ 1,449,950</u>	<u>\$ 19,465,200</u>

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NOTE 12 – LONG-TERM LIABILITIES (continued)

A. Long-term Debt (continued)

- 3) Series 2016 Storm Drain Revenue Bonds
Type: Direct Placement
Purpose: Storm drain infrastructure
Date of issuance: January 26, 2016
Term: 10 years
Interest rate: 1.93%
Original issuance: \$6,525,000
Fund: Storm Water Fund (Utility)

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Total
2026	\$ 710,000	\$ 13,703	\$ 723,703

- 4) Series 2021 Water Revenue Bonds
Type: Utility Revenue
Purpose: Refunding of Series 2013 and 2017 Water Revenue Bonds, both of which were issued for the construction of water storage tanks
Date of issuance: February 9, 2021
Term: 10 years
Interest rate: 4.00%
Original issuance: \$7,280,000
Fund: Water Fund (Impact fees)

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Premium Amortization	Total
2026	\$ 805,000	\$ 174,200	\$ 135,130	\$ 1,114,330
2027	835,000	142,000	107,400	1,084,400
2028	870,000	108,600	79,784	1,058,384
2029	905,000	73,800	52,317	1,031,117
2030	940,000	37,600	24,937	1,002,537
	<u>\$ 4,355,000</u>	<u>\$ 536,200</u>	<u>\$ 399,568</u>	<u>\$ 5,290,768</u>

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NOTE 12 – LONG-TERM LIABILITIES (continued)

B. Leases Payable

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

As of June 30, 2025, the City reported seven (7) new lease agreements and twelve (12) existing lease agreements, as lessee, to finance the acquisition or use of equipment. The lease payable is measured as the present value of the future minimum rent payments to be made during the lease term at a discount rate which is the City's estimated incremental borrowing rate at the time of the lease.

Lease	Issue Date	Period in months	Discount Rate	Beginning Balance	Increases	Decreases	Ending Balance	Due in One Year
Financed purchases								
Series 2018-01	02/14/18	120	2.91%	\$ 364,596	\$ -	\$ (118,063)	\$ 246,533	\$ 121,499
Series 2019-04	05/01/19	60	2.89%	65,664	-	(65,664)	-	-
Series 2019-08	08/22/19	120	2.28%	333,953	-	(69,549)	264,404	71,135
				764,213	-	(253,276)	510,937	192,634
Right-to-use								
E22001	07/01/22	36	3.30%	9,366	-	(9,366)	-	-
E22002	07/01/22	36	3.30%	9,802	-	(9,802)	-	-
E23006	08/18/22	34	3.30%	52,275	-	(52,275)	-	-
E23009	07/01/22	36	3.30%	52,711	-	(52,711)	-	-
E23010	03/06/23	40	3.30%	20,747	-	(10,205)	10,542	10,542
E23011	02/28/23	40	3.30%	38,837	-	(19,103)	19,734	19,734
E23012	02/28/23	40	3.30%	57,441	-	(28,254)	29,187	29,187
E23023	07/01/23	36	3.50%	37,614	-	(18,484)	19,130	19,130
E24019	11/01/23	44	3.50%	59,253	-	(19,076)	40,177	19,744
E24020	07/01/24	24	3.50%	-	21,412	(10,890)	10,522	10,522
V25036	01/01/25	24	3.50%	-	14,864	(3,780)	11,084	7,432
V25037	01/01/25	24	3.50%	-	14,864	(3,780)	11,084	7,432
V25038	01/01/25	24	3.50%	-	14,864	(3,780)	11,084	7,432
V25039	01/01/25	24	3.50%	-	14,864	(3,780)	11,084	7,432
V25040	01/01/25	24	3.50%	-	14,864	(3,780)	11,084	7,432
V25041	01/01/25	24	3.50%	-	14,866	(3,779)	11,087	7,431
				338,046	110,598	(252,845)	195,799	153,450
Total				\$1,102,259	\$110,598	\$(506,121)	\$706,736	\$346,084

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NOTE 12 – LONG-TERM LIABILITIES (continued)

B. Leases Payable (continued)

The future minimum lease obligations as of June 30, 2025 are as follows:

1) Series 2018-01 Lease

Purpose: One (1) fire truck
 One (1) 10-wheel truck
 One (1) TV inspection vehicle
 Date of issuance: December 14, 2018
 Term: 10 years
 Interest rate: 2.91%
 Original issuance: \$ 1,640,973
 Issuer: Zions Bank

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Total
2026	\$ 121,499	\$ 7,174	\$ 128,673
2027	125,034	3,638	128,672
	<u>\$ 246,533</u>	<u>\$ 10,812</u>	<u>\$ 257,345</u>

2) Series 2019-08 Lease

Purpose: One (1) ambulance
 Two (2) fire trucks
 Date of issuance: August 22, 2019
 Term: 9 years
 Interest rate: 2.28%
 Original issuance: \$ 912,311
 Issuer: Zions Bank

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Total
2026	\$ 71,135	\$ 6,713	\$ 77,848
2027	72,757	5,091	77,848
2028	74,415	3,432	77,847
2029	46,098	1,735	47,833
	<u>\$ 264,405</u>	<u>\$ 16,971</u>	<u>\$ 281,376</u>

(continued on next page)

NOTE 12 – LONG-TERM LIABILITIES (continued)

B. Leases Payable (continued)

3)	E23010 - CATERPILLAR COMPACT TRACK LOADER 279			
	Year ending June 30	Principal	Interest	Total
	2026	\$ 10,542	\$ 348	\$ 10,890
4)	E23011 - CATERPILLAR COMPACTION WHEEL BACKHOE			
	Year ending June 30	Principal	Interest	Total
	2026	\$ 19,734	\$ 651	\$ 20,385
5)	E23012 - CATERPILLAR HYDRAULIC EXCAVATOR 315			
	Year ending June 30	Principal	Interest	Total
	2026	\$ 29,187	\$ 963	\$ 30,150
6)	E23023 - CATERPILLAR BACKHOE LOADER 430			
	Year ending June 30	Principal	Interest	Total
	2026	\$ 19,130	\$ 670	\$ 19,800
7)	E24019 - CATERPILLAR BACKHOE LOADER 440			
	Year ending June 30	Principal	Interest	Total
	2026	\$ 19,744	\$ 1,406	\$ 21,150
	2027	20,433	717	21,150
		\$ 40,177	\$ 2,123	\$ 42,300
8)	E24020 - CATERPILLAR COMPACT TRACK LOADER 279			
	Year ending June 30	Principal	Interest	Total
	2026	\$ 10,522	\$ 368	\$ 10,890
9)	V25036 - HARLEY-DAVIDSON MOTORCYCLE			
	Year ending June 30	Principal	Interest	Total
	2026	\$ 7,432	\$ 128	\$ 7,560
	2027	3,652	128	3,780
		\$ 11,084	\$ 256	\$ 11,340
10)	V25037 - HARLEY-DAVIDSON MOTORCYCLE			
	Year ending June 30	Principal	Interest	Total
	2026	\$ 7,432	\$ 128	\$ 7,560
	2027	3,652	128	3,780
		\$ 11,084	\$ 256	\$ 11,340
11)	V25038 - HARLEY-DAVIDSON MOTORCYCLE			
	Year ending June 30	Principal	Interest	Total
	2026	\$ 7,432	\$ 128	\$ 7,560
	2027	3,652	128	3,780
		\$ 11,084	\$ 256	\$ 11,340

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NOTE 12 – LONG-TERM LIABILITIES (continued)

B. Leases Payable (continued)

12) V25039 – HARLEY DAVIDSON MOTORCYCLE

Year ending June 30	Principal	Interest	Total
2026	\$ 7,432	\$ 128	\$ 7,560
2027	3,652	128	3,780
	<u>\$ 11,084</u>	<u>\$ 256</u>	<u>\$ 11,340</u>

13) V25040 - HARLEY-DAVIDSON MOTORCYCLE

Year ending June 30	Principal	Interest	Total
2026	\$ 7,432	\$ 128	\$ 7,560
2027	3,652	128	3,780
	<u>\$ 11,084</u>	<u>\$ 256</u>	<u>\$ 11,340</u>

14) V25041 - HARLEY-DAVIDSON MOTORCYCLE

Year ending June 30	Principal	Interest	Total
2026	\$ 7,431	\$ 129	\$ 7,560
2027	3,655	125	3,780
	<u>\$ 11,087</u>	<u>\$ 253</u>	<u>\$ 11,340</u>

B. Subscription-based Agreements Payable

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

As of June 30, 2025, the City reported the issuance of two (2) new SBITA's and five (5) existing SBITA's as lessee, to finance the acquisition or use of IT support systems, as well as police vehicle and body camera systems and evidence storage services. The subscription payable is measured as the present value of the future minimum rent payments to be made during the lease term at a discount rate which is the City's estimated incremental borrowing rate at the time of the lease.

Subscription	Issue Date	Period in years	Discount Rate	Governmental Activities				Due in One Year
				Beginning Balance	Increases	Decreases	Ending Balance	
Axon Series 62-23-01	12/15/22	10	3.75%	\$ 1,020,403	\$ -	\$ (111,736)	\$ 908,667	\$ 115,926
Axon Series 62-23-02	05/27/23	10	3.75%	557,978	591	(61,145)	497,424	63,465
Axon Series 62-25-01	12/14/24	10	3.75%	-	63,266	(8,181)	55,085	5,978
Axon Series 62-25-02	04/01/25	5	3.75%	-	81,356	(26,354)	55,002	12,953
Azureity Series 62-24-01	07/01/23	3	3.75%	129,472	-	(63,545)	65,927	65,927
ESRI Series 62-23-03	08/02/22	3	3.75%	79,518	-	(79,518)	-	-
Summit Series 62-24-02	07/14/23	3	3.75%	39,465	-	(39,465)	-	-
				<u>\$ 1,826,836</u>	<u>\$ 145,213</u>	<u>\$ (389,944)</u>	<u>\$ 1,582,105</u>	<u>\$ 264,249</u>

(continued on next page)

NOTE 12 – LONG-TERM LIABILITIES (continued)

C. Subscription-based Agreements Payable (continued)

1) Axon Series 62-23-01

Purpose: Police vehicle and body camera system and evidence storage services
Date of issuance: December 15, 2022
Term: 10 years
Interest rate: 3.749%
Original issuance: \$1,278,094
Issuer: Axon

Agreement requirements, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 115,925	\$ 34,066	\$ 149,991
2027	120,271	29,720	149,991
2028	124,781	25,211	149,992
2029	129,459	20,533	149,992
2030	134,312	15,679	149,991
2031	139,347	10,644	149,991
2032	144,572	5,420	149,992
	<u>\$ 908,667</u>	<u>\$ 141,273</u>	<u>\$ 1,049,940</u>

2) Axon Series 62-23-02

Purpose: Police vehicle and body camera system and evidence storage services
Date of issuance: May 27, 2023
Term: 10 years
Interest rate: 3.749%
Original issuance: \$ 698,888
Issuer: Axon

Agreement requirements, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 63,460	\$ 18,648	\$ 82,108
2027	65,839	16,269	82,108
2028	68,307	13,801	82,108
2029	70,868	11,240	82,108
2030	73,525	8,583	82,108
2031	76,282	5,827	82,109
2032	79,143	2,967	82,110
	<u>\$ 497,424</u>	<u>\$ 77,335</u>	<u>\$ 574,759</u>

(continued on next page)

NOTE 12 – LONG-TERM LIABILITIES (continued)

C. Subscription-based Agreements Payable (continued)

3) Axon Series 62-25-01

Purpose: Police vehicle and body camera system and evidence storage services
Date of issuance: December 14, 2024
Term: 10 years
Interest rate: 3.749%
Original issuance: \$ 63,266
Issuer: Axon

Agreement requirements, including interest:

Year ending June 30	Principal	Interest	Total
2026	\$ 5,978	\$ 2,203	\$ 8,181
2027	6,217	1,964	8,181
2028	6,466	1,716	8,182
2029	6,725	1,457	8,182
2030	6,994	1,188	8,182
2031	7,274	908	8,182
2032	7,564	617	8,181
2033	7,867	315	8,182
	<u>\$ 55,085</u>	<u>\$ 10,368</u>	<u>\$ 65,453</u>

3) Axon Series 62-25-02

Purpose: Police vehicle and body camera system and evidence storage services
Date of issuance: April 1, 2025
Term: 5 years
Interest rate: 3.749%
Original issuance: \$ 81,356
Issuer: Axon

Agreement requirements, including interest:

Year ending June 30	Principal	Interest	Total
2026	\$ 12,952	\$ 2,200	\$ 15,152
2027	13,471	1,682	15,153
2028	14,009	1,143	15,152
2029	14,570	583	15,153
	<u>\$ 55,002</u>	<u>\$ 5,608</u>	<u>\$ 60,610</u>

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NOTE 12 – LONG-TERM LIABILITIES (continued)

C. Subscription-based Agreements Payable (continued)

3) Azureity Series 62-24-01

Purpose: Data back-up and disaster recovery services
Date of issuance: July 1, 2023
Term: 3 years
Interest rate: 3.75%
Original issuance: \$ 204,460
Issuer: Axon

Agreement requirements, including interest:

Year ending June 30	Principal	Interest	Total
2026	\$ 65,927	\$ 2,473	\$ 68,400

D. Compensated Absences

Compensated absences are accrued as a liability and represent absences for which employees will be paid. Leave types for the City include vacation, holiday, sick, and compensatory hours. Compensatory time is paid time off that an employee earns instead of overtime pay.

For governmental activities, compensated absences are reported in the government-wide statement of net position and as expense in the government-wide statement of activities. However, these liabilities are not considered available financial resources and thus not reported in the fund financial statements.

For business-type activities, compensated absences are recorded as liabilities and expenses of those funds as they accrue and are thus recorded in both the government-wide financial statements and the individual fund financial statements.

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

	Beginning Balance as restated	Increases	Decreases	Ending Balance	Due in One Year
Governmental activities	\$ 8,188,744	\$ 6,881,639	\$ (6,457,803)	\$ 8,612,580	\$ 4,693,638
Business-type activities	\$ 401,421	\$ 731,201	\$ (693,206)	\$ 439,416	\$ 247,773

NOTE 13 – TAX ABATEMENTS

Under GASB Statement No. 77, tax abatements are defined as “a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.”

The Board of the Redevelopment Agency of West Jordan City approved the following agreements which are considered tax abatements under the above definition:

A. PayPal Agreement

The Redevelopment Agency of West Jordan entered into a participation agreement with PayPal, Inc. on January 9, 2019 for a maximum term of 10 years as an economic development incentive for developing in the Fairchild Economic Development Project Area (EDA #4). This agreement rebates the entity 87% of the business’ personal property tax received by the City for each of the fiscal years up to a maximum rebate of \$6,800,000. Below are the amounts paid per fiscal year and total paid through June 30, 2025.

	Amount
FY 2020	\$ 32,143
FY 2021	273,070
FY 2022	769,354
FY 2023	773,146
FY 2024	467,038
FY 2025	403,317
Total paid	<u>\$ 2,718,068</u>

B. Aligned Energy Agreement

The Redevelopment Agency of West Jordan entered into a participation agreement with Aligned Energy Data Centers (SLC), LLC on March 5, 2018 for a maximum term of 10 years as an economic development incentive for developing in the Fairchild Economic Development Project Area (EDA #4). This agreement rebates the entity a portion of the business’ municipal energy tax paid. The agreement allows a rebate of 100% for the first three (3) years and 50% for the following seven (7) years. There is no maximum rebate amount in this agreement.

	Amount
FY 2019	\$ 1,926
FY 2020	28,473
FY 2021	91,767
FY 2022	166,826
FY 2023	231,286
FY 2024	303,704
FY 2025	368,682
Total paid	<u>\$ 1,192,664</u>

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NOTE 13 – TAX ABATEMENTS (continued)

C. Bangerter Station Agreement

The Redevelopment Agency of West Jordan entered into a participation agreement with Bangerter Station Associates, LLC on July 11, 2012 and most recently amended on November 8, 2017 for a maximum term of twenty (20) years as an economic development incentive for constructing a mixed-use transit-oriented development in the Jordan Valley Station Project Area (CDA #1). This agreement rebates the entity property tax received by the City for each of the fiscal years up to a maximum rebate of \$21,500,000. Below are the amounts paid per fiscal year and total paid through June 30, 2025.

	Amount
FY 2019	\$ 321,951
FY 2020	329,838
FY 2021	371,309
FY 2022	483,293
FY 2023	638,681
FY 2024	757,906
FY 2025	951,949
Total paid	<u>\$ 3,854,927</u>

NOTE 14 – 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; injuries to employees; and natural disasters. The City maintains a self-insurance fund which accumulates resources and accounts for uninsured loss. Under this program, the Risk Management Fund (the Fund) provides coverage for up to a maximum of \$250,000 for each general liability claim. The City purchases commercial insurance for claims in excess of coverage provided by the Fund, and for all other risks of loss.

The City purchased commercial insurance for workers compensation and property damage for buildings and equipment with a cost in excess of \$250,000. All other City vehicles are not covered for property damage. The amount of settlements has not exceeded insurance coverage in any of the past three fiscal years.

The City is self-insured for unemployment.

NOTE 15 – CONTINGENT LIABILITIES AND COMMITMENTS

A. Contingent Liabilities

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

Legal. The City is a defendant in various claims and suits arising from the ordinary course of business. A provision for loss related to litigation of \$358,581 was recorded in the accompanying financial statements. Management believes that any liability resulting from these matters is adequately covered by this provision.

B. Commitments

Construction and equipment acquisition contracts. The City had active contract commitments on the following projects as of June 30, 2025.

<u>Project type</u>	<u>Remaining commitment</u>
General government	\$ 179,535
Highways and public improvements	2,533,866
Parks, recreation, and culture	733,690
Public safety	42,427
Water	2,289,095
Sewer	280,423
Streetlight	39,662
Fleet management	290,360
	<u>\$ 6,389,058</u>

NOTE 16 – REDEVELOPMENT AGENCY

The City of West Jordan Redevelopment Agency (the Agency) is established to further public purposes in the redevelopment of certain City areas.

A. Tax Increment Collected

The following areas are active within the Agency and tax increment was collected in FY 2025:

			Tax increment collected
RDA Area 1	Town Center	6600-7000 S Redwood	\$ 317,273
RDA Area 2	Industrial Park	1100-1500 W 7800-8000 South	209,395
RDA Area 4	Spratling	1300-1700 W 9000 South	386,512
RDA Area 5	Downtown	1900 W 7600-7900 South	294,357
EDA Area 4	Fairchild	3333 W 9000 South	463,584
CDA Area 1	Jordan Valley Station	3295 W 9000 South	966,446
			<u>2,637,567</u>
		Interest earnings	1,265,279
		Total	<u>\$ 3,902,846</u>

B. Redevelopment Activity

During the year, the Agency expended monies in the categories below:

Administrative costs	\$ 149,158
Redevelopment activity	2,030,529
Total	<u>\$ 2,179,687</u>

NOTE 17 – FUND BALANCE

Financial statement fund balance category details are as follows:

Fund Type	General Fund	Redevelopment Agency Fund	Capital Projects Fund	Non-major Governmental Funds	Total
Nonspendable					
Prepays	\$ 41,031	\$ -	\$ 522,334	\$ -	\$ 563,365
Notes receivable	185,542	-	-	236,253	421,795
Restricted					
Capital	-	-	33,493,811	-	33,493,811
Debt service	-	-	-	7,262	7,262
Federal funds	-	-	-	230,594	230,594
State funds	2,401	-	-	-	2,401
Assigned					
Capital	-	-	37,119,382	-	37,119,382
Debt service	-	-	-	8,035,838	8,035,838
Federal or state grant programs	-	-	-	11,523	11,523
Other governmental purposes	-	20,924,842	-	260,257	21,185,099
Unassigned	22,434,980	-	-	-	22,434,980
	<u>\$ 22,663,954</u>	<u>\$ 20,924,842</u>	<u>\$ 71,135,527</u>	<u>\$ 8,781,727</u>	<u>\$ 123,506,050</u>

NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS

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

A. Defined Benefit Plans

The following defined benefit plans are cost-sharing, multiple-employer, and public employee retirement systems:

- Public Employees Noncontributory Retirement System (Noncontributory System)
- Public Employees Contributory Retirement System (Contributory System)
- Firefighters Retirement System (Firefighters System)
- Public Safety Retirement system (Public Safety System)
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System)
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System)

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

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

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

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NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Summary of Benefits by System

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

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years, any age 25 years, any age* 20 years, age 60* 10 years, age 62* 4 years, age 65*	2.0% per year all years	Up to 4%
Public Safety System	Highest 3 years	20 years, any age 10 years, age 60 4 years, age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5% to 4% depending upon employer
Firefighters System	Highest 3 years	20 years, any age 10 years, age 60 4 years, age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years, any age 20 years, age 60* 10 years, age 62* 4 years, age 65	1.50% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years, any age 20 years, age 60* 10 years, age 62* 4 years, age 65	1.50% per year to June 30, 2020 2.00% per year July 1, 2020 to present	Up to 2.5%

* Actuarial reductions are applied.

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

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NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Contribution Rate Summary

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

	Employee Paid	Paid by Employer for Employee	Employer Contribution Rates	Employer rate for 401(k) Plan
Public Employees System				
Noncontributory System Tier I	NA	NA	16.97%	NA
Contributory System Tier 2 (defined benefit)	NA	0.70%	15.19%	NA
Contributory System Tier 2 (defined contribution)	NA	NA	5.19%	10.00%
Public Safety System				
Noncontributory System Tier I	NA	NA	32.57%	N/A
Contributory System Tier 2 (defined benefit)	NA	4.73%	24.03%	N/A
Contributory System Tier 2 (defined contribution)	NA	NA	10.03%	14.00%
Firefighters System				
Noncontributory System Tier 1	NA	16.71%	4.34%	N/A
Contributory System Tier 2 (defined benefit)	NA	4.73%	14.08%	N/A
Contributory System Tier 2 (defined contribution)	NA	NA	0.08%	14.00%

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

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NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Contribution Summary

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

System	Employer Contributions	Paid by Employer for Employee
Public Employees System		
Noncontributory System Tier I	\$ 1,609,301	\$ -
Contributory System Tier 2 (defined benefit)	1,492,669	69,015
Contributory System Tier 2 (defined contribution)	137,674	46
Public Safety and Firefighter System		
Public Safety Noncontributory	1,201,702	-
Firefighter Noncontributory	178,242	686,275
Contributory System Tier 2 (defined benefit)	2,248,407	513,723
Contributory System Tier 2 (defined contribution)	86,323	-
Total contributions	<u>\$ 6,954,318</u>	<u>\$ 1,269,059</u>

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

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NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

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

At June 30, 2025, the City reported a net pension asset of \$8,491,204 and a net pension liability of \$10,603,118.

System	Measurement Date: December 31, 2024			Proportionate Share	Change (Decrease)
	Net Pension Asset	Net Pension Liability	Proportionate Share	December 31, 2023	
Noncontributory System	\$ -	\$ 3,564,847	1.1241617%	1.1381545%	(0.0139928%)
Public Safety System	-	5,080,839	7.0439224%	7.0983547%	(0.0544323%)
Firefighters System	8,491,204	-	4.9897378%	5.4409877%	(0.4512499%)
Tier 2 Public Employees System	-	948,618	0.3180732%	0.3080675%	0.0100057%
Tier 2 Public Safety & Firefighter System	-	1,008,814	2.2304629%	2.2421012%	(0.0116383%)
	<u>\$ 8,491,204</u>	<u>\$ 10,603,118</u>			

The net pension asset and liability were measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability were 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, the City recognized a pension expense of \$8,910,473.

For governmental funds, pension liabilities are typically liquidated through the General Fund.

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 5,751,980	\$ 59,541
Changes in assumptions	1,355,888	15,939
Net difference between projected and actual earnings on pension plan investments	2,848,533	-
Changes in proportion and differences between contributions and proportionate share of contributions	947,112	129,722
Contributions subsequent to the measurement date	3,495,034	-
	<u>\$ 14,398,547</u>	<u>\$ 205,202</u>

Deferred outflows of resources related to pensions of \$3,495,034 results from contributions made by the City prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

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NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows and Inflows of Resources Relating to Pension (continued)

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

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$4,794,939
2026	5,596,512
2027	(954,916)
2028	(20,114)
2029	428,843
Thereafter	852,749

Noncontributory System Pension Expense and Deferred Outflows and/or Inflows of Resources

At June 30, 2025, the City recognized pension expense of \$3,269,974.

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,124,136	\$ -
Changes in assumptions	294,879	-
Net difference between projected and actual earnings on pension plan investments	1,073,789	-
Changes in proportion and differences between contributions and proportionate share of contributions	673	11,555
Contributions subsequent to the measurement date	796,828	-
	<u>\$ 4,290,305</u>	<u>\$ 11,555</u>

Deferred outflows of resources related to pensions of \$796,828 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,	Net Deferred Outflows (Inflows) of Resources
2025	\$2,036,180
2026	1,961,014
2027	(435,709)
2028	(79,564)
2029	-
Thereafter	-

(continued on next page)

NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Public Safety System Pension Expense and Deferred Outflows and/or Inflows of Resources

At June 30, 2025, the City recognized pension expense of \$3,323,944.

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,461,670	\$ -
Changes in assumptions	175,087	-
Net difference between projected and actual earnings on pension plan investments	700,993	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	8,846
Contributions subsequent to the measurement date	597,442	-
	<u>\$ 2,935,192</u>	<u>\$ 8,846</u>

Deferred outflows of resources related to pensions of \$597,442 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,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 1,533,199
2026	1,127,104
2027	(281,011)
2028	(50,388)
2029	-
Thereafter	-

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NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Firefighters System Pension Expense and Deferred Outflows and/or Inflows of Resources

At June 30, 2025, the City recognized pension expense of \$(178,427).

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,145,327	\$ -
Changes in assumptions	3,335	-
Net difference between projected and actual earnings on pension plan investments	947,732	-
Changes in proportion and differences between contributions and proportionate share of contributions	698,616	82,078
Contributions subsequent to the measurement date	88,396	-
	<u>\$ 2,883,406</u>	<u>\$ 82,078</u>

Deferred outflows of resources related to pensions of \$88,396 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,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 1,000,539
2026	2,160,859
2027	(377,413)
2028	(71,053)
2029	-
Thereafter	-

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NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Tier 2 Public Employees System Pension Expense and Deferred Outflows and/or Inflows of Resources

At June 30, 2025, the City recognized pension expense of \$1,035,157.

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 410,096	\$ 6,535
Changes in assumptions	316,826	98
Net difference between projected and actual earnings on pension plan investments	60,631	-
Changes in proportion and differences between contributions and proportionate share of contributions	137,692	12,078
Contributions subsequent to the measurement date	825,138	-
	<u>\$ 1,750,383</u>	<u>\$ 18,711</u>

Deferred outflows of resources related to pensions of \$825,138 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,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 108,450
2026	167,970
2027	71,781
2028	88,384
2029	210,588
Thereafter	259,362

(continued on next page)

NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Tier 2 Public Safety and Firefighter System Pension Expense and Deferred Outflows and/or Inflows of Resources

At June 30, 2025, the City recognized pension expense of \$1,459,825.

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 610,751	\$ 53,005
Changes in assumptions	565,761	15,842
Net difference between projected and actual earnings on pension plan investments	65,388	-
Changes in proportion and differences between contributions and proportionate share of contributions	110,131	15,166
Contributions subsequent to the measurement date	1,187,230	-
	<u>\$ 2,539,261</u>	<u>\$ 84,013</u>

Deferred outflows of resources related to pensions of \$1,187,230 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,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 116,570
2026	179,565
2027	67,733
2028	92,508
2029	218,255
Thereafter	593,387

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NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Actuarial Assumptions

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

Inflation	2.50 percent
Salary increases	3.50 - 9.50 percent, average (including inflation)
Investment rate of return	6.85 percent, net of pension plan investment expense (including inflation)

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

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 arithmetical real rates of return for each major asset class are summarized in the following table:

Asset Class	Expected Return Arithmetic Basis		
	Target asset allocation	Real return arithmetical basis	Long-term expected portfolio real rate of return
Equity securities	35.00%	7.01%	2.45%
Debt securities	20.00%	2.54%	0.51%
Real assets	18.00%	5.45%	0.98%
Private equity	12.00%	10.05%	1.21%
Absolute return	15.00%	4.36%	0.65%
Cash and cash equivalents	0.00%	0.49%	0.00%
Total	100.00%		5.80%
Inflation			2.50%
Expected arithmetical nominal return			8.30%

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

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NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Actuarial Assumptions (continued)

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

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

	1% decrease (5.85%)	Discount rate (6.85%)	1% increase (7.85%)
Noncontributory System	\$ 15,076,378	\$ 3,564,847	\$ (6,089,602)
Public Safety System	13,861,270	5,080,839	(2,105,626)
Firefighters System	409,553	(8,491,204)	(15,821,858)
Tier 2 Public Employees System	2,833,293	948,618	(517,472)
Tier 2 Public Safety and Firefighter System	3,439,960	1,008,814	(934,925)
	<u>\$ 35,620,454</u>	<u>\$ 2,111,914</u>	<u>\$(25,469,483)</u>

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

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NOTE 18 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

B. 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.

The City of West Jordan participates in the following defined contribution savings plans with Utah Retirement Systems.

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

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

	FY 2023	FY 2024	FY 2025
401 (k) Plan			
Employer contributions	\$ 405,413	\$ 503,829	\$ 555,605
Employee contributions	194,597	279,159	289,462
457 Plan			
Employer contributions	108,063	121,188	127,558
Employee contributions	346,524	271,111	248,539
Roth IRA Plan			
Employer contributions	NA	NA	NA
Employee contributions	68,302	148,101	250,444
Traditional IRA Plan			
Employer contributions	NA	NA	NA
Employee contributions	1,659	5,077	6,532

NOTE 19 – DEFERRED COMPENSATION

A. Deferred Compensation Plan (457)

The City offers its employees a deferred compensation plan (the plan) through Nationwide Retirement Plans and through the Utah Retirement Systems (URS) created in accordance with Internal Revenue Code (IRC) Section 457.

The Nationwide plan, available to all City employees, permits the deferral of a portion of salary until future years. Participation in this plan is optional.

The URS plan limits participation of part-time employees to a noncontributory basis.

Both investment plans are managed by the plans' trustee under one of four investment options or a combination thereof. The choice of investment options is made by the participants. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. These investments are within the legal provisions of the State of Utah.

B. Defined Contribution Money Purchase Plan

The City also participates in insured, contributory defined contribution retirement plans administered by Nationwide Retirement Corporation. Under the plan, the City contributes amounts from 1.66% to 17.85% depending upon the defined contribution system to which each employee class belongs. Employees are classified as management, general employee, police, or fire.

In July 2021, the City began offering a 1:2 match into a defined contribution retirement plan up to a maximum of 2% of the employee's salary per year. There is currently greater than 95% participation in this benefit.

The City contributed the following amounts to the defined contribution retirement plans. :

FY 2022	\$ 810,059
FY 2023	906,360
FY 2024	1,035,009
FY 2025	902,054

An employee is vested immediately with the first contribution to Nationwide Retirement Corporation. Contributions to the plan were authorized by Council resolution. The plan was established by and can be amended by City Council. No other federal or state laws obligate the City to participate in this plan. The program is pursuant to section 401(A) and 401(C) of the Internal Revenue Code. Withdrawals of monies, per federal law are subject to a mandatory withdrawal penalty in the amount of 10% unless the employee has attained the age of 59 ½ years. Most of the City's full-time employees participate in the Nationwide Retirement Corporation.

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NOTE 19 – DEFERRED COMPENSATION (continued)

C. Sick Leave Conversion Benefit

At retirement, employees may choose to participate in the City's health insurance program at their own cost. Qualified employees may convert their sick leave balance, upon leaving City employment, to pay for continued medical and dental insurance premiums. To qualify for the City's sick leave conversion benefit, an employee must be a full-time employee with at least ten (10) years of service with the City or five (5) years of service with the City at age 60 to be considered a retired employee with the City of West Jordan.

The percentage of convertible sick leave hours varies based on the retiree's years of service.

Years of service	Conversion percentage
5 - 9 years	40%
10-14 years	50%
15-19 years	60%
20 or more years	70%

As of December 19, 2009, this benefit value is capped at \$5,000. Employees who had a benefit value greater than that amount on that date may receive a greater benefit.

In the governmental funds, the liability for sick leave conversion is reported only if it has matured, (i.e., unused sick leave has been converted to pay a health insurance premium for a retired employee). These conversion costs are typically liquidated through the General Fund. The noncurrent portion of these amounts for government funds is recognized within the government-wide statements. A liability for the sick leave conversion has been accrued in the amount of \$2,042,376 in governmental activities, and \$159,639 in business-type activities for a total accrual amount of \$2,202,015.

The City's regular health and dental care benefit providers underwrite the retiree policies and 100% of the cost is the responsibility of the retiree. As of year-end, there was only one (1) employee participating in this program.

NOTE 20 – PRIOR PERIOD ADJUSTMENTS

A. GASB 101 – Compensated Absences

In June 2022, GASB issued Statement No. 101, Compensated Absences, to improve how governments recognize and measure liabilities for vacation, sick leave, and other paid leave. The City adopted GASB 101 during the fiscal year, analyzed its leave policies, and restated all funds to reflect the new standard. Adjusted calculations and added defined contributions reduced the government-wide net position for FY 2024 by \$794,934.

B. GASB 100 - Correction of Error

In FY 2024, the City recorded the disposal of a fully depreciated asset in the Water Fund in the amount of \$45,203 and did not report the deletion of the associated accumulated depreciation. This correction increased net position for business-type activities on the Statement of Activities and the net position of the Water Fund.

NOTE 21 – SUBSEQUENT EVENTS

On July 1, 2025, the Oquirrh Highlands annexation was effective. The annexation was requested by citizens within the area and adds approximately 131.5 acres to the City. The area includes 780 residential parcels and several parcels owned by a non-profit organization. The estimated population increase is about 2,500 residents. The total taxable value of the area is estimated at \$200.6 million. The service impact of this annexation will include police and fire response as well as the maintenance and snow plowing of public roads and maintenance of sidewalks. Water, wastewater, and garbage services remain with the existing providers. Parks will remain the responsibility of Salt Lake County.

Beginning July 1, 2025, services will be provided by the City, however, property taxes will not be levied by the City until January 1, 2026. This area will be incorporated into the City's official population by the State Tax Commission on the date of annexation and the City will benefit from this increase in its sales tax distribution.

NOTE 22 - RECENT ACCOUNTING PRONOUNCEMENTS

In June 2022, the GASB issued Statement No. 100, Accounting Changes and Error Corrections which was an amendment of GASB No. 62. The statement is meant to enhance the accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The City has adopted and implemented this statement during the current fiscal year and reported one (1) error correction in the amount of \$45,023 in the Statement of Activities for Business-type Activities and in the Statement of Revenue, Expense, and Changes in Net Position for the Water Fund.

In June 2022, the GASB issued Statement No. 101, Compensated Absences, to improve the recognition and measurement of liabilities for compensated absences, including vacation, sick leave, and other paid leave benefits. During the fiscal year, the City implemented GASB 101. All leave policies were analyzed in relation to the new standard. The City also evaluated the effects of this implementation on the beginning compensated absences for fiscal year ended June 30, 2024, and restated all funds. The calculations were updated to match the standard and defined contributions were added to the salary related costs where necessary. The total restatement reduced government-wide net position in FY 2024 by \$794,934.

In December 2023, the GASB issued Statement No. 102, Certain Risk Disclosures. GASB 102 is effective for fiscal years beginning after June 15, 2024. The City has adopted and implemented this standard by reviewing all revenues and expenditures to check for concentration or constraints risks which may limit the City's ability to acquire resources or control spending. There were no substantial concentrations of revenue sources or suppliers, nor are there any substantial constraints on the City's ability to provide services.

In April 2024, the GASB issued Statement No. 103, Financial Reporting Model Improvements, to improve key components of the financial reporting model to enhance its effectiveness. GASB 103 is effective for fiscal years beginning after June 15, 2025. The City adopted and implemented this standard in the reported fiscal year.

In September 2024, the GASB issued Statement No. 104, Disclosure of Certain Capital Assets, to provide users of government financial statement with essential information about certain types of capital assets in order to make informed decisions. Statement 104 is effective for fiscal years beginning after June 15, 2025. The City is currently evaluating the impact of this statement on the financial statement and will implement for the year ending June 30, 2026.

REQUIRED SUPPLEMENTARY INFORMATION



For Fiscal Year Ended June 30, 2025

CITY OF WEST JORDAN
REQUIRED SUPPLEMENTARY INFORMATION
For the Fiscal Year Ended June 30, 2025



**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
GENERAL FUND**

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget over (under) Actual Amounts
BUDGETARY REVENUES					
Sales tax - Local option	\$ 29,305,000	\$ 31,005,000	\$ 1,700,000	\$ 31,957,555	\$ 952,555
Sales tax - Transportation	2,575,000	2,775,000	200,000	2,853,096	78,096
Property tax	22,890,439	24,495,439	1,605,000	23,934,962	(560,477)
Franchise tax	9,105,000	10,147,000	1,042,000	10,534,207	387,207
Licenses and permits	1,290,000	1,920,000	630,000	1,941,582	21,582
Intergovernmental	1,293,330	1,330,830	37,500	1,492,090	161,260
Charges for services	3,233,000	3,557,100	324,100	3,857,964	300,864
Fines and forfeitures	1,000,000	1,320,000	320,000	1,312,329	(7,671)
Miscellaneous	655,350	1,248,956	593,606	915,021	(333,935)
Investment income	-	902,655	902,655	1,503,465	600,810
Total budgetary revenues	71,347,119	78,701,980	7,354,861	80,302,271	1,600,291
BUDGETARY EXPENDITURES					
General government					
Legislative services	511,257	542,272	31,015	459,767	(82,505)
Mayor	525,921	538,751	12,830	535,136	(3,615)
Administrative services	933,863	967,713	33,850	921,696	(46,017)
Communications	558,055	569,073	11,018	517,082	(51,991)
Human resources	561,088	570,466	9,378	536,543	(33,923)
Justice court	1,055,407	1,039,202	(16,205)	1,025,448	(13,754)
Legal services	752,762	772,661	19,899	721,628	(51,033)
Non-departmental	1,872,837	1,692,598	(180,239)	1,590,064	(102,534)
Prosecution	890,733	903,126	12,393	869,137	(33,989)
Records and customer service	309,744	370,224	60,480	352,047	(18,177)
Victims advocate	351,763	361,266	9,503	285,787	(75,479)
Total general government	8,323,430	8,327,352	3,922	7,814,335	(513,017)
Community development					
Community preservation	973,863	992,021	18,158	907,610	(84,411)
Development services	90,036	95,146	5,110	90,044	(5,102)
Economic development	552,555	560,109	7,554	447,927	(112,182)
Total community development	1,616,454	1,647,276	30,822	1,445,581	(201,695)
Public safety					
Fire department	15,892,708	16,985,423	1,092,715	16,513,915	(471,508)
Police department	30,386,670	30,792,706	406,036	30,105,942	(686,764)
Total public safety	46,279,378	47,778,129	1,498,751	46,619,857	(1,158,272)
Public improvements					
Engineering	1,116,009	1,180,193	64,184	1,176,179	(4,014)
Facilities management	1,691,586	1,707,093	15,507	1,488,321	(218,772)
GIS	193,957	200,586	6,629	179,586	(21,000)
Public works administration	237,388	252,101	14,713	236,747	(15,354)
Streets and highways	5,426,064	5,395,208	(30,856)	5,180,432	(214,776)
Total highways and public improvements	8,665,004	8,735,181	70,177	8,261,265	(473,916)
Parks, recreation, and culture					
Parks administration	304,093	311,275	7,182	301,593	(9,682)
Parks and recreation	6,952,791	7,105,964	153,173	7,092,147	(13,817)
Cemetery	317,594	338,069	20,475	290,166	(47,903)
Total parks, recreation, and culture	7,574,478	7,755,308	180,830	7,683,906	(71,402)
Debt service					
Principal	730,000	730,000	-	730,000	-
Interest and fiscal charges	24,490	25,590	1,100	25,590	-
Total debt service	754,490	755,590	1,100	755,590	-
Total budgetary expenditures	73,213,234	74,998,836	1,785,602	72,580,534	(2,418,302)
Budgetary excess of revenues over expenditures	(1,866,115)	3,703,144	5,569,259	7,721,737	4,018,593

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SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (continued)
BUDGET TO ACTUAL
GENERAL FUND

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget over (under) Actual Amounts
<u>BUDGETARY OTHER FINANCING SOURCES (USES)</u>					
Sale of capital assets	-	5,951	5,951	5,951	-
Transfers in	2,506,850	2,506,850	-	2,506,850	-
Transfers out	(640,735)	(9,030,000)	(8,389,265)	(9,000,000)	30,000
Net budgetary other financing sources (uses)	1,866,115	(6,517,199)	(8,383,314)	(6,487,199)	30,000
Net change in fund balance	-	(2,814,055)	<u>\$ (2,814,055)</u>	1,234,538	<u>\$ 4,048,593</u>
Budgetary fund balance - beginning of period	21,429,416	21,429,416		21,429,416	
Budgetary fund balance – end of period	<u>\$ 21,429,416</u>	<u>\$ 18,615,361</u>		<u>\$ 22,663,954</u>	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
REDEVELOPMENT AGENCY FUND**

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget over (under) Actual Amounts
<u>BUDGETARY REVENUES</u>					
Tax increment	\$ 3,926,000	\$ 2,637,567	\$ (1,288,433)	\$ 2,637,567	\$ -
Investment income	-	1,253,012	1,253,012	1,265,279	12,267
Total budgetary revenues	3,926,000	3,890,579	(35,421)	3,902,846	12,267
<u>BUDGETARY EXPENDITURES</u>					
Community development	7,046,700	2,629,007	(4,417,693)	2,179,687	(449,320)
Total budgetary expenditures	7,046,700	2,629,007	(4,417,693)	2,179,687	(449,320)
Budgetary excess of revenues over expenditures	(3,120,700)	1,261,572	4,382,272	1,723,159	461,587
<u>BUDGETARY OTHER FINANCING SOURCES (USES)</u>					
Sale of capital assets	-	1,646,573	1,646,573	1,646,671	98
Transfers in	385,000	418,682	33,682	418,682	-
Transfers out	-	(3,500,000)	(3,500,000)	(3,500,000)	-
Net budgetary other financing sources (uses)	385,000	(1,434,745)	(1,819,745)	(1,434,647)	98
Net change in fund balance	(2,735,700)	(173,173)	\$ 2,562,527	288,512	\$ 461,685
Budgetary fund balance at beginning of period	20,636,330	20,636,330		20,636,330	
Budgetary fund balance at end of period	\$ 17,900,630	\$ 20,463,157		\$ 20,924,842	

**SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
UTAH STATE RETIREMENT SYSTEM
LAST 10 CALENDAR YEARS**

Description	Noncontributory System	Contributory System	Public Safety System	Firefighters System	Tier 2 Public Employees System	Tier 2 Public Safety and Firefighter System
Proportion of the net pension liability (asset)						
2015	1.2273040%	0.4138862%	9.7373100%	5.4646755%	0.2704988%	2.0154316%
2016	1.2119729%	0.2825332%	9.4109506%	5.5464135%	0.2948270%	1.5682947%
2017	1.2650118%	0.3055995%	9.3454120%	5.7776911%	0.3450485%	1.5516803%
2018	1.2468246%	0.3392182%	9.1743034%	5.6319581%	0.3632005%	1.8520053%
2019	1.2688111%	0.3651152%	8.6883255%	5.6666294%	0.3422252%	2.1378063%
2020	1.1883152%	0.0812730%	8.2001174%	5.3935911%	0.3112478%	2.1823537%
2021	1.1303365%	NA	7.4742883%	5.1426111%	0.2879919%	2.2378177%
2022	1.1885222%	NA	7.2503448%	5.5515953%	0.3039256%	2.4378241%
2023	1.1381545%	NA	7.0983547%	5.4409877%	0.3080675%	2.2421012%
2024	1.1241617%	NA	7.0439224%	4.9897378%	0.3180732%	2.3046290%
Proportionate share of the net pension liability (asset)						
2015	\$ 6,944,683	\$ 290,902	\$ 4,427,539	\$ 929,860	\$ (590)	\$ (29,446)
2016	7,782,349	92,702	5,865,818	820,411	32,888	(13,614)
2017	5,542,395	24,868	4,515,735	(1,296,140)	30,422	(17,954)
2018	9,181,272	137,656	7,229,314	2,276,167	155,551	46,403
2019	4,781,982	23,928	4,314,621	(3,543,419)	76,969	201,091
2020	609,538	(14,566)	2,948,207	(7,267,052)	44,766	195,745
2021	(6,473,558)	NA	(2,676,697)	(13,910,374)	(121,889)	(113,105)
2022	2,035,640	NA	3,369,054	(6,987,757)	330,943	203,374
2023	2,640,023	NA	4,640,282	(9,241,567)	599,617	844,582
2024	3,564,847	NA	5,080,839	(8,491,204)	948,618	1,008,814
Covered payroll						
2015	\$ 10,412,970	\$ 176,350	\$ 5,659,403	\$ 5,024,250	\$ 1,747,810	\$ 1,199,072
2016	10,382,002	67,790	6,036,397	5,225,937	2,417,827	1,295,752
2017	10,495,839	62,011	5,844,309	5,178,980	3,375,494	1,637,646
2018	10,259,405	63,492	5,663,301	4,870,360	4,240,142	2,473,163
2019	10,619,793	65,426	5,519,353	4,815,909	4,757,046	3,523,470
2020	9,915,781	13,406	5,162,478	4,457,130	4,977,883	4,381,840
2021	9,448,211	NA	4,565,433	4,209,454	5,344,903	5,351,471
2022	10,347,305	NA	4,642,933	4,574,265	6,618,771	7,500,664
2023	10,165,737	NA	4,494,461	4,520,626	7,964,593	8,495,425
2024	9,809,780	NA	4,040,959	4,147,358	9,423,582	10,181,459
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll						
2015	66.69%	164.96%	78.23%	18.51%	-0.03%	-2.46%
2016	74.96%	136.75%	97.17%	15.70%	1.36%	-1.05%
2017	52.81%	40.10%	77.27%	-25.03%	0.90%	-1.10%
2018	89.49%	216.81%	127.65%	46.74%	3.67%	1.88%
2019	45.03%	36.57%	78.17%	-73.58%	1.62%	5.71%
2020	6.15%	-108.65%	57.11%	-163.04%	0.90%	4.51%
2021	-68.52%	NA	-58.63%	-330.46%	-2.28%	-2.11%
2022	19.67%	NA	72.56%	-152.76%	5.00%	2.71%
2023	25.97%	NA	103.24%	-204.43%	7.53%	9.94%
2024	36.34%	NA	125.73%	-204.74%	10.07%	9.91%
Plan fiduciary net position as a percentage of the total pension liability						
2015	87.80%	85.70%	87.60%	98.10%	100.20%	110.70%
2016	87.30%	92.90%	86.10%	98.40%	95.10%	103.60%
2017	91.90%	98.20%	90.50%	102.30%	97.40%	103.00%
2018	87.00%	91.20%	85.60%	96.10%	90.80%	95.60%
2019	93.70%	98.60%	91.70%	105.80%	96.50%	89.60%
2020	99.20%	103.90%	94.50%	112.00%	98.30%	93.10%
2021	108.70%	NA	105.10%	122.90%	103.80%	102.80%
2022	97.50%	NA	93.70%	110.30%	92.30%	96.40%
2023	96.90%	NA	92.09%	113.31%	89.58%	89.10%
2024	96.02%	NA	91.84%	112.66%	87.44%	90.10%

CITY OF WEST JORDAN
REQUIRED SUPPLEMENTARY INFORMATION
For the Fiscal Year Ended June 30, 2025



**SCHEDULE OF CONTRIBUTIONS
UTAH STATE RETIREMENT SYSTEM
LAST 10 CALENDAR YEARS**

Retirement System Description	As of fiscal year-ended June 30	Actuarial-determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
Noncontributory System	2016	\$ 1,895,144	\$ 1,895,144	-	\$ 10,456,544	18.12%
	2017	1,883,503	1,883,503	-	10,386,083	18.13%
	2018	1,873,328	1,873,328	-	10,320,881	18.15%
	2019	1,890,765	1,890,765	-	10,480,494	18.04%
	2020	1,901,791	1,901,791	-	10,539,272	18.04%
	2021	1,689,099	1,689,099	-	9,395,934	17.98%
	2022	1,742,762	1,742,762	-	9,698,298	17.97%
	2023	1,760,503	1,760,503	-	10,156,537	17.33%
	2024	1,792,030	1,792,030	-	10,432,805	17.18%
	2025	1,609,301	1,609,301	-	9,875,320	16.30%
Contributory System	2016	\$ 18,197	\$ 18,197	-	\$ 123,358	14.75%
	2017	8,864	8,864	-	61,298	14.46%
	2018	9,055	9,055	-	62,525	14.48%
	2019	9,321	9,321	-	64,459	14.46%
	2020	6,739	6,739	-	46,603	14.46%
	2021	-	-	-	-	0.00%
	2022	-	-	-	-	0.00%
	2023	-	-	-	-	0.00%
	2024	-	-	-	-	0.00%
	2025	-	-	-	-	0.00%
Public Safety System	2016	\$ 1,871,960	\$ 1,871,960	-	\$ 5,885,461	31.81%
	2017	1,907,382	1,907,382	-	5,992,379	31.83%
	2018	1,823,310	1,823,310	-	5,731,430	31.81%
	2019	1,745,659	1,745,659	-	5,559,041	31.40%
	2020	1,684,907	1,684,907	-	5,439,513	30.98%
	2021	1,487,962	1,487,962	-	4,843,150	30.72%
	2022	1,335,853	1,335,853	-	4,377,787	30.51%
	2023	1,405,056	1,405,056	-	4,595,266	30.58%
	2024	1,371,591	1,371,591	-	4,502,320	30.46%
	2025	1,201,702	1,201,702	-	3,900,521	30.81%
Firefighters System	2016	\$ 318,364	\$ 318,364	-	\$ 5,133,223	6.20%
	2017	320,243	320,243	-	5,165,166	6.20%
	2018	318,396	318,396	-	5,019,492	6.34%
	2019	336,248	336,248	-	4,850,595	6.93%
	2020	332,446	332,446	-	4,659,333	7.14%
	2021	311,481	311,481	-	4,303,193	7.24%
	2022	306,124	306,124	-	4,255,882	7.19%
	2023	284,466	284,466	-	4,558,457	6.24%
	2024	284,882	284,882	-	4,505,441	6.32%
	2025	178,242	178,242	-	4,217,540	4.23%
Tier 2 Public Employees System ¹	2016	\$ 315,373	\$ 315,373	-	\$ 2,116,383	14.90%
	2017	442,470	442,470	-	2,976,227	14.87%
	2018	618,158	618,158	-	4,122,792	14.99%
	2019	709,417	709,417	-	4,567,733	15.53%
	2020	772,387	772,387	-	4,963,859	15.56%
	2021	787,143	787,143	-	5,016,246	15.69%
	2022	920,435	920,435	-	5,794,685	15.88%
	2023	1,148,498	1,148,498	-	7,181,673	15.99%
	2024	1,459,499	1,459,499	-	9,118,985	16.01%
	2025	1,492,669	1,492,669	-	9,829,123	15.19%

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SCHEDULE OF CONTRIBUTIONS (continued)
UTAH STATE RETIREMENT SYSTEM
LAST 10 CALENDAR YEARS

Retirement System Description	As of fiscal year-ended June 30	Actuarial-determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
Tier 2 Public Safety and Firefighter System ¹	2016	\$ 197,640	\$ 197,640	-	\$ 1,210,354	16.33%
	2017	231,630	231,630	-	1,424,489	16.26%
	2018	330,741	330,741	-	2,003,555	16.51%
	2019	514,525	514,525	-	3,062,384	16.80%
	2020	678,942	678,942	-	4,049,461	16.77%
	2021	906,900	906,900	-	4,642,242	19.54%
	2022	1,257,475	1,257,475	-	6,323,350	19.89%
	2023	1,616,473	1,616,473	-	7,876,368	20.52%
	2024	1,976,253	1,976,253	-	9,660,455	20.46%
	2025	2,248,407	2,248,407	-	10,873,686	20.68%
Tier 2 Public Employees DC Only System ¹	2016	\$ 24,459	\$ 24,459	-	\$ 314,525	7.78%
	2017	33,012	33,012	-	479,860	6.88%
	2018	27,385	27,385	-	405,729	6.75%
	2019	50,725	50,725	-	761,510	6.66%
	2020	56,589	56,589	-	826,256	6.85%
	2021	68,590	68,590	-	1,016,573	6.75%
	2022	85,214	85,214	-	1,234,183	6.90%
	2023	105,314	105,314	-	1,591,007	6.62%
	2024	139,019	139,019	-	2,067,363	6.72%
	2025	137,674	137,674	-	2,363,765	5.82%
Tier 2 Public Safety and Firefighter DC Only System ¹	2016	\$ 20,314	\$ 20,314	-	\$ 256,941	7.91%
	2017	22,731	22,731	-	284,258	8.00%
	2018	22,523	22,523	-	287,761	7.83%
	2019	24,387	24,387	-	323,896	7.53%
	2020	31,956	31,956	-	447,678	7.14%
	2021	30,067	30,067	-	432,338	6.95%
	2022	51,294	51,294	-	675,543	7.59%
	2023	67,591	67,591	-	889,240	7.60%
	2024	85,406	85,406	-	1,160,232	7.36%
	2025	86,323	86,323	-	1,199,087	7.20%

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

NOTE 1 – ACTUAL BUDGET RESULTS

Below is an explanation of significant differences between the original budget and the final adopted budget.

<u>Budgetary Revenues</u>		General Fund over (under)	Redevelopment Agency Fund over (under)
<i>Differences - final budget to actual:</i>			
Sales tax	The City's budget policy related to sales tax revenue is to limit the annual increase to 5% year-over-year growth using a baseline year of FY 2019 (pre-pandemic). The amount actually collected exceeded the original budget.	\$ 1,900,000	\$ -
Property tax	New growth contributed to the receipt of taxes greater than the original budget..	1,330,000	-
Property tax & Tax increment	An area of the Redevelopment Agency was closed. Tax increment was removed from the budget and returned to the participating taxing entities, including the City's General Fund property taxes.	275,000	(1,288,433)
Franchise taxes	Amount received is based on a percentage of sales. Both the natural gas and electricity companies increased their rates which resulted in an increase to revenue. In addition, the City is receiving new revenue from the installation of fiber for internet services.	1,042,000	-
Licenses & permits	The City has the largest area of contiguous developable property in Salt Lake County. Development activity has increased greater than anticipated in the original budget.	630,000	-
Intergovernmental	The annual allotment received from the state from liquor sales exceeded the original budget. The allotment source is a sales tax which is influenced by price increases (inflation).	37,500	-
Charges for services	The City has experienced an increase of greater than 75% in passport service activity over the previous year due to opening a new dedicated passport office, providing services in Spanish and ASL, and allowing walk-in appointments.	324,100	-
Fines & forfeitures	The City had a change in the judge presiding over the Justice Court. The change resulted in increased revenue collected as well as increased case closure.	320,000	-
Miscellaneous	The City does not budget for funds recovered from claims or the sale of supplies. The actual amount received exceeded the original budget.	593,606	-
Investment income	The City does not budget for interest revenue since it is considered variable. The budget was adjusted to the actual amounts at year end.	902,655	1,253,012
		<u>\$ 7,354,861</u>	<u>\$ (35,421)</u>

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NOTE 1 – ACTUAL BUDGET RESULTS (continued)

		General Fund over (under)	Redevelopment Agency Fund over (under)
<u>Budgetary Expenditures</u>			
<i>Differences - final budget to actual:</i>			
Non-departmental	The City reduced the budget for lobbyist services and transitioned them in-house.	\$ (159,239)	\$ -
Records and customer service	As passport activity increased, personnel and supplies were increased to meet the demand.	60,480	-
Additional contribution to the Benefits Management Fund	The City increased the budget for the contribution to the Benefits Management Fund to address a high utilization. The City's health plan is self-insured with a stop-loss policy of \$250,000.	1,000,000	-
Personnel	The budget for wages and benefits is adjusted at year end to more closely align with actual amounts.	184,361	-
Fire department	The budget was increased for a contribution to the Fleet Management Fund to build up reserves to support the purchase of a new fire truck.	700,000	-
Agreements	Actual amounts of eligible tax abatement payments were less than the original budget.	-	(148,150)
Infrastructure	Actual amounts of infrastructure projects completed were less than the original budget.	-	(796,500)
Infrastructure	Water reservoir project was originally budgeted as infrastructure and amended to be a transferred out to the Water Fund.	-	(3,500,000)
Administrative fees	Fees for administrative support are based on a percentage of tax increment collected. Actual amount exceeded the original budget.	-	26,957
		<u>\$ 1,785,602</u>	<u>\$ (4,417,693)</u>

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NOTE 1 – ACTUAL BUDGET RESULTS (continued)

		General Fund over (under)	Redevelopment Agency Fund over (under)
<u>Budgetary Other Financing Sources (Uses)</u>			
<i>Differences - final budget to actual:</i>			
Sources:			
Transfers in	Actual amounts of taxes transferred from the General Fund for tax abatement payments were greater than the original budget.	\$ -	\$ 33,682
Sale of capital assets	The City sold capital assets that was not included in the original budget.	5,951	1,646,573
Uses:			
Transfers out	Water reservoir project was originally budgeted as infrastructure and amended to be a transferred out to the Water Fund.	-	3,500,000
Transfers out	When the change in fund balance for the General Fund results in the ending fund balance being greater than 28% of annual revenue, the City transfers it the Capital Projects Fund for one-time use.	8,355,583	-
Transfers out	Actual amounts of taxes transferred to the Redevelopment Agency for tax abatement payments were greater than the original budget.	33,682	-
		<u>\$ 8,395,216</u>	<u>\$ 789,519</u>

NOTE 2 – CHANGES IN ASSUMPTIONS

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

SUPPLEMENTARY INFORMATION



For Fiscal Year Ended June 30, 2025

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
CAPITAL IMPROVEMENT PROJECTS FUND**

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget over (under) Actual Amounts
<u>BUDGETARY REVENUES</u>					
Impact fees	\$ 1,730,000	\$ 3,275,000	\$ 1,545,000	\$ 3,339,152	\$ 64,152
Intergovernmental	10,501,620	10,875,000	373,380	12,825,234	1,950,234
Charges for services	-	-	-	38,500	38,500
Miscellaneous	-	200,000	200,000	198,339	(1,661)
Investment income	-	3,232,500	3,232,500	3,470,694	238,194
Total budgetary revenues	12,231,620	17,582,500	5,350,880	19,871,919	2,289,419
<u>BUDGETARY EXPENDITURES</u>					
General government	900,000	1,700,000	800,000	774,034	(925,966)
Public safety	516,700	586,700	70,000	783,631	196,931
Highways and public improvements	18,183,264	18,716,264	533,000	10,359,397	(8,356,867)
Parks, recreation, and culture	23,705,620	23,559,000	(146,620)	12,898,579	(10,660,421)
Debt service	-	-	-	-	-
Principal	400,000	400,000	-	540,000	140,000
Interest and fiscal charges	492,000	685,000	193,000	645,462	(39,538)
Total budgetary expenditures	44,197,584	45,646,964	1,449,380	26,001,103	(19,645,861)
Excess (deficiency) of revenues over (under) expenditures	(31,965,964)	(28,064,464)	3,901,500	(6,129,184)	21,935,280
<u>BUDGETARY OTHER FINANCING SOURCES (USES)</u>					
Issuance of debt	12,000,000	13,565,000	1,565,000	13,564,764	(236)
Transfers in	4,066,247	5,689,263	1,623,016	8,503,318	2,814,055
Transfers out	(3,905,512)	-	3,905,512	-	-
Net budgetary other financing sources (uses)	12,160,735	19,254,263	7,093,528	22,068,082	2,813,819
Net change in fund balance	\$ (19,805,229)	\$ (8,810,201)	\$ 10,995,028	15,938,898	\$ 24,749,099
Budgetary fund balance at beginning of period	55,196,629	55,196,629		55,196,629	
Budgetary fund balance at end of period	\$ 35,391,400	\$ 46,386,428		\$ 71,135,527	

OTHER GOVERNMENTAL FUNDS

Municipal Building Authority (MBA) Fund

The MBA fund is used to account for the activities of the Municipal Building Authority. The Authority is an entity established to finance and construct municipal buildings that are then leased to the City.

Class C Road Fund

The Class C Road Fund is used to account for funds which have been allocated to the City by the State of Utah for the maintenance and construction of Class C roads. The source of the funds is a tax imposed on the sale of gasoline as imposed by the State. The allocation is based on lane miles within the City.

Fairway Estates Fund

The Fairway Estates Fund is used to account for the activities of the Fairway Estates Special Service Recreation District (District). The District was established as a separate taxing entity with the purpose of maintaining the streetscapes within its boundaries.

Highlands Special Improvement District Fund

The Highlands Special Improvement District Fund (Highlands SID) is used to account for the activities of the Highlands SID. The revenue for this fund is generated by a fee charged to the properties within its area which in turn provides for landscaping and streetscaping maintenance within its boundaries.

KraftMaid Special Improvement District Fund

The KraftMaid Special Improvement District Fund (KraftMaid SID) is used to account for the activities of the KraftMaid SID. The revenue for this fund is generated by developer contributions in the form of impact fees to reimburse the City for infrastructure improvements secured by a bond.

Grants Fund

The Grants Fund is used to account for the activities of federal, state, and other intergovernmental and private grants.

Community Development Block Grant Fund

The Community Development Block Grant Fund (CDBG) is used to account for the activities of the federally funded community development block grant.

Development Services Fund

The Development Services Fund is used to account for the activities which support new development such as compliance, plan review and inspections.



West Jordan City Council honors local resident Melanie Bjorn-Jensen, winner of the 2025 Food Network Halloween Baking Championship

**COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS**

	Municipal Building Authority Fund	Class C Road Fund	Fairway Estates	Highlands Special Improvement District Fund	Kraftmaid Special Improvement District Fund
ASSETS					
Cash and cash equivalents	\$ 1,928,986	\$ 4,738,476	\$ 37,460	\$ 916	\$ 969,770
Restricted cash	7,262	-	-	-	-
Receivables, net	27	-	-	51,494	-
Due from other governments	-	1,257,609	12,316	-	-
Total assets	1,936,275	5,996,085	49,776	52,410	969,770
LIABILITIES					
Accounts payable and accrued expenses	-	939,165	1,114	8,676	-
Due to other funds	-	-	-	-	-
Total liabilities	-	939,165	1,114	8,676	-
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	-	-	12,261	-	-
Total deferred Inflows of resources	-	-	12,261	-	-
FUND BALANCE					
Nonspendable	-	-	-	-	-
Restricted					
Capital	-	-	-	-	-
Debt service	7,262	-	-	-	-
Federal or state grant programs	-	-	-	-	-
Assigned					
Debt service	1,929,013	5,056,920	36,401	43,734	969,770
Federal or state grant programs	-	-	-	-	-
Other governmental purposes	-	-	-	-	-
Total fund balances	1,936,275	5,056,920	36,401	43,734	969,770
Total liabilities, deferred inflows of resources, and fund balances (deficits)	\$ 1,936,275	\$ 5,996,085	\$ 49,776	\$ 52,410	\$ 969,770

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COMBINING BALANCE SHEET (continued)
NON-MAJOR GOVERNMENTAL FUNDS

	Grants Fund	Community Development Block Grant Fund	Development Services Fund	Non-Major Governmental Funds
ASSETS				
Cash and cash equivalents	\$ -	\$ 18,325	\$ 347,970	\$ 8,041,903
Restricted cash	-	230,594	-	237,856
Receivables, net	143,905	236,253	-	431,679
Due from other governments	-	95,492	-	1,365,417
Total assets	143,905	580,664	347,970	10,076,855
LIABILITIES				
Accounts payable and accrued expenses	-	102,294	87,713	1,138,962
Due to other funds	143,905	-	-	143,905
Total liabilities	143,905	102,294	87,713	1,282,867
DEFERRED INFLOWS OF RESOURCES				
Deferred property taxes	-	-	-	12,261
Total deferred inflows of resources	-	-	-	12,261
FUND BALANCE				
Nonspendable	-	236,253	-	236,253
Restricted				
Debt service	-	-	-	7,262
Federal or state grant programs	-	230,594	-	230,594
Assigned				
Debt service	-	-	-	8,035,838
Federal or state grant programs	-	11,523	-	11,523
Other governmental purposes	-	-	260,257	260,257
Total fund balances	-	478,370	260,257	8,781,727
Total liabilities, deferred inflows of resources, and fund balances (deficits)	\$ 143,905	\$ 580,664	\$ 347,970	\$ 10,076,855

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 NON-MAJOR GOVERNMENTAL FUNDS**

	Municipal Building Authority Fund	Class C Road Fund	Fairway Estates	Highlands Special Improvement District Fund	Kraftmaid Special Improvement District Fund
REVENUES					
Sales tax - Transportation	\$ -	\$ 67,036	\$ -	\$ -	\$ -
Property tax	-	-	11,690	-	-
Licenses and permits	-	-	-	-	-
Intergovernmental	-	5,717,399	-	-	-
Charges for services	1,848,876	-	-	373,569	-
Miscellaneous	-	-	-	-	-
Investment income	78,385	203,487	237	3,523	44,330
Total revenues	1,927,261	5,987,922	11,927	377,092	44,330
EXPENDITURES					
General government	-	-	-	-	-
Community development	-	-	-	-	-
Public safety	-	-	-	-	-
Highways and public improvements	-	6,028,760	18,350	-	-
Parks, recreation, and culture	-	-	-	521,268	-
Debt service:					
Principal	930,000	-	-	-	-
Interest and fiscal charges	920,275	-	-	-	-
Total expenditures	1,850,275	6,028,760	18,350	521,268	-
Excess (deficiency) of revenues over (under) expenditures	76,986	(40,838)	(6,423)	(144,176)	44,330
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	78,000	-
Total other financing sources (uses)	-	-	-	78,000	-
Net change of fund balance	76,986	(40,838)	(6,423)	(66,176)	44,330
Fund balance at beginning of period	1,859,289	5,097,758	42,824	109,910	925,440
Fund balance at end of period	\$ 1,936,275	\$ 5,056,920	\$ 36,401	\$ 43,734	\$ 969,770

(continued on next page)

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (continued)
NON-MAJOR GOVERNMENTAL FUNDS

	Grants Fund	Community Development Block Grant Fund	Development Services Fund	Non-Major Governmental Funds
REVENUES				
Sales tax - Transportation	-	-	-	67,036
Property tax	-	-	-	11,690
Licenses and permits	-	-	3,975,770	3,975,770
Intergovernmental	470,594	850,064	-	7,038,057
Charges for services	23,052	-	1,531,096	3,776,593
Miscellaneous	5,807	-	2,022	7,829
Investment income	-	-	16,618	346,580
Total revenues	499,453	850,064	5,525,506	15,223,555
EXPENDITURES				
General government	29,707	-	28,993	58,700
Community development	-	412,048	5,294,082	5,706,130
Public safety	495,827	-	-	495,827
Highways and public improvements	-	442,983	-	6,490,093
Parks, recreation, and culture	-	-	-	521,268
Debt service:				
Principal	-	-	-	930,000
Interest and fiscal charges	-	-	-	920,275
Total expenditures	525,534	855,031	5,323,075	15,122,293
Excess (deficiency) of revenues over (under) expenditures	(26,081)	(4,967)	202,431	101,262
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	78,000
Total other financing sources (uses)	-	-	-	78,000
Net change of fund balance	(26,081)	(4,967)	202,431	179,262
Fund balance at beginning of period	26,081	483,337	57,826	8,602,465
Fund balance at end of period	\$ -	\$ 478,370	\$ 260,257	\$ 8,781,727

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 MUNICIPAL BUILDING AUTHORITY FUND**

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget over (under) Actual Amounts
<u>BUDGETARY REVENUES</u>					
Charges for services	\$ 1,850,650	\$ 1,850,650	\$ -	\$ 1,848,876	\$ (1,774)
Investment income	-	-	-	78,385	78,385
Total budgetary revenues	1,850,650	1,850,650	-	1,927,261	76,611
<u>BUDGETARY EXPENDITURES</u>					
Debt service					
Principal	930,000	930,000	-	930,000	-
Interest and fiscal charges	920,650	920,650	-	920,275	(375)
Total budgetary expenditures	1,850,650	1,850,650	-	1,850,275	(375)
Excess (deficiency) of revenues over (under) expenditures	-	-	-	76,986	76,986
Net change in fund balance	-	-	\$ -	76,986	\$ 76,986
Budgetary fund balance at beginning of period	1,859,289	1,859,289		1,859,289	
Budgetary fund balance at end of period	\$ 1,859,289	\$ 1,859,289		\$ 1,936,275	

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
CLASS C ROADS FUND

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget over (under) Actual Amounts
<u>BUDGETARY REVENUES</u>					
Sales tax	\$ -	\$ -	\$ -	\$ 67,036	\$ 67,036
Intergovernmental	5,215,000	5,415,000	200,000	5,717,399	302,399
Investment income	-	200,000	200,000	203,487	3,487
Total budgetary revenues	5,215,000	5,615,000	400,000	5,987,922	372,922
<u>BUDGETARY EXPENDITURES</u>					
Highways and public improvements	8,128,622	8,128,622	-	6,028,760	(2,099,862)
Total budgetary expenditures	8,128,622	8,128,622	-	6,028,760	(2,099,862)
Excess (deficiency) of revenues over (under) expenditures	(2,913,622)	(2,513,622)	400,000	(40,838)	2,472,784
Net change in fund balance	(2,913,622)	(2,513,622)	\$ 400,000	(40,838)	\$ 2,472,784
Budgetary fund balance at beginning of period	5,097,758	5,097,758		5,097,758	
Budgetary fund balance at end of period	\$ 2,184,136	\$ 2,584,136		\$ 5,056,920	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 FAIRWAY ESTATES SPECIAL RECREATION DISTRICT FUND**

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget over (under) Actual Amounts
<u>BUDGETARY REVENUES</u>					
Property tax	\$ 11,846	\$ 11,846	\$ -	\$ 11,690	\$ (156)
Investment income	2,000	2,000	-	237	(1,763)
Total budgetary revenues	13,846	13,846	-	11,927	(1,919)
<u>BUDGETARY EXPENDITURES</u>					
Highways and public improvements	22,525	22,525	-	18,350	(4,175)
Total budgetary expenditures	22,525	22,525	-	18,350	(4,175)
Excess (deficiency) of revenues over (under) expenditures	(8,679)	(8,679)	-	(6,423)	2,256
Net change in fund balance	(8,679)	(8,679)	\$ -	(6,423)	\$ 2,256
Budgetary fund balance at beginning of period	42,824	42,824		42,824	
Budgetary fund balance at end of period	\$ 34,145	\$ 34,145		\$ 36,401	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 HIGHLANDS SPECIAL IMPROVEMENT DISTRICT**

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget over (under) Actual Amounts
<u>BUDGETARY REVENUES</u>					
Charges for services	\$ 370,158	\$ 361,928	\$ (8,230)	\$ 373,569	\$ 11,641
Investment income	-	5,000	5,000	3,523	(1,477)
Total budgetary revenues	370,158	366,928	(3,230)	377,092	10,164
<u>BUDGETARY EXPENDITURES</u>					
Parks, recreation, and culture	500,001	540,351	40,350	521,268	(19,083)
Total budgetary expenditures	500,001	540,351	40,350	521,268	(19,083)
Excess (deficiency) of revenues over (under) expenditures	(129,843)	(173,423)	(43,580)	(144,176)	29,247
<u>OTHER FINANCING SOURCES (USES)</u>					
Transfers in	95,000	108,000	13,000	78,000	(30,000)
Net budgetary other financing sources (uses)	95,000	108,000	13,000	78,000	(30,000)
Net change in fund balance	(34,843)	(65,423)	\$ (30,580)	(66,176)	\$ (753)
Budgetary fund balance at beginning of period	109,910	109,910		109,910	
Budgetary fund balance at end of period	\$ 75,067	\$ 44,487		\$ 43,734	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 KRAFTMAID SPECIAL IMPROVEMENT DISTRICT FUND**

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget
<u>BUDGETARY REVENUES</u>					
Investment income	\$ -	\$ 40,000	\$ 40,000	\$ 44,330	\$ 4,330
Total budgetary revenues	-	40,000	40,000	44,330	4,330
Excess (deficiency) of revenues over (under) expenditures	-	40,000	40,000	44,330	4,330
Net change in fund balance	-	40,000	<u>\$ 40,000</u>	44,330	<u>\$ 4,330</u>
Budgetary fund balance at beginning of period	925,440	925,440		925,440	
Budgetary fund balance at end of period	<u>\$ 925,440</u>	<u>\$ 965,440</u>		<u>\$ 969,770</u>	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 GRANTS FUND**

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget
<u>BUDGETARY REVENUES</u>					
Intergovernmental	\$ -	\$ 600,000	\$ 600,000	\$ 470,594	\$ (129,406)
Charges for services	-	-	-	23,052	23,052
Miscellaneous	-	-	-	5,807	5,807
Total budgetary revenues	-	600,000	600,000	499,453	(100,547)
<u>BUDGETARY EXPENDITURES</u>					
General government	-	50,000	50,000	29,707	(20,293)
Public safety	-	550,000	550,000	495,827	(54,173)
Total budgetary expenditures	-	600,000	600,000	525,534	(74,466)
Excess (deficiency) of revenues over (under) expenditures	-	-	-	(26,081)	(26,081)
Net change in fund balance	-	-	\$ -	(26,081)	\$ (26,081)
Budgetary fund balance at beginning of period	26,081	26,081		26,081	
Budgetary fund balance at end of period	\$ 26,081	\$ 26,081		\$ -	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 COMMUNITY DEVELOPMENT BLOCK GRANT FUND**

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget
<u>BUDGETARY REVENUES</u>					
Intergovernmental	\$ 833,261	\$ 833,261	\$ -	\$ 850,064	\$ 16,803
Total budgetary revenues	833,261	833,261	-	850,064	16,803
<u>BUDGETARY EXPENDITURES</u>					
Community development	588,874	588,874	-	412,048	(176,826)
Highways and public improvements	406,477	406,477	-	442,983	36,506
Total budgetary expenditures	995,351	995,351	-	855,031	(140,320)
Excess (deficiency) of revenues over (under) expenditures	(162,090)	(162,090)	-	(4,967)	157,123
Net change in fund balance	(162,090)	(162,090)	\$ -	(4,967)	\$ 157,123
Budgetary fund balance at beginning of period	483,337	483,337		483,337	
Budgetary fund balance at end of period	\$ 321,247	\$ 321,247		\$ 478,370	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 DEVELOPMENT SERVICES FUND**

	Original Budget	Final Budget	Variance with Original Budget over (under) Final Budget	Actual Amounts	Variance with Final Budget
<u>BUDGETARY REVENUES</u>					
Intergovernmental	\$ 2,200,000	\$ 3,975,000	\$ 1,775,000	\$ 3,975,770	\$ 770
Charges for services	641,000	1,551,000	910,000	1,531,096	(19,904)
Miscellaneous	1,000	1,000	-	2,022	1,022
Investment income	-	15,000	15,000	16,618	1,618
Total budgetary revenues	2,842,000	5,542,000	2,700,000	5,525,506	(16,494)
<u>BUDGETARY EXPENDITURES</u>					
General government	28,993	28,993	-	28,993	-
Community development	5,366,943	5,486,040	119,097	5,294,082	(191,958)
Total budgetary expenditures	5,395,936	5,515,033	119,097	5,323,075	(191,958)
Excess (deficiency) of revenues over (under) expenditures	(2,553,936)	26,967	2,580,903	202,431	175,464
Net change in fund balance	(2,553,936)	26,967	<u>\$ 2,580,903</u>	202,431	<u>\$ 175,464</u>
Budgetary fund balance at beginning of period	57,826	57,826		57,826	
Budgetary fund balance at end of period	<u>\$ (2,496,110)</u>	<u>\$ 84,793</u>		<u>\$ 260,257</u>	

INTERNAL SERVICE FUNDS

Fleet Management Fund

The Fleet Management Fund is used to account for the activities of the acquisition, replacement, and maintenance of the City's vehicles and equipment. Charges for service are assigned to the other funds based on the number of vehicles and/or equipment assigned to the department, and the purchasing cost is charged to the department or fund using the vehicle or equipment over its useful life.

IT Replacement Fund

The IT Management Fund is used to account for the activities of the City's information technologies system and services.

Benefits Management Fund

The Benefits Management Fund is used to account for the activities of the City's self-insurance medical program, medical claims administration, and the employee leave buyout at termination and/or retirement.

Risk Management Fund

The Risk Management Fund is used to account for the activities of the City's liability self-insurance and risk management programs.

**STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS**

	Fleet Management Fund	IT Replacement Fund	Benefits Management Fund	Risk Management Fund	Internal Service Funds
ASSETS					
Current assets					
Cash and cash equivalents	\$ 3,836,827	\$ 4,137,044	\$ 1,906,885	\$ 3,599,763	\$ 13,480,519
Receivables, net	394,829	-	33,381	-	428,210
Prepaid expenses	-	325,128	415,725	-	740,853
Total current assets	4,231,656	4,462,172	2,355,991	3,599,763	14,649,582
Noncurrent assets					
Net pension asset	115,089	147,270	-	27,027	289,386
Capital assets					
Non-depreciable capital assets	1,035,412	-	-	-	1,035,412
Depreciable capital assets, net	14,193,911	1,777,314	-	-	15,971,225
Total noncurrent assets	15,344,412	1,924,584	-	27,027	17,296,023
Total assets	19,576,068	6,386,756	2,355,991	3,626,790	31,945,605
DEFERRED OUTFLOWS OF RESOURCES					
Pension-related items	195,157	249,725	-	39,830	484,712
Total deferred outflows of resources	195,157	249,725	-	39,830	484,712
LIABILITIES					
Current liabilities					
Accounts payable and accrued expenses	406,690	268,191	1,306,383	381,913	2,363,177
Leases and subscriptions payable	346,084	264,250	-	-	610,334
Compensated absences	56,451	77,438	-	9,342	143,231
Other	13,701	22,425	-	-	36,126
Total current liabilities	822,926	632,304	1,306,383	391,255	3,152,868
Noncurrent liabilities					
Leases and subscriptions payable	360,652	1,317,855	-	-	1,678,507
Compensated absences	40,842	85,546	-	1,550	127,938
Net pension payable	143,714	183,898	-	33,749	361,361
Total noncurrent liabilities	545,208	1,587,299	-	35,299	2,167,806
Total liabilities	1,368,134	2,219,603	1,306,383	426,554	5,320,674
DEFERRED INFLOWS OF RESOURCES					
Pension-related items	2,781	3,559	-	653	6,993
Total deferred Inflows of resources	2,781	3,559	-	653	6,993
NET POSITION					
Net investment in capital assets	14,522,587	195,209	-	-	14,717,796
Restricted					
Pension	115,089	147,270	-	27,027	289,386
Unrestricted	3,762,634	4,070,840	1,049,608	3,212,386	12,095,468
Total net position	\$ 18,400,310	\$ 4,413,319	\$ 1,049,608	\$ 3,239,413	\$ 27,102,650

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS**

	Fleet Management Fund	IT Replacement Fund	Benefits Management Fund	Risk Management Fund	Internal Service Funds
OPERATING REVENUES					
Charges for services	\$ 8,878,147	\$ 4,674,205	\$ 8,768,355	\$ 2,645,324	\$ 24,966,031
Other	9,500	1,294	-	-	10,794
Total operating revenues	8,887,647	4,675,499	8,768,355	2,645,324	24,976,825
OPERATING EXPENSES					
Personnel services	996,261	1,261,681	188,199	255,737	2,701,878
Operations and maintenance	2,234,770	1,562,304	-	287,622	4,084,696
Contractual services	-	1,586,987	9,593,720	1,546,898	12,727,605
Depreciation and amortization	2,715,925	424,971	-	-	3,140,896
Total operating expenses	5,946,956	4,835,943	9,781,919	2,090,257	22,655,075
Operating income (loss)	2,940,691	(160,444)	(1,013,564)	555,067	2,321,750
Operating income (loss) and noncapital subsidies	2,940,691	(160,444)	(1,013,564)	555,067	2,321,750
NONOPERATING REVENUES (EXPENSES)					
Investment earnings	130,880	188,680	75,101	115,998	510,659
Interest expense	(34,040)	(64,230)	-	-	(98,270)
Capital contributions	700,000	-	-	-	700,000
Sale of capital assets	623,686	-	-	-	623,686
Total nonoperating revenues (expenses)	1,420,526	124,450	75,101	115,998	1,736,075
Increase (decrease) in fund net position	4,361,217	(35,994)	(938,463)	671,065	4,057,825
Net position - beginning of period, as previously reported	14,050,928	4,481,817	1,988,071	2,570,914	23,091,730
Restatement for GASB 101 implementation	(11,835)	(32,504)	-	(2,566)	(46,905)
Net position - beginning of period, as restated	14,039,093	4,449,313	1,988,071	2,568,348	23,044,825
Net position - ending of period	\$ 18,400,310	\$ 4,413,319	\$ 1,049,608	\$ 3,239,413	\$ 27,102,650

**STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS**

	Fleet Management Fund	IT Replacement Fund	Benefits Management Fund	Risk Management Fund	Internal Service Funds
Cash flows from operating activities					
Receipts from customers and users	\$ 9,500	\$ 101	\$ 672,641	\$ 5,740	\$ 687,982
Receipts from interfund services	8,878,147	4,675,499	8,062,333	2,639,617	24,255,596
Payments to suppliers of goods and services	(2,068,341)	(3,200,915)	(9,072,291)	(1,793,112)	(16,134,659)
Payments to employees for services	(951,886)	(1,311,826)	(188,199)	(248,658)	(2,700,569)
Net cash provided (used) by operating activities	5,867,420	162,859	(525,516)	603,587	6,108,350
Cash flows from capital and related financing activities					
Proceeds from sale of capital assets	298,244	-	-	-	298,244
Proceeds from capital contributions	700,000	-	-	-	700,000
Purchases of capital assets	(4,706,936)	(145,212)	-	-	(4,852,148)
Proceeds from issuance of debt	110,598	-	-	-	110,598
Principal paid on debt	(506,121)	(244,732)	-	-	(750,853)
Interest and fiscal charges paid on capital debt	(37,028)	(64,230)	-	-	(101,258)
Net cash provided (used) by capital and related financing activities	(4,141,243)	(454,174)	-	-	(4,595,417)
Cash flows from investing activities					
Investment income	130,880	188,680	75,101	115,998	510,659
Net cash provided by investing activities	130,880	188,680	75,101	115,998	510,659
Net increase (decrease) in cash and cash equivalents	1,857,057	(102,635)	(450,415)	719,585	2,023,592
Cash and cash equivalents - beginning of year	1,979,770	4,239,679	2,357,300	2,880,178	11,456,927
Cash and cash equivalents - end of year	\$ 3,836,827	\$ 4,137,044	\$ 1,906,885	\$ 3,599,763	\$ 13,480,519
Reconciliation of operating income to net cash provided (used) by operating activities					
Operating income (loss)	\$ 2,940,691	\$ (160,444)	\$ (1,013,564)	\$ 555,067	\$ 2,321,750
Depreciation and amortization	2,715,925	424,971	-	-	3,140,896
(Increase) decrease in receivables	-	101	(33,381)	33	(33,247)
(Increase) decrease in prepaids	-	31,948	(75,725)	-	(43,777)
(Increase) decrease in payables	161,256	(80,747)	597,154	41,408	719,071
(Increase) decrease in liabilities	49,548	(52,970)	-	7,079	3,657
Net cash provided by operating activities	\$ 5,867,420	\$ 162,859	\$ (525,516)	\$ 603,587	\$ 6,108,350

NON-MAJOR PROPRIETARY FUNDS

Solid Waste Fund

The Solid Waste Fund is used to account for the activities of the City's garbage, recycling, and additional seasonal collection services.

Streetlight Fund

The Streetlight Fund is used to account for the activities of the City's streetlight system. Revenue is generated by a streetlight fee billed as a monthly utility.

**STATEMENT OF NET POSITION
NON-MAJOR PROPRIETARY FUNDS**

	Solid Waste Fund	Streetlight Fund	Non-Major Proprietary Funds
ASSETS			
Current assets			
Cash and cash equivalents	\$ 2,535,786	\$ 758,341	\$ 3,294,127
Receivables, net	941,048	333,511	1,274,559
Total current assets	3,476,834	1,091,852	4,568,686
Noncurrent assets			
Net pension asset	33,222	6,800	40,022
Investments in joint ventures	10,580,271	-	10,580,271
Total noncurrent assets	10,613,493	6,800	10,620,293
Total assets	14,090,327	1,098,652	15,188,979
DEFERRED OUTFLOWS OF RESOURCES			
Pension-related items	56,335	11,531	67,866
Total deferred outflows of resources	56,335	11,531	67,866
LIABILITIES			
Current liabilities			
Accounts payable and accrued expenses	631,167	34,149	665,316
Compensated absences	16,375	8,707	25,082
Total current liabilities	647,542	42,856	690,398
Noncurrent liabilities			
Compensated absences	14,861	1,330	16,191
Net pension payable	41,485	8,491	49,976
Total noncurrent liabilities	56,346	9,821	66,167
Total liabilities	703,888	52,677	756,565
DEFERRED INFLOWS OF RESOURCES			
Pension-related items	803	164	967
Total deferred Inflows of resources	803	164	967
NET POSITION			
Restricted			
Pension	33,222	6,800	40,022
Unrestricted	13,408,749	1,050,542	14,459,291
Total net position	\$ 13,441,971	\$ 1,057,342	\$ 14,499,313

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
NON-MAJOR PROPRIETARY FUNDS**

	Solid Waste Fund	Streetlight Fund	Non-Major Proprietary Funds
OPERATING REVENUES			
Charges for services	\$ 8,294,334	\$ 1,469,157	\$ 9,763,491
Total operating revenues	8,294,334	1,469,157	9,763,491
OPERATING EXPENSES			
Personnel services	910,040	268,528	1,178,568
Operations and maintenance	641,971	1,095,888	1,737,859
Contractual services	5,508,030	-	5,508,030
Total operating expenses	7,060,041	1,364,416	8,424,457
Operating income (loss)	1,234,293	104,741	1,339,034
NONCAPITAL SUBSIDIES			
Transfers out	-	(66,900)	(66,900)
Total noncapital subsidies	-	(66,900)	(66,900)
Operating income (loss) and noncapital subsidies	1,234,293	37,841	1,272,134
NONOPERATING REVENUES (EXPENSES)			
Investment earnings	95,532	39,515	135,047
Capital contributions	-	158,100	158,100
Equity in income of joint venture	1,147,287	-	1,147,287
Total nonoperating revenues (expenses)	1,242,819	197,615	1,440,434
Increase (decrease in fund net position)	2,477,112	235,456	2,712,568
Net position - beginning of period, as previously reported	10,966,344	821,886	11,788,230
Restatement for GASB 101 implementation	(1,485)	-	(1,485)
Net position - beginning of period, as restated	10,964,859	821,886	11,786,745
Net position - ending of period	\$ 13,441,971	\$ 1,057,342	\$ 14,499,313

STATEMENT OF CASH FLOWS
NON-MAJOR PROPRIETARY FUNDS

	Solid Waste	Streetlight Fund	Non-Major Proprietary Funds
Cash flows from operating activities			
Receipts from customers and users	\$ 7,796,784	\$ 1,209,840	\$ 9,006,624
Payments to suppliers of goods and services	(6,345,050)	(1,079,484)	(7,424,534)
Payments to employees for services	(904,427)	(268,167)	(1,172,594)
Net cash provided (used) by operating activities	547,307	(137,811)	409,496
Cash flows from noncapital financing activities			
Operating subsidies provided - transfers out	-	(66,900)	(66,900)
Net cash provided (used) by noncapital financing activities	-	(66,900)	(66,900)
Cash flows from capital and related financing activities			
Proceeds from capital contributions	-	158,100	158,100
Net cash provided (used) by capital and related financing activities	-	158,100	158,100
Cash flows from investing activities			
Investment income	95,532	39,515	135,047
Net cash provided by investing activities	95,532	39,515	135,047
Net increase (decrease) in cash and cash equivalents	642,839	(7,096)	635,743
Cash and cash equivalents - beginning of period	1,892,947	765,437	2,658,384
Cash and cash equivalents - end of period	\$ 2,535,786	\$ 758,341	\$ 3,294,127
Reconciliation of operating income to net cash provided (used) by operating activities			
Operating income (loss)	\$ 1,234,293	\$ 104,741	\$ 1,339,034
Adjustments to reconcile operating income to net cash provided by:			
(Increase) decrease in receivables	(497,550)	(259,317)	(756,867)
(Increase) decrease in payables	(195,049)	16,404	(178,645)
(Increase) decrease in liabilities	5,613	361	5,974
Net cash provided by operating activities	\$ 547,307	\$ (137,811)	\$ 409,496
Noncash investing, capital and financing activities			
Investment in joint venture	\$ 1,147,287	-	\$ 1,147,287

STATISTICAL SECTION



For Fiscal Year Ended June 30, 2025



West Jordan Public Works

This section presents detailed information as a context for better understanding the government's overall financial health in conjunction with the financial statements, notes, and required supplementary information.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess one of the City's most significant local revenue sources – sales tax and property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

SCHEDULE 1 - NET POSITION BY COMPONENT

Last Ten Fiscal Years

Accrual basis of accounting

(Amounts expressed in thousands)

Fiscal Year	Governmental Activities				Percentage of Total Net Position		
	Net investment in capital assets	Restricted	Unrestricted	Total	Net investment in capital assets	Restricted	Unrestricted
2016	\$ 269,723,910	\$ 18,571,046	\$ 15,756,710	\$ 304,051,666	88.7%	6.1%	5.2%
2017	267,165,192	43,553,297	14,999,012	325,717,501	82.0%	13.4%	4.6%
2018	289,376,266	30,654,737	10,699,113	330,730,116	87.5%	9.3%	3.2%
2019	294,646,335	21,247,090	25,972,521	341,865,946	86.2%	6.2%	7.6%
2020	311,650,755	22,525,824	26,611,922	360,788,501	86.4%	6.2%	7.4%
2021	328,913,599	26,193,208	46,709,803	401,816,610	81.9%	6.5%	11.6%
2022	329,856,795	27,439,216	81,443,489	438,739,500	75.2%	6.3%	18.6%
2023	343,354,313	32,432,461	88,578,404	464,365,178	73.9%	7.0%	19.1%
2024	369,246,798	36,018,069	86,644,039	491,908,906	75.1%	7.3%	17.6%
2025	390,091,514	41,534,708	98,595,734	530,221,956	73.6%	7.8%	18.6%

Note: Fiscal year 2024 is restated.

Fiscal Year	Business-type Activities				Percentage of Total Net Position		
	Net investment in capital assets	Restricted	Unrestricted	Total	Net investment in capital assets	Restricted	Unrestricted
2016	\$ 168,603,708	\$ 5,490,390	\$ 23,932,208	\$ 198,026,306	85.1%	2.8%	12.1%
2017	174,147,470	3,779,313	26,112,614	204,039,397	85.3%	1.9%	12.8%
2018	193,304,926	9,919,257	10,621,108	213,845,291	90.4%	4.6%	5.0%
2019	204,277,734	7,440,755	14,519,490	226,237,979	90.3%	3.3%	6.4%
2020	217,290,926	7,852,825	21,204,662	246,348,413	88.2%	3.2%	8.6%
2021	227,172,722	5,334,898	30,936,608	263,444,228	86.2%	2.0%	11.7%
2022	230,102,998	5,236,455	46,652,766	281,992,219	81.6%	1.9%	16.5%
2023	233,214,217	17,492,123	52,864,456	303,570,796	76.8%	5.8%	17.4%
2024	252,149,837	12,437,357	50,799,244	315,386,438	79.9%	3.9%	16.1%
2025	266,625,873	10,539,153	65,000,638	342,165,664	77.9%	3.1%	19.0%

Note: Fiscal year 2024 is restated.

Fiscal Year	Total Primary Government				Percentage of Total Net Position		
	Net investment in capital assets	Restricted	Unrestricted	Total	Net investment in capital assets	Restricted	Unrestricted
2016	\$ 438,327,618	\$ 24,061,436	\$ 39,688,918	\$ 502,077,972	87.3%	4.8%	7.9%
2017	441,312,662	47,332,610	41,111,626	529,756,898	83.3%	8.9%	7.8%
2018	482,681,192	40,573,994	21,320,221	544,575,407	88.6%	7.5%	3.9%
2019	498,924,069	28,687,845	40,492,011	568,103,925	87.8%	5.0%	7.1%
2020	528,941,681	30,378,649	47,816,584	607,136,914	87.1%	5.0%	7.9%
2021	556,086,321	31,528,106	77,646,411	665,260,838	83.6%	4.7%	11.7%
2022	559,959,793	32,675,671	128,096,255	720,731,719	77.7%	4.5%	17.8%
2023	576,568,530	49,924,584	141,442,860	767,935,974	75.1%	6.5%	18.4%
2024	621,396,635	48,455,426	137,443,283	807,295,344	77.0%	6.0%	17.0%
2025	656,717,387	52,073,861	163,596,372	872,387,620	75.3%	6.0%	18.8%

Note: Fiscal year 2024 is restated.

SCHEDULE 2 - CHANGE IN NET POSITION
Last Ten Fiscal Years

Accrual basis of accounting

Fiscal Year	2016	2017	2018	2019	2020
Expenses					
Governmental activities					
General government	\$ 8,594,338	\$ 8,223,556	\$ 8,439,151	\$ 9,868,197	\$ 10,332,371
Community development	2,890,182	3,570,638	4,164,418	4,383,739	12,545,630
Public safety	28,605,858	30,168,472	30,160,845	33,467,506	33,837,711
Highways and public improvements	16,189,593	13,781,430	22,290,768	17,792,366	10,849,796
Parks, recreation, and culture	4,238,244	5,560,894	5,540,635	6,347,331	5,684,835
Debt service - interest and fiscal charges	657,805	1,353,240	1,567,567	1,007,046	1,269,110
Total governmental expenses	61,176,020	62,658,230	72,163,384	72,866,185	74,519,453
Business-type activities					
Water	17,441,884	19,962,566	19,449,729	21,237,890	22,152,872
Sewer	8,019,906	8,046,401	9,094,867	9,689,704	11,323,226
Solid waste	4,138,162	4,440,314	4,289,067	4,514,868	4,867,535
Storm water	2,741,802	2,725,263	3,302,722	4,027,184	3,949,958
Streetlight	-	589,456	322,672	286,164	429,043
Total business-type activities expenses	32,341,754	35,764,000	36,459,057	39,755,810	42,722,634
Total primary government expenses	\$ 93,517,774	\$ 98,422,230	\$ 108,622,441	\$ 112,621,995	\$ 117,242,087
Program revenues					
Governmental activities					
Charges for services					
General government	\$ 2,445,318	\$ 2,167,320	\$ 2,009,414	\$ 3,004,810	\$ 3,021,957
Community development	2,729,430	3,496,111	3,452,628	3,602,433	5,334,019
Public safety	2,950,171	2,773,322	3,300,323	2,532,397	2,442,839
Highways & public improvements	1,078,120	847,858	565,974	1,448,613	2,915,394
Parks, recreation, and culture	236,072	255,371	324,090	2,015,165	2,520,179
Operating grants and contributions	4,228,434	4,469,189	4,557,199	6,160,722	9,194,818
Capital grants & contributions	5,176,082	23,998,270	12,322,861	13,746,334	11,833,145
Total governmental program revenues	18,843,627	38,007,441	26,532,489	32,510,475	37,262,351
Business-type activities					
Charges for services					
Water	16,077,931	17,260,761	18,848,855	23,551,811	30,013,903
Sewer	8,120,428	8,804,803	9,341,713	10,846,553	12,828,156
Solid waste	4,032,383	4,231,374	4,499,479	4,928,905	5,414,094
Storm water	2,173,073	2,966,459	3,138,873	4,975,069	7,514,878
Streetlight	-	727,432	708,973	717,867	753,024
Operating grants and contributions	2,353,563	16,747	60,800	-	-
Capital grants & contributions	4,027,761	7,121,524	9,235,168	6,561,000	5,874,120
Total business-type program revenues	36,785,139	41,129,100	45,833,861	51,581,205	62,398,175
Total primary government program revenues	\$ 55,628,766	\$ 79,136,541	\$ 72,366,350	\$ 84,091,680	\$ 99,660,526
Net (expense)/revenue					
Governmental activities	\$ (42,332,393)	\$ (24,650,789)	\$ (45,630,895)	\$ (40,355,711)	\$ (37,257,102)
Business-type activities	4,443,385	5,365,100	9,374,804	11,825,395	19,675,541
Total primary government net expense	\$ (37,889,008)	\$ (19,285,689)	\$ (36,256,091)	\$ (28,530,316)	\$ (17,581,561)
General revenues & other changes in net position					
Governmental activities					
Taxes					
Sales taxes	\$ 17,371,482	\$ 18,583,140	\$ 19,922,143	\$ 20,933,636	\$ 24,666,933
Property taxes	13,749,136	13,946,842	14,057,857	16,732,884	17,458,532
Tax increment	3,977,946	3,772,971	3,709,686	4,021,956	4,262,252
Franchise taxes	7,805,965	7,931,648	7,651,704	7,456,661	7,382,471
Investment income	294,968	514,856	815,631	1,454,030	1,012,280
Gain/(loss) on sale & disposal of assets	278,510	422,433	4,074,090	176,218	25,617
Miscellaneous	817,616	494,187	362,399	716,155	1,371,572
Transfers – net	50,000	(5,000)	50,000	-	-
Total governmental activities	44,345,623	45,661,077	50,643,510	51,491,540	56,179,657
Business-type activities					
Investment income	183,577	167,620	481,090	567,293	421,093
Gain/(loss) on sale & disposal of assets	-	275,371	-	-	13,800
Transfers – net	(50,000)	5,000	(50,000)	-	-
Total business-type activities	133,577	447,991	431,090	567,293	434,893
Total primary government	\$ 44,479,200	\$ 46,109,068	\$ 51,074,600	\$ 52,058,833	\$ 56,614,550
Change in net position					
Governmental activities	\$ 2,013,230	\$ 21,010,288	\$ 5,012,615	\$ 11,135,830	\$ 18,922,555
Business-type activities	4,576,962	5,813,091	9,805,894	12,392,688	20,110,434
Total primary government	\$ 6,590,192	\$ 26,823,379	\$ 14,818,509	\$ 23,528,518	\$ 39,032,989

Notes:

From FY2015 to FY2017 the state auditor required E911 fees passed to VECC to be recorded as an expense and revenue for Public Safety.
Fiscal year 2024 is restated.

SCHEDULE 2 - CHANGE IN NET POSITION (continued)
Last Ten Fiscal Years

Accrual basis of accounting

Fiscal Year	2021	2022	2023	2024	2025
Expenses					
Governmental activities					
General government	\$ 8,782,415	\$ 7,803,536	\$ 9,742,778	\$ 8,459,321	\$ 10,018,264
Community development	4,625,371	5,047,174	7,959,047	9,076,520	9,352,803
Public safety	31,211,599	31,277,858	37,650,295	43,164,151	48,696,261
Highways and public improvements	17,435,624	17,519,124	20,771,763	25,264,550	22,734,852
Parks, recreation, and culture	4,860,134	6,532,138	7,515,562	9,088,661	10,557,816
Debt service - interest and fiscal charges	1,125,599	1,003,851	927,315	911,017	1,370,337
Total governmental expenses	68,040,742	69,183,681	84,566,760	95,964,220	102,730,333
Business-type activities					
Water	23,069,940	19,959,645	23,846,337	24,795,571	28,314,651
Sewer	10,068,919	12,384,680	12,354,147	14,207,776	15,258,333
Solid waste	4,952,517	5,002,840	5,340,668	5,507,061	5,865,602
Storm water	4,908,997	4,441,550	4,453,078	4,787,811	5,152,406
Streetlight	1,060,406	837,703	797,831	1,380,352	1,356,789
Total business-type activities expenses	44,060,779	42,626,418	46,792,061	50,678,571	55,947,781
Total primary government expenses	\$ 112,101,521	\$ 111,810,099	\$ 131,358,821	\$ 146,642,791	\$ 158,678,114
Program revenues					
Governmental activities					
Charges for services					
General government	\$ 3,182,127	\$ 3,155,101	\$ 3,276,913	\$ 3,367,788	\$ 3,798,010
Community development	4,979,386	5,090,509	6,745,160	6,349,503	7,455,939
Public safety	2,606,504	3,172,553	2,856,514	2,806,388	3,128,842
Highways & public improvements	2,097,265	2,431,735	1,658,126	1,616,538	373,569
Parks, recreation, and culture	2,227,459	2,263,928	983,339	1,224,072	262,899
Operating grants and contributions	11,707,250	17,190,808	7,770,027	8,063,453	9,103,515
Capital grants & contributions	16,919,163	4,248,196	12,748,764	17,354,186	35,576,030
Total governmental program revenues	43,719,154	37,552,830	36,038,843	40,781,928	59,698,804
Business-type activities					
Charges for services					
Water	32,107,013	28,665,254	28,314,726	28,022,911	35,234,982
Sewer	13,968,797	14,817,053	14,796,457	14,536,075	18,089,911
Solid waste	5,834,646	6,259,928	6,545,585	4,646,343	8,294,334
Storm water	6,358,439	6,024,782	7,791,457	6,857,095	5,614,884
Streetlight	773,126	827,669	921,468	1,075,683	1,469,157
Operating grants and contributions	-	-	-	-	-
Capital grants & contributions	4,425,617	10,212,333	10,326,415	6,892,607	10,420,212
Total business-type program revenues	63,467,638	66,807,019	68,696,108	62,030,714	79,123,480
Total primary government program revenues	\$ 107,186,792	\$ 104,359,849	\$ 104,734,951	\$ 102,812,642	\$ 138,822,284
Net (expense)/revenue					
Governmental activities	\$ (24,321,588)	\$ (31,630,851)	\$ (48,527,917)	\$ (55,182,292)	\$ (43,031,529)
Business-type activities	19,406,859	24,180,601	21,904,047	11,352,143	23,175,699
Total primary government net expense	\$ (4,914,729)	\$ (7,450,250)	\$ (26,623,870)	\$ (43,830,149)	\$ (19,855,830)
General revenues & other changes in net position					
Governmental activities					
Taxes					
Sales taxes	\$ 29,007,979	\$ 32,787,737	\$ 33,600,667	\$ 33,991,463	\$ 34,877,687
Property taxes	18,091,686	19,339,445	20,532,986	22,561,975	23,946,652
Tax increment	4,335,581	4,154,654	3,750,574	3,566,438	2,637,567
Franchise taxes	7,553,010	8,175,138	9,386,413	9,767,237	10,534,207
Investment income	335,019	423,299	3,789,082	6,698,799	6,586,018
Gain/(loss) on sale & disposal of assets	88,377	8,733	24,233	2,859,128	2,634,409
Miscellaneous	293,231	886,476	730,975	894,680	1,121,189
Transfers – net	2,467,651	2,574,386	2,338,665	2,386,300	(993,150)
Total governmental activities	62,172,534	68,349,868	74,153,595	82,726,020	81,344,579
Business-type activities					
Investment income	140,956	201,757	2,013,195	2,849,799	2,610,377
Gain/(loss) on sale & disposal of assets	-	-	-	-	-
Transfers – net	(2,467,651)	(2,574,386)	(2,338,665)	(2,386,300)	993,150
Total business-type activities	(2,326,695)	(2,372,629)	(325,470)	463,499	3,603,527
Total primary government	\$ 59,845,839	\$ 65,977,239	\$ 73,828,125	\$ 83,189,519	\$ 84,948,106
Change in net position					
Governmental activities	\$ 37,850,946	\$ 36,719,017	\$ 25,625,678	\$ 27,543,728	\$ 38,313,050
Business-type activities	17,080,164	21,807,972	21,578,577	11,815,642	26,779,226
Total primary government	\$ 54,931,110	\$ 58,526,989	\$ 47,204,255	\$ 39,359,370	\$ 65,092,276

Notes:

From FY2015 to FY2017 the state auditor required E911 fees passed to VECC to be recorded as an expense and revenue for Public Safety.
Fiscal year 2024 is restated.

SCHEDULE 3 - FUND BALANCE, GOVERNMENTAL FUNDS

Last Ten Fiscal Years

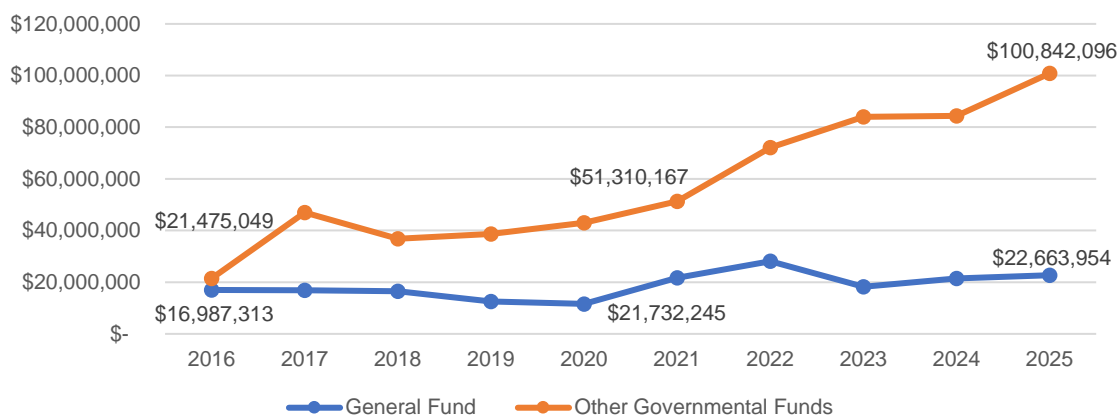
Accrual basis of accounting

General Fund					
Fiscal year	Non-spendable	Restricted	Assigned	Unassigned	Total
2016	\$ 167,409	\$ 6,502,179	\$ 892,983	\$ 9,424,742	\$ 16,987,313
2017	56,792	6,041,936	46,728	10,692,587	16,838,043
2018	109,358	4,950,881	148,124	11,345,241	16,553,604
2019	482,135	-	-	12,053,120	12,535,255
2020	-	6,045	-	11,611,560	11,617,605
2021	800,229	4,198	-	20,927,818	21,732,245
2022	158,255	254,306	-	27,701,651	28,114,212
2023	214,485	51,429	-	17,990,716	18,256,630
2024	128,153	12,993	-	21,288,270	21,429,416
2025	226,573	2,401	-	22,434,980	22,663,954

Other Governmental Funds					
Fiscal year	Non-spendable	Restricted	Assigned	Unassigned	Total
2016	\$ -	\$ 12,068,867	\$ 9,651,575	\$ (245,393)	\$ 21,475,049
2017	689,081	37,511,361	10,068,913	(1,344,406)	46,924,949
2018	653,163	23,796,609	18,386,258	(6,005,822)	36,830,208
2019	644,116	20,812,187	22,115,493	(4,863,590)	38,708,206
2020	-	21,893,374	21,118,293	-	43,011,667
2021	1,077,841	26,111,852	24,210,539	(90,065)	51,310,167
2022	7,702,561	26,715,032	37,681,268	-	72,098,861
2023	359,884	26,640,999	57,024,481	-	84,025,364
2024	618,190	20,470,439	63,346,795	-	84,435,424
2025	758,587	33,731,667	66,351,842	-	100,842,096

Total Governmental Funds					
Fiscal year	Non-spendable	Restricted	Assigned	Unassigned	Total
2016	\$ 167,409	18,571,046	10,544,558	\$ 9,179,349	\$ 38,462,362
2017	745,873	43,553,297	10,115,641	9,348,181	63,762,992
2018	762,521	28,747,490	18,534,382	5,339,419	53,383,812
2019	1,126,251	20,812,187	22,115,493	7,189,530	51,243,461
2020	-	21,899,419	21,118,293	11,611,560	54,629,272
2021	1,878,070	26,116,050	24,210,539	20,837,753	73,042,412
2022	7,860,816	26,969,338	37,681,268	27,701,651	100,213,073
2023	574,369	26,692,428	57,024,481	17,990,716	102,281,994
2024	746,343	20,483,432	63,346,795	21,288,270	105,864,840
2025	985,160	33,734,068	66,351,842	22,434,980	123,506,050

Fund Balances of Governmental Funds





West Jordan Police Officers

SCHEDULE 4 – CHANGES IN FUND BALANCE, GOVERNMENTAL FUNDS
Last Ten Fiscal Years

Accrual basis of accounting

	2016	2017	2018	2019	2020
Revenues					
Taxes & special assessments	\$ 43,077,434	\$ 44,242,121	\$ 45,353,803	\$ 49,145,137	\$ 53,770,188
Impact fees	2,685,500	3,478,997	4,916,526	3,206,853	5,555,909
Licenses & permits	2,762,043	2,796,975	2,887,986	2,725,046	4,158,614
Intergovernmental	5,589,575	6,089,224	5,817,623	9,444,754	11,274,580
Charges for services	4,882,395	3,148,236	3,664,191	5,593,977	5,519,811
Fines & forfeitures	1,366,330	1,283,137	1,162,744	1,142,819	1,157,408
Miscellaneous	237,737	820,659	826,890	716,159	1,371,576
Investment Income	307,477	611,590	948,768	1,454,030	1,012,280
Total revenues	60,908,491	62,470,939	65,578,531	73,428,775	83,820,366
Expenditures					
General government	9,086,241	7,789,359	8,207,792	9,199,390	10,778,386
Community development	2,714,401	3,523,369	4,120,046	4,689,327	12,210,558
Public safety	28,396,602	28,671,069	29,752,926	31,775,271	32,770,619
Highways & public improvements	17,536,888	16,135,273	44,428,942	20,463,336	15,531,056
Parks, recreation and culture	7,592,827	5,109,290	5,162,996	4,894,030	6,604,612
Debt service					
Principal	3,217,890	2,738,356	2,424,030	3,230,000	5,600,000
Interest	583,431	1,079,496	1,579,321	1,494,372	1,470,986
Total expenditures	69,128,280	65,046,212	95,676,053	75,745,726	84,966,217
Excess of revenues over (under) expenditures	(8,219,789)	(2,575,273)	(30,097,522)	(2,316,951)	(1,145,851)
Other financing sources (uses)					
Issuance of debt	-	27,275,356	-	-	-
Sales of capital assets	4,552	-	19,718,342	176,600	4,500,000
Transfers in	3,032,210	4,784,115	11,548,499	8,402,251	25,617
Transfers out	(3,032,210)	(4,839,115)	(11,548,499)	(8,402,251)	7,797,216
Total other financing sources (uses)	4,552	27,220,356	19,718,342	176,600	(7,797,216)
Net change in fund balances	\$ (8,215,237)	\$ 24,645,083	\$ (10,379,180)	\$ (2,140,351)	\$ 4,525,617
Capital outlay	15,753,141	9,190,085	32,989,029	9,617,649	13,829,141
Debt service as a % of noncapital expenditures	7.12%	6.84%	6.39%	7.14%	9.94%

SCHEDULE 4 – CHANGES IN FUND BALANCE, GOVERNMENTAL FUNDS (continued)
Last Ten Fiscal Years

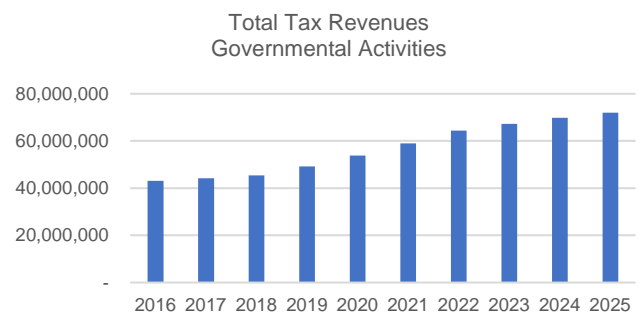
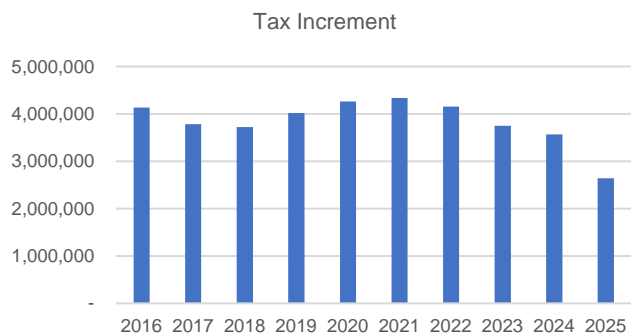
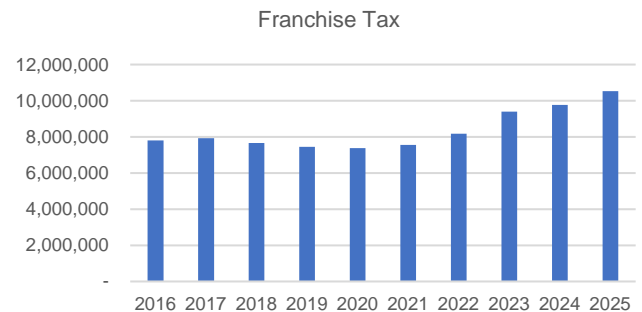
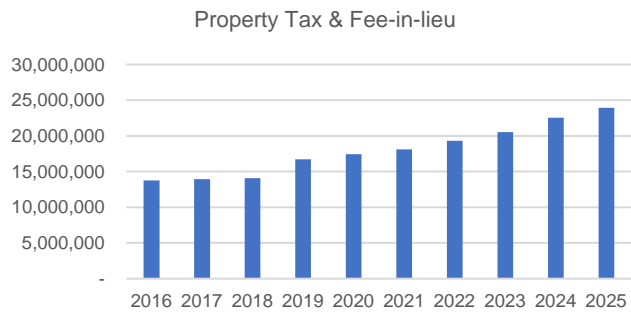
Accrual basis of accounting

	2021	2022	2023	2024	2025
Revenues					
Taxes & special assessments	\$ 58,988,256	\$ 64,456,974	\$ 67,270,640	\$ 69,887,113	\$ 71,996,113
Impact fees	4,147,201	4,394,927	2,175,662	2,483,910	3,339,152
Licenses & permits	4,031,943	4,390,438	5,462,717	5,244,479	5,917,352
Intergovernmental	14,139,245	18,038,339	14,344,303	12,856,329	21,355,381
Charges for services	5,531,558	6,270,559	6,690,012	6,603,007	7,673,057
Fines & forfeitures	1,122,547	999,929	1,100,995	1,135,059	1,312,329
Miscellaneous	293,231	886,476	730,975	894,680	1,121,189
Investment Income	335,019	423,299	3,789,082	6,698,799	6,586,018
Total revenues	88,589,000	99,860,941	101,564,386	105,803,376	119,300,591
Expenditures					
General government	9,459,097	9,084,218	11,100,417	7,477,459	8,647,069
Community development	4,789,932	5,530,282	8,288,879	9,354,902	9,331,398
Public safety	32,366,868	35,018,579	39,947,474	45,927,695	47,899,315
Highways & public improvements	11,916,459	13,424,488	29,878,192	29,135,927	25,110,755
Parks, recreation and culture	7,141,049	8,409,363	7,557,644	11,894,647	21,103,753
Debt service					
Principal	5,605,000	2,611,000	3,980,000	1,965,000	2,200,000
Interest	1,359,061	1,195,469	1,105,757	1,062,109	1,591,327
Total expenditures	72,637,466	75,273,399	101,858,363	106,817,739	115,883,617
Excess of revenues over (under) expenditures	15,951,534	24,587,542	(293,977)	(1,014,363)	3,416,974
Other financing sources (uses)					
Issuance of debt	-	-	-	-	13,564,764
Sales of capital assets	-	8,733	24,233	2,210,909	1,652,622
Transfers in	7,290,338	19,976,696	17,735,297	10,428,306	11,506,850
Transfers out	(4,822,687)	(17,402,310)	(15,396,632)	(8,042,006)	(12,500,000)
Total other financing sources (uses)	2,467,651	2,583,119	2,362,898	4,597,209	14,224,236
Net change in fund balances	\$ 18,419,185	\$ 27,170,661	\$ 2,068,921	\$ 3,582,845	\$ 17,641,210
Capital outlay	\$ 4,600,316	\$ 5,826,829	\$16,776,631	\$ 15,253,808	20,442,045
Debt service as a % of noncapital expenditures	10.24%	5.48%	5.98%	3.31%	3.97%

SCHEDULE 5 - GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
Last Ten Fiscal Years

Accrual basis of accounting

Fiscal Year	Property Tax	Fees-in-lieu of property tax	Tax Increment	Sales Tax	Franchise Tax	Total
2016	\$ 12,735,526	\$ 1,012,652	\$ 4,136,309	\$ 17,371,482	\$ 7,805,966	\$ 43,061,935
2017	12,912,284	1,033,792	3,780,491	18,583,140	7,931,649	44,241,356
2018	13,008,717	1,048,335	3,722,099	19,922,143	7,651,704	45,352,998
2019	15,523,672	1,209,212	4,021,956	20,933,636	7,456,661	49,145,137
2020	16,324,555	1,133,977	4,262,252	24,666,933	7,382,471	53,770,188
2021	16,975,566	1,116,120	4,335,581	29,007,979	7,553,010	58,988,256
2022	18,199,928	1,139,517	4,154,654	32,787,737	8,175,138	64,456,974
2023	19,485,881	1,047,105	3,750,574	33,600,667	9,386,413	67,270,640
2024	21,490,229	1,071,746	3,566,438	33,991,463	9,767,237	69,887,113
2025	22,881,660	1,064,992	2,637,567	34,877,687	10,534,207	71,996,113



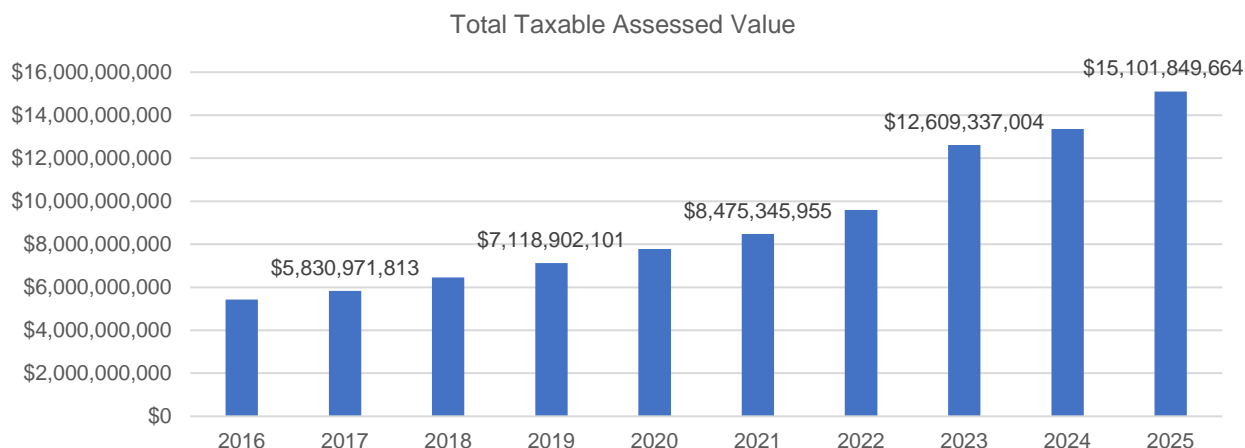
Source: Salt Lake County Assessor's Office, West Jordan GIS system

SCHEDULE 6 - ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
Last Ten Fiscal Years

Fiscal Year	Primary Residential Property	Other Property	Less: Adjustments	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Value	Assessed Value as a Percentage of Actual Value
2016	\$ 3,361,903,767	\$ 2,191,420,614	\$ (130,127,755)	\$ 5,423,196,626	0.002251	\$ 8,303,972,918	65.31%
2017	3,595,378,140	2,345,525,635	(109,931,962)	5,830,971,813	0.002139	8,882,576,799	65.65%
2018	3,857,227,834	2,451,495,056	142,873,074	6,451,595,964	0.001975	9,464,636,572	68.17%
2019	4,333,004,243	2,603,320,833	182,577,025	7,118,902,101	0.002132	10,481,510,366	67.92%
2020	4,815,118,214	2,825,449,487	141,921,180	7,782,488,881	0.001999	11,580,209,876	67.21%
2021	5,367,101,206	3,015,850,501	92,394,248	8,475,345,955	0.001899	12,774,216,330	66.35%
2022	5,744,709,074	3,392,301,574	451,918,416	9,588,929,064	0.001788	13,837,227,163	69.30%
2023	6,541,855,958	3,918,355,933	2,149,125,113	12,609,337,004	0.001476	15,812,639,493	79.74%
2024	8,723,447,102	4,746,198,677	(103,542,765)	13,366,103,014	0.001499	20,607,011,590	64.86%
2025	8,768,798,020	5,683,804,631	649,247,013	15,101,849,664	0.001428	21,627,073,758	69.83%

Note: All property in Salt Lake County is assessed annually. All real property is assessed at its fair market value with a 45% reduction in fair market value allowed for primary residential property. Tax rates are per \$1,000 of assessed value. Business personal property is self-assessed annually and is not included above.

Source: Utah State Tax Commission – Property Tax Division (www.taxrates.utah.gov)



SCHEDULE 7 – PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2016	\$ 12,215,009	\$ 12,459,849	102.00%	\$ 199,222	\$ 12,659,071	103.64%
2017	12,480,066	12,635,099	101.24%	186,515	12,821,614	102.74%
2018	12,749,435	12,802,407	100.42%	158,814	12,961,221	101.66%
2019	15,185,183	15,311,700	100.83%	97,863	15,409,563	101.48%
2020	15,564,849	16,111,950	103.51%	185,291	16,297,241	104.71%
2021	16,102,690	16,692,561	103.66%	285,774	16,978,335	105.44%
2022	17,158,829	17,041,654	99.32%	182,373	17,224,027	100.38%
2023	18,627,622	18,246,735	97.96%	377,217	18,623,952	99.98%
2024	20,047,993	21,182,542	105.66%	191,438	21,373,980	106.61%
2025	21,576,085	21,861,856	101.32%	128,673	21,990,529	101.92%

Note: Property tax collections may be higher than the amount levied and budgeted due to new growth and the collection of personal property tax.

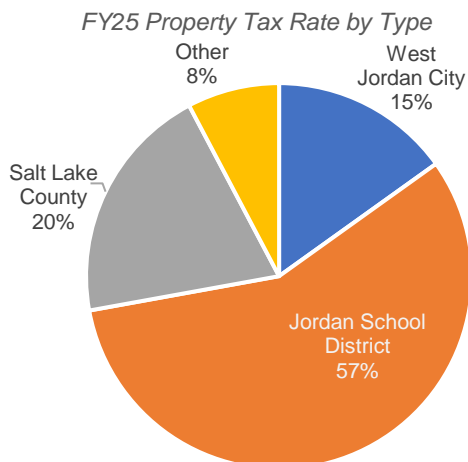
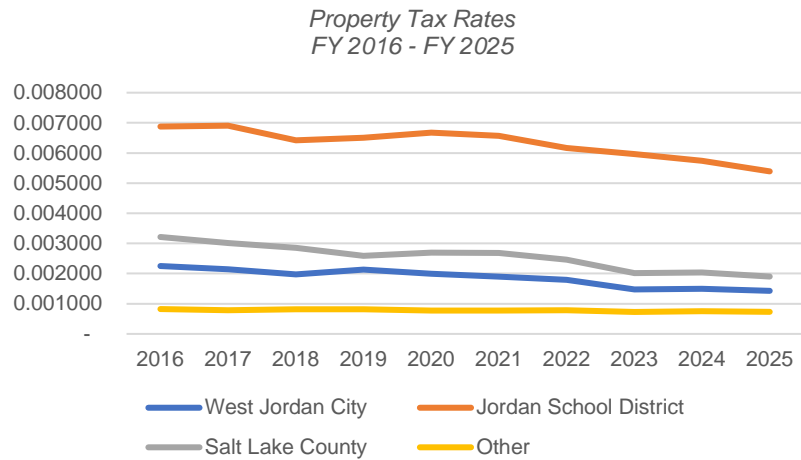
Source: Salt Lake County Treasurer

SCHEDULE 8 – DIRECT AND OVERLAPPING PROPERTY TAX RATES
Last Ten Fiscal Years

Fiscal Year	Direct City Rates			Overlapping Rates			
	Operations	Debt Service	Total City Direct Rate	Jordan School District	Salt Lake County	Other	Total
2016	0.002111	0.000140	0.002251	0.006872	0.003214	0.000824	0.013161
2017	0.002009	0.000130	0.002139	0.006906	0.003010	0.000790	0.012845
2018	0.001857	0.000118	0.001975	0.006424	0.002850	0.000817	0.012066
2019	0.002025	0.000107	0.002132	0.006501	0.002584	0.000815	0.012032
2020	0.001901	0.000098	0.001999	0.006676	0.002694	0.000797	0.012166
2021	0.001809	0.000090	0.001899	0.006567	0.002685	0.000779	0.011930
2022	0.001709	0.000079	0.001788	0.006168	0.002459	0.000781	0.011196
2023	0.001416	0.000060	0.001476	0.005968	0.002020	0.000728	0.010192
2024	0.001443	0.000056	0.001499	0.005737	0.002041	0.000750	0.010027
2025	0.001378	0.000050	0.001428	0.005390	0.001902	0.000730	0.009450

Notes: Overlapping rates are those of other governments and agencies that apply to property within the City.
Tax rates are per dollar of assessed value. The City's certified property tax rate may be increased only by a majority vote of the City Council after holding one or more truth-in-taxation public hearings.

Source: Utah State Tax Commission



SCHEDULE 9 – PRINCIPAL PROPERTY TAXPAYERS
Last Ten Fiscal Years

Taxpayer	Type	2025			2016		
		Taxable Value	Rank	Percentage of Total Taxable Value	Taxable Value	Rank	Percentage of Total Taxable Value
Aligned Energy Data Centers	Data center	\$ 416,527,800	1	2.8%			0.0%
Novva SLC Common LLC	Data center	401,639,100	2	2.7%			0.0%
JL FB Investors LLC ^{1, 2}	Retail	244,326,700	3	1.6%	142,744,400	1,7	2.6%
Lonestar SLC I, LLC	Industrial	183,538,300	4	1.2%			0.0%
111 Commerce Center 1 (Boyer Company)	Industrial	121,650,800	5	0.8%			0.0%
Oracle America Inc	Data center	99,735,200	6	0.7%	42,273,900	4	0.8%
The Boeing Company	Industrial	97,475,200	7	0.6%	47,679,800	3	0.9%
Sysco Intermountain Food Services Inc	Manufacturing	94,140,300	8	0.6%			0.0%
MPT of West Jordan-Steward Property, LLC ¹	Hospital	92,673,700	9	0.6%	39,250,700	5	0.7%
Eastgate at Greyhawk LLC	Multi-family	92,478,155	10	0.6%			0.0%
Willowcove International LLC	Multi-family	81,525,620	17	0.5%	30,522,250	6	0.6%
Serengeti Springs LTD (Triton Investments)	Multi-family	79,706,542	18	0.5%	20,601,104	8	0.4%
Mountain America Credit Union	Commercial	57,638,600	25	0.4%	48,462,700	2	0.9%
Wilshire LLC	Multi-family	46,502,390	33	0.3%	19,752,645	9	0.4%
Boulder Canyon	Multi-family	45,511,840	34	0.3%	19,355,490	10	0.4%
		<u>\$ 2,155,070,247</u>		<u>14.3%</u>	<u>\$ 410,642,989</u>		<u>7.6%</u>
Total Actual Real Taxable Value		\$ 15,101,849,664			\$ 5,423,196,626		

Note: ¹ Current taxpayer listed, 2016 comparison based on exact same property but different taxpayer.

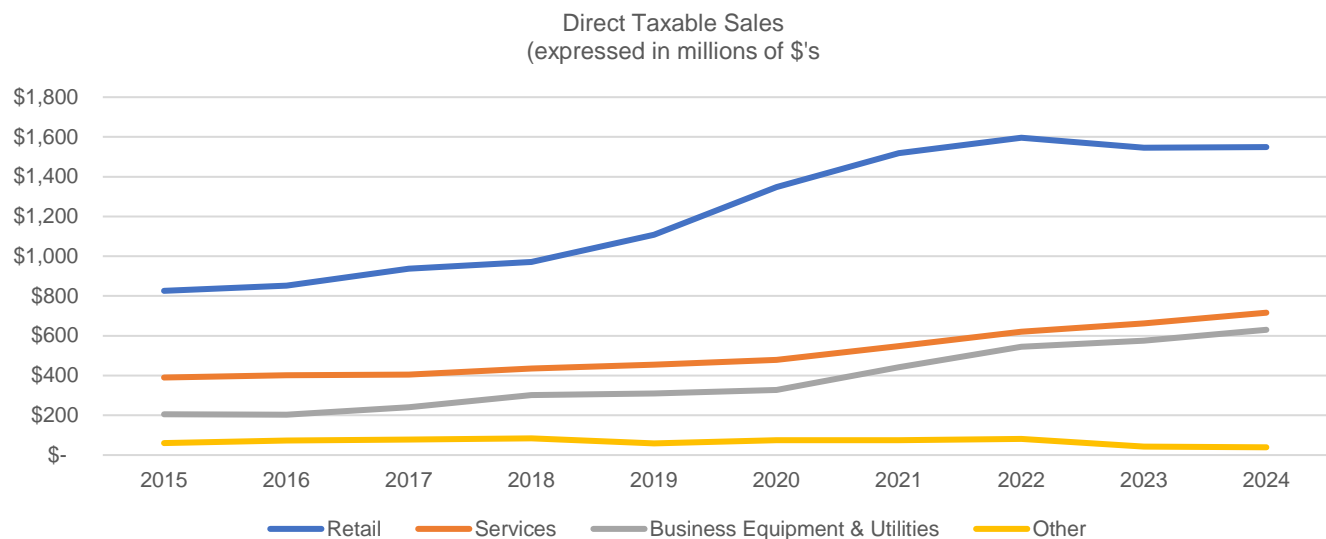
² 2025 combines properties of this taxpayer listed under separate names; previous separate rankings for 2016 were #1 and #7.

Source: Salt Lake County Assessor's Office, West Jordan GIS system

SCHEDULE 10 - DIRECT TAXABLE SALES BY CATEGORY
Last Ten Calendar Years

Calendar Year	Retail	Services	Business Equipment & Utilities	Other	Total	City Direct Sales Tax Rate
2015	\$ 826,025,346	\$ 390,211,536	\$ 205,074,080	\$ 59,512,570	\$ 1,480,823,532	1.00%
2016	851,709,139	400,680,330	202,872,948	73,223,845	1,528,486,262	1.00%
2017	937,150,637	403,755,345	241,144,821	78,179,700	1,660,230,503	1.00%
2018	971,183,292	434,554,528	300,676,126	84,475,116	1,790,889,062	1.00%
2019	1,107,997,053	454,207,573	309,779,646	59,163,612	1,931,147,884	1.00%
2020	1,347,858,780	479,436,197	327,655,676	75,469,628	2,230,420,281	1.00%
2021	1,518,425,853	548,194,985	441,294,853	74,103,723	2,582,019,414	1.00%
2022	1,595,675,038	621,343,350	544,974,000	80,612,030	2,842,604,418	1.00%
2023	1,545,744,861	662,947,837	574,901,836	42,326,459	2,825,920,993	1.00%
2024	1,549,424,862	715,632,559	630,098,114	38,790,101	2,933,945,636	1.00%

Source: Utah State Tax Commission



SCHEDULE 11 – DIRECT AND OVERLAPPING SALES TAX RATES
Last Ten Fiscal Years

Fiscal Year	City Direct Rate	Overlapping Rates				Total
		State of Utah	Salt Lake County	Mass Transit	Botanical, Cultural, Zoo	
2016	1.00%	4.70%	0.50%	0.55%	0.10%	6.85%
2017	1.00%	4.70%	0.50%	0.55%	0.10%	6.85%
2018	1.00%	4.70%	0.75%	0.55%	0.10%	7.10%
2019	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2020	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2021	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2022	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2023	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2024	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2025	1.00%	4.85%	0.95%	0.55%	0.10%	7.45%

Note: Overlapping rates are those of other governments and agencies that apply to taxable sales within the City. Of the total sales taxes assessed by municipalities within the state, 50% is distributed based on point-of-sale and 50% is pooled and distributed based on population.

Source: Utah State Tax Commission

SCHEDULE 12 – PRINCIPAL SALES TAXPAYERS
Last Ten Fiscal Years

Taxpayer	2025			2016		
	Sales Tax ¹	Rank	Percentage of Total Sales Tax	Sales Tax ¹	Rank	Percentage of Total Sales Tax
Smith's Food and Drug (Kroger)	N/A	1	N/A	N/A	1	N/A
Amazon	N/A	2	N/A	N/A		N/A
Wal-Mart	N/A	3	N/A	N/A	2	N/A
Sam's Club	N/A	4	N/A	N/A	4	N/A
Rocky Mountain Power / Utah Power & Light	N/A	5	N/A	N/A	3	N/A
The Home Depot	N/A	6	N/A	N/A	6	N/A
Sysco Intermountain	N/A	7	N/A	N/A	8	N/A
Builders FirstSource / BMC West ²	N/A	8	N/A	N/A		N/A
LKL Associates Inc	N/A	9	N/A	N/A		N/A
USTC Motor Vehicle	N/A	10	N/A	N/A		N/A
SME Industries	N/A	13	N/A	N/A	9	N/A
Target	N/A	14	N/A	N/A	5	N/A
Lowes	N/A	15	N/A	N/A	7	N/A
Questar Gas	N/A	16	N/A	N/A	10	N/A
Total	<u>\$ 10,084,296</u>		<u>28.91%</u>	<u>\$ 5,075,955</u>		<u>29.22%</u>
Total sales tax revenue	\$ 34,877,687			\$ 17,371,482		

¹ Sales tax information is considered proprietary and cannot be shown by individual payer.

² Builders FirstSource and BMC combined in 2021 under the name Builders FirstSource. BMC was not ranked in the top 10 for 2016.

N/A = Not applicable

Source: Utah State Tax Commission

SCHEDULE 13 – RATIO OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years

Fiscal Year	Governmental Activities					
	General Obligation Bonds	Revenue Bonds	Unamortized Premiums (Discounts)	Leases Payable	Subscriptions Payable	Contracts Payable
2016	\$ 6,045,000	\$ 12,888,000	\$ (25,556)	\$ 2,769,019		\$ 590,000
2017	5,420,000	35,926,000	2,234,678	2,070,123		450,000
2018	4,785,000	34,316,000	2,140,286	4,551,005		305,000
2019	4,140,000	31,881,000	1,648,843	3,850,018		155,000
2020	3,485,000	29,341,000	1,417,203	3,546,681		2,250,000
2021	2,815,000	26,656,000	1,202,795	2,495,318		-
2022	2,135,000	24,725,000	1,004,619	2,337,218		-
2023	1,440,000	21,440,000	827,846	1,599,597	1,744,972	-
2024	730,000	20,185,000	671,484	1,102,259	1,826,837	-
2025	-	30,715,000	1,985,889	938,440	1,582,105	-

Fiscal Year	Business-type Activities	
	Revenue Bonds	Unamortized Premiums (Discounts)
2016	\$ 11,590,000	\$ -
2017	10,330,000	-
2018	18,110,000	-
2019	15,855,000	-
2020	13,555,000	-
2021	10,705,000	1,210,138
2022	9,355,000	968,226
2023	7,970,000	752,037
2024	6,540,000	562,284
2025	5,065,000	399,568

Fiscal Year	Total Primary Government							Percentage of Personal Income	Per Capita
	General Obligation Bonds	Revenue Bonds	Unamortized Premiums (Discounts)	Leases Payable	Subscriptions Payable	Contracts Payable	Total		
2016	\$ 6,045,000	\$ 24,478,000	\$ (25,556)	\$ 2,769,019	\$ -	\$ 590,000	\$ 33,856,463	0.65%	\$ 304
2017	5,420,000	46,256,000	2,234,678	2,070,123	-	450,000	56,430,801	1.04%	496
2018	4,785,000	52,426,000	2,140,286	4,551,005	-	305,000	64,207,291	1.14%	564
2019	4,140,000	47,736,000	1,648,843	3,850,018	-	155,000	57,529,861	0.96%	496
2020	3,485,000	42,896,000	1,417,203	3,546,681	-	2,250,000	53,594,884	0.87%	460
2021	2,815,000	37,361,000	2,412,933	2,495,318	-	-	45,084,251	0.68%	387
2022	2,135,000	34,080,000	1,972,845	2,337,218	-	-	40,525,063	0.54%	348
2023	1,440,000	29,410,000	1,579,883	1,599,597	1,744,972	-	35,774,452	0.45%	307
2024	730,000	26,725,000	1,233,768	1,102,259	1,826,837	-	31,617,864	0.38%	275
2025	-	35,780,000	2,385,457	938,440	1,582,105	-	40,686,002	0.45%	339

¹ See Schedule 19 for personal income and population

**SCHEDULE 14 – RATIO OF GENERAL BONDED DEBT OUTSTANDING
 Last Ten Fiscal Years**

Fiscal Year	General Obligation Bonds	Taxable Value of Property	Percentage of Actual Taxable Value of Property	Population	Per capita
2016	\$ 6,045,000	\$ 5,423,196,626	0.11%	111,273	\$ 54
2017	5,420,000	5,830,971,813	0.09%	113,699	48
2018	4,785,000	6,451,595,964	0.07%	113,921	42
2019	4,140,000	7,118,902,101	0.06%	116,046	36
2020	3,485,000	7,782,488,881	0.04%	116,480	30
2021	2,815,000	8,475,345,955	0.03%	116,963	24
2022	2,135,000	9,588,929,064	0.02%	116,541	18
2023	1,440,000	12,609,337,004	0.01%	116,664	12
2024	730,000	13,366,103,014	0.01%	114,908	6
2025	-	15,101,849,664	0.00%	120,182	-

SCHEDULE 15 – DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
Last Ten Fiscal Years

Governmental Unit Taxing Entity	2024 Taxable Value	West Jordan City's Portion of Taxable Value	City's Percentage	Debt Outstanding	City's Portion of Overlapping Debt
Overlapping:					
Salt Lake County General Obligation Debt ¹	\$ 206,536,746,463	\$ 15,101,849,664	7.3%	\$ 87,748,136	\$ 6,416,094
Central Utah Water Conservancy District ²	185,587,000,046	15,101,849,664	8.1%	123,885,564	10,080,993
Jordan School District ³	45,271,540,477	15,101,849,664	33.4%	149,874,000	49,995,529
Total overlapping debt					<u>66,492,615</u>
Direct:					
General Obligation Bonds					-
Revenue bonds					30,715,000
Unamortized premiums (discounts)					1,985,889
Leases					938,440
Subscription-based agreements					1,582,105
Total direct debt					<u>35,221,434</u>
Total direct and overlapping debt					<u>\$ 101,714,049</u>

Notes: Overlapping governments are those that coincide, at least in part with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the taxpayers of the City. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the taxpayers should be taken into consideration.

For debt repaid with property taxes the percentage of overlapping debt applicable to the City of West Jordan was estimated using taxable assessed property within the City divided by the taxable assessed value of the taxing entity as disclosed in the sourcing document.

The State of Utah's general obligation debt is not included in overlapping debt because the State currently levies no property tax for payment of its general obligation bonds.

Source: ¹ Salt Lake County Annual Comprehensive Financial Report for year ended June 30, 2024

² Central Utah Water Conservancy District Annual Financial Report for year ended June 30, 2024

³ Jordan School District Annual Financial Report for year ended June 30, 2024

SCHEDULE 16 – LEGAL DEBT MARGIN
Last Ten Fiscal Years

	2016	2017	2018	2019	2020
Debt limit					
General (4% Fair Cash Value)	\$ 332,158,917	\$ 355,303,072	\$ 378,585,463	\$ 419,260,415	\$ 463,208,395
Water and Sewer (4% Fair Cash Value)	332,158,917	355,303,072	378,585,463	419,260,415	463,208,395
Total 8% Debt Limit	664,317,833	710,606,144	757,170,926	838,520,829	926,416,790
Total Net Debt Applicable to Limit	6,045,000	5,420,000	4,785,000	4,140,000	3,485,000
Legal Debt Margin	\$ 658,272,833	\$ 705,186,144	\$ 752,385,926	\$ 834,380,829	\$ 922,931,790
Total net debt applicable to the limit as a percentage of debt limit	0.91%	0.76%	0.63%	0.49%	0.38%

	2021	2022	2023	2024	2025
Debt limit					
General (4% Fair Cash Value)	\$ 510,968,653	\$ 515,146,917	\$ 588,039,620	\$ 775,400,902	\$ 811,710,241
Water and Sewer (4% Fair Cash Value)	510,968,653	515,146,917	588,039,620	775,400,902	811,710,241
Total 8% Debt Limit	1,021,937,306	1,030,293,834	1,176,079,240	1,550,801,804	1,623,420,481
Total Net Debt Applicable to Limit	2,815,000	2,135,000	1,440,000	730,000	-
Legal Debt Margin	\$ 1,019,122,306	\$ 1,028,158,834	\$ 1,174,639,240	\$ 1,550,071,804	\$ 1,623,420,481
Total net debt applicable to the limit as a percentage of debt limit	0.28%	0.21%	0.12%	0.05%	0.00%

SCHEDULE 17 – PLEDGED REVENUE COVERAGE, GOVERNMENTAL ACTIVITIES
Last Ten Fiscal Years

Sales Tax Revenue Bonds				
Fiscal Year	Sales Tax Revenue	Debt Service		Coverage
		Principal	Interest	
2016	\$ 17,371,482	\$ 905,000	\$ 193,546	15.81
2017	18,583,140	920,000	174,154	16.98
2018	19,922,143	945,000	140,716	18.35
2019	20,933,636	960,000	125,561	19.28
2020	24,666,933	980,000	106,100	22.71
2021	29,007,979	1,005,000	86,178	26.58
2022	32,787,737	1,030,000	65,747	29.92
2023	33,600,667	2,440,000	21,407	13.65
2024	33,991,463	370,000	4,237	90.83
2025	34,877,687	540,000	408,333	36.78

Tax Increment				
Fiscal Year	Tax Increment Revenue	Debt Service		Coverage
		Principal	Interest	
2016	\$ 4,136,309	\$ 650,000	\$ 100,388	5.51
2017	3,780,491	700,000	65,938	4.94
2018	3,722,099	665,000	146,030	4.59
2019	4,021,956	755,000	114,410	4.63
2020	4,262,252	815,000	80,812	4.76
2021	4,335,581	905,000	44,544	4.57
2022	4,154,654	96,000	4,272	41.43
2023	3,750,574	-	-	N/A
2024	3,566,438	-	-	N/A
2025	2,637,567	-	-	N/A

HUD Contract				
Fiscal Year	Community Development Block Grant Revenue	Debt Service		Coverage
		Principal	Interest	
2016	\$ 455,691	\$ 135,000	\$ 19,224	2.95
2017	684,322	140,000	15,877	4.39
2018	553,442	145,000	11,905	3.53
2019	496,699	150,000	7,455	3.15
2020	554,676	155,000	2,557	3.52
2021	394,948	-	-	N/A
2022	828,250	-	-	N/A
2023	846,122	-	-	N/A
2024	758,393	-	-	N/A
2025	850,064	-	-	N/A

Note: Details regarding the City's outstanding debt can be found in Note 12 of the Notes to the Financial Statements.

SCHEDULE 18 – PLEDGED REVENUE COVERAGE, BUSINESS-TYPE ACTIVITIES
Last Ten Fiscal Years

Water Revenue Bonds						
Fiscal Year	Utility Revenues ¹	Less Utility Expenses ²	Total Available Revenue	Debt Service		Coverage
				Principal	Interest	
2016	\$ 16,955,828	\$ 14,965,284	\$ 1,990,544	\$ 665,000	\$ 126,060	2.52
2017	18,291,855	17,402,966	888,889	675,000	111,430	1.13
2018	20,800,973	16,650,766	4,150,207	1,635,000	279,536	2.17
2019	23,787,446	18,375,750	5,411,696	1,630,000	285,700	2.82
2020	30,153,748	19,029,092	11,124,656	1,665,000	249,380	5.81
2021	32,151,852	19,948,931	12,202,921	1,705,000	212,280	6.36
2022	29,489,396	16,841,800	12,647,596	690,000	291,200	12.89
2023	29,054,110	20,791,482	8,262,628	715,000	263,600	8.44
2024	29,166,426	21,540,116	7,626,310	745,000	235,000	7.78
2025	36,443,441	25,106,928	11,336,513	775,000	205,200	11.57

Storm Drain Revenue Bonds						
Fiscal Year	Utility Revenues ¹	Less Utility Expenses ²	Total Available Revenue	Debt Service		Coverage
				Principal	Interest	
2016	N/A	N/A	N/A	-	-	N/A
2017	\$ 4,750,119	\$ 1,584,739	\$ 3,165,380	\$ 585,000	\$ 138,176	4.38
2018	4,359,885	2,138,785	2,221,100	610,000	114,642	3.07
2019	5,106,898	2,759,368	2,347,530	625,000	102,869	3.23
2020	7,656,906	2,680,387	4,976,519	635,000	90,807	6.86
2021	6,408,891	3,533,270	2,875,621	645,000	78,552	3.97
2022	6,075,187	3,038,827	3,036,360	660,000	66,103	4.18
2023	8,263,640	3,226,548	5,037,092	670,000	53,365	6.96
2024	5,440,576	3,373,197	2,067,379	685,000	40,434	2.85
2025	6,321,534	3,753,319	2,568,215	710,000	27,213	3.48

Notes: Details regarding the City's outstanding debt can be found in Note 12 of the Notes to the Financial Statements.

¹ Revenues include interest and impact fees

² Expenses exclude depreciation, amortization, changes in joint venture, interest expense, and in lieu of tax transfers

SCHEDULE 19 – DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years

Year	Population ¹	Personal Income ¹	Per Capita Personal Income ²	Unemployment Rate ³
2016	111,273	\$ 5,168,964,669	\$ 46,453	3.4%
2017	113,699	5,450,388,963	47,937	3.2%
2018	113,921	5,632,823,845	49,445	3.1%
2019	116,046	5,984,608,266	51,571	3.0%
2020	116,480	6,131,390,720	52,639	6.0%
2021	116,480	6,668,829,440	57,253	3.2%
2022	116,541	7,539,503,454	64,694	2.0%
2023	116,664	7,912,969,128	67,827	2.4%
2024	114,908	8,248,900,596	71,787	3.2%
2025	120,182	9,058,880,496	75,376	3.4%

Sources: ¹ United States Census Bureau for the City of West Jordan, Utah
² U.S. Department of Commerce, Bureau of Economic Analysis for Salt Lake County/City.
³ Utah Department of Workforce Services for Salt Lake County

SCHEDULE 20 – PRINCIPAL EMPLOYERS
Current Year and Ten Years Ago

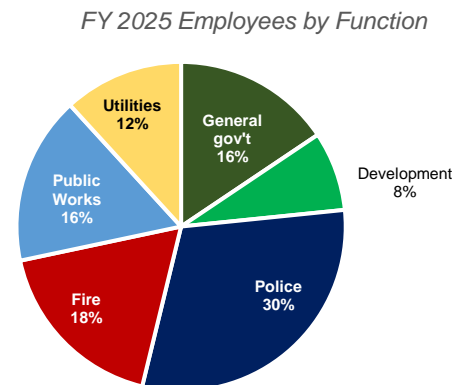
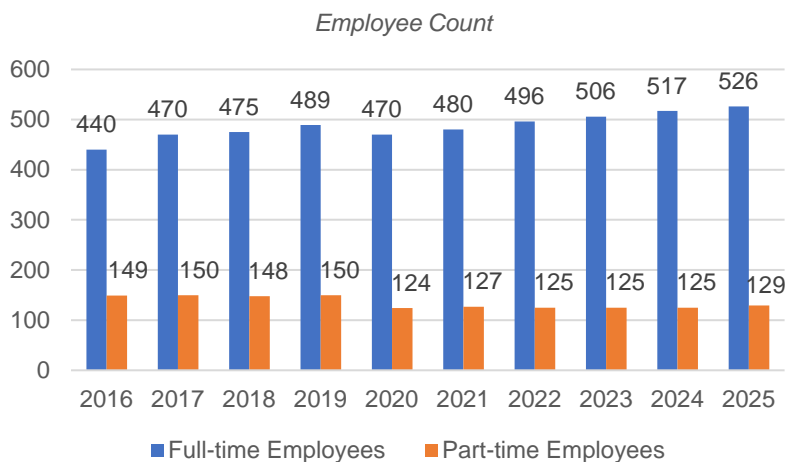
	2025			2016		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Jordan School District	4,430	1	7.23%	3,324	1	5.65%
Amazon	1,577	2	2.57%			
Smith's Food and Drug	763	3	1.25%	739	3	1.26%
Utah National Guard	840	4	1.37%			
CommonSpirit - Holy Cross Hospital	684	5	1.12%	781	2	1.33%
West Jordan City	655	6	1.07%	599	5	1.02%
UFirst Credit Union	457	7	0.75%			
Sysco Intermountain Food Services	407	8	0.66%	443	6	0.75%
SME Industries	375	9	0.61%	375	8	0.64%
Wal-Mart	372	10	0.61%	372	9	0.63%
Mountain America Credit Union				732	4	1.24%
Fairchild Semi-conductor				404	7	0.69%
National Benefit Services				298	10	0.51%
	<u>10,872</u>		<u>17.24%</u>	<u>8,067</u>		<u>13.71%</u>

Source: West Jordan Business License Division, Jordan School District Annual Financial Report, US Department of Labor Bureau of Labor Statistics

SCHEDULE 21 – FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<u>Function/Program</u>										
General Government	73	66	67	67	65	65	73	73	76	80
Community development	25	38	39	39	38	38	40	40	40	41
Public safety										
Police	146	152	152	157	152	152	152	154	158	160
Fire	85	86	86	95	93	93	93	94	94	94
Highways & public improvements	48	55	55	55	45	45	44	48	49	51
Parks, recreation and culture	16	17	17	17	16	16	18	24	27	27
Fleet management	8	8	8	8	9	9	9	9	9	9
Risk management	0	0	0	0	1	1	2	2	2	2
Water	20	19	19	19	19	27	28	28	28	28
Sewer	12	12	15	15	15	16	16	16	16	16
Solid Waste	1	2	2	2	2	3	3	3	3	3
Storm Water	6	15	15	15	15	15	15	15	15	15
Total Full Time Equivalent Employees	440	470	475	489	470	480	493	506	517	526
Seasonal (Part Time) Employees	149	150	148	150	124	126	124	125	125	129
Total Employees	589	620	623	639	594	606	617	631	642	655

Source: West Jordan Adopted Budgets



SCHEDULE 22 – OPERATING INDICATORS
Last Ten Fiscal Year

<u>Function/Program</u>	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Community development										
Residential building permits issued	1,406	2,003	1,644	1,490	1,859	2,009	1,891	1,456	1,604	1,896
Commercial building permits issued	226	237	277	298	208	236	249	209	241	216
Police										
Calls for service	64,019	60,645	57,662	59,048	61,632	59,848	65,123	67,811	64,347	65,789
Arrests	3,677	2,846	2,474	2,846	3,068	2,337	3,577	3,663	4,032	3,147
Fire										
Medical responses	4,191	4,950	5,523	5,317	4,777	5,569	6,095	5,776	5,719	5,629
Fire responses	1,059	1,280	1,434	1,939	1,380	1,594	1,593	1,758	2,031	2,359
Water										
Customers Residential	21,544	21,679	22,050	22,490	22,840	23,078	23,717	23,956	24,083	24,149
Customers Commercial	1,664	1,749	1,755	1,783	1,844	1,917	2,006	2,043	2,094	2,105
Average daily consumption (in millions of gallons)	20.15	19.82	20.78	19.47	19.62	21.17	19.88	18.97	20.21	22.11
Sewer										
Sewer line miles inspected	23	27	33	46	89	83	65	86	58	77
Sewer line miles cleaned	111	94	90	50	110	95	104	103	99	112

SCHEDULE 23 – CAPITAL ASSETS
Last Ten Fiscal Years

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Police										
Patrol units ¹	29	13	13	12	31	59	83	83	89	92
Fire										
Fire stations	4	4	4	4	4	4	4	4	4	4
Fire engines	6	6	6	6	6	7	7	7	7	7
Ambulances	5	6	6	5	5	5	5	5	5	5
Public works										
Streets (miles)	333	337	341	345	349	351	351	353	353	367
Parks & recreation										
Acreage	354	342	347	353	353	353	374	374	374	378
Baseball/softball diamonds	13	13	13	13	13	13	13	13	13	13
Soccer fields	20	20	18	18	19	19	19	19	19	19
Water										
Storage capacity (millions of gallons)	37.5	37.5	37.5	41.5	45.5	45.5	46.5	46.5	49.5	49.5

Notes:

¹ In 2015, the City began to lease (rent) patrol vehicles on a three-year rotational basis. The program was phased in over a three-year period.
 In 2020, the City began exiting the lease program and began buying out the leases.

Source: West Jordan internal departments, geographical information system, and financial fixed asset system



**CITY OF WEST JORDAN
WEST JORDAN, UTAH**

SUPPLEMENTARY REPORTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

**CITY OF WEST JORDAN
SUPPLEMENTARY REPORTS
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For The Fiscal Year Ended June 30, 2025**

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CERTIFIED PUBLIC
ACCOUNTANTS

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

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

Honorable Mayor and
Members of the City Council
City of West Jordan
West Jordan, 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 the City of West Jordan, Utah (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 31, 2025.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of This Report

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

K&C, CPAs

K&C, Certified Public Accountants
Woods Cross, Utah
December 31, 2025



CERTIFIED PUBLIC
ACCOUNTANTS

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

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

Honorable Mayor and
Members of the City Council
City of West Jordan
West Jordan, Utah

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

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

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

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

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

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

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

Report on Internal Control over Compliance

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

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

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

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

K&C, CPAs

K&C, Certified Public Accountants
Woods Cross, Utah
December 31, 2025

CITY OF WEST JORDAN
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Fiscal Year Ended June 30, 2025

Federal Grantor/Pass-Through Grantor Program Title	Assistance Listing Number	Federal Award Identification Number	Pass- Through Grantor's Number	Passed Through to Sub- Recipients	Expenditures
<u>Department of Housing and Urban Development</u>					
Direct Programs:					
Community Development Block Grant	14.218	B-21-MC-49-0007	N/A	\$ -	\$ 38,540
Community Development Block Grant	14.218	B-22-MC-49-0007	N/A	-	329,707
Community Development Block Grant	14.218	B-23-MC-49-0007	N/A	-	74,736
Community Development Block Grant	14.218	B-24-MC-49-0007	N/A	279,078	407,081
Total Housing and Urban Development				279,078	850,064
<u>Department of Justice</u>					
Direct Programs:					
Federal Asset Sharing Program	16.922	UT0180600	N/A	-	192,170
Edward Byrne Memorial Justice Assistance 2021	16.738	15PBJA-21-GG-01915-JAGX	N/A	-	120
Edward Byrne Memorial Justice Assistance 2023	16.738	15PBJA-23-GG-03854-JAGX			29,507
COPS Hiring Program Grant 2023	16.710	15JCOPS-23-GG-05097-UHPX			75,350
Passed through State of Utah:					
Internet Crimes Against Children (ICAC)	16.543	15JDP-24-GK-04209-MECP		-	16,296
US Marshalls Sex Offender Investigation Bureau (SOIB)				-	7,154
US Marshalls Violent Fugitive Apprehension Strike Team (VFAST)					22,323
Total Department of Justice				-	342,920
<u>Department of the Interior</u>					
Passed through State of Utah:					
Sharon Steel and Portland Cement Natural Resource Damage Assessment and Restoration	15.658	N/A	Contract #212357	-	154,500
Total Depart of the Interior				-	154,500
<u>Department of Homeland Security</u>					
Passed through State of Utah:					
Emergency Management Performance Grant	97.042	N/A	DEM-EMPG-2024-048	-	18,000
Total Department of Homeland Security				-	18,000
<u>Department of Energy</u>					
Direct Programs:					
Energy Efficiency & Conservation Block Grant	81.128	DE-FOA-0002883			142,218
Total Department of Energy				-	142,218
Total expenditures of federal awards				\$ 279,078	\$ 1,507,702

See notes to the Schedule of Expenditures of Federal Awards.

CITY OF WEST JORDAN
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Fiscal Year Ended June 30, 2025

Note 1 – Purpose of the Schedule

The Schedule of Expenditures of Federal Awards (the Schedule) is a supplementary schedule to the basic financial statements. The Schedule is required by the US Office of Management and Budget (OMB) Uniform Guidance.

Note 2 - Significant Accounting Policies

Basis of Accounting

The information in the Schedule is presented in accordance with Uniform Guidance. The Schedule is prepared using the same accounting policies and basis of accounting as the basic financial statements.

Major Programs

Uniform Guidance establishes the levels of expenditures or expenses and other criteria to be used in defining major federal financial assistance. The federal award tested as a major program was Community Development Block Grant number 14.218.

Indirect Costs

Generally, the City does not charge indirect costs to grants and therefore does not use the 10 percent de minimis indirect cost rate.

SUMMARY OF AUDITOR'S RESULTS

Financial Statements

- | | |
|---|------------|
| 1. Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: | Unmodified |
| 2. Internal control over financial reporting: | |
| a. Material weakness identified? | No |
| b. Significant deficiency identified? | None noted |
| 3. Noncompliance material to financial statements noted? | No |

Federal Awards

- | | |
|---|-------------------|
| 1. Internal control over financial reporting: | |
| a. Material weakness identified? | No |
| b. Significant deficiency identified? | None noted |
| 2. Type of auditor's report issued on compliance for major federal programs: | Unmodified |
| 3. Any findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? | No |
| 4. Any audit findings in the prior year regarding federal awards? | No |
| 5. Federal programs tested as a major program: | |
| <u>Name of Federal Program:</u> | <u>AL Number:</u> |
| Community Development Block Grant | 14.218 |
| 6. Dollar threshold used to distinguish between type A and type B programs: | \$750,000 |
| 7. Auditee qualified as low-risk auditee? | Yes |

FINANCIAL STATEMENT FINDINGS

None

FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None

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



CERTIFIED PUBLIC
ACCOUNTANTS

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

Honorable Mayor and
Members of City Council
City of West Jordan
West Jordan, Utah

Report on Compliance

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

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

Budgetary Compliance	Fund Balance
Restricted Taxes	Fraud Risk Assessment
Governmental Fees	Justice Court
Utah Retirement Systems	Impact Fees

Opinion on Compliance

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

Basis for Opinion

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report On Internal Control over Compliance

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

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over 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.

K&C, CPAs

K&C, Certified Public Accountants
Woods Cross, Utah
December 31, 2025



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 01/27/2026

Presenter: Patrick S Boice, Senior Assistant City Attorney

Deadline of item :

Applicant:

Department Sponsor: Council Office

Agenda Type: BUSINESS ITEMS

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 26-09 Amendments to West Jordan City Code Title 2, Chapter 6 and Title 3, Chapter 4 (Fee Waivers and City Support)

2. EXECUTIVE SUMMARY

The Council is being asked to consider revisions to the City Code which cover how fee waivers are processed and how both monetary and non-monetary support is given to outside entities. The Council considered these revisions at a Committee of the Whole meeting on September 23, 2025 and on December 2, 2025.

The proposed revisions to Title 2, Chapter 6 will set a benchmark for when certain Council oversight is required with outside entities or individuals.

The proposed revisions to Title 3, Chapter 4 include significant cleaning up of language, clarification of duties, and sets a procedure for fee waivers.

3. TIME SENSITIVITY / URGENCY

N/A

4. FISCAL NOTE

The Council has discussed setting policies and a separate line item in the budget to cover requests and projects that are not eligible for a fee waiver.

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

Timeline & Background Information

Council most recently discussed this item in the [December 2, 2025 Committee of the Whole meeting](#).

- Senior Assistant City Attorney Patrick Boice presented changes made since the September discussion, including a requirement for proof of registration as a nonprofit entity. Council members debated what documentation would suffice and whether neighborhood groups should be required to register as nonprofits. Council Member Green suggested creating a dedicated budget fund for City groups and noted that State Code 10-8-2 was broad enough for the City to define nonprofit status. Council Member Bloom recommended adding a review clause, and several members proposed language clean-up for clarity.

- The discussion concluded with general agreement that the item should return for Council action at a future meeting.

What You Need to Know – A Plain Language Summary

The Council is being asked to review and potentially approve revisions to West Jordan City Code Title 2, Chapter 6 and Title 3, Chapter 4, which govern:

- How fee waivers are processed for outside entities or individuals.
- How the City provides monetary and non-monetary support to outside organizations.

These changes aim to:

- Establish clearer benchmarks for when Council oversight is required.
- Clean up language and clarify duties in the code.
- Create a standard procedure for fee waiver requests.

Council involvement may include:

- Deciding whether to approve the proposed ordinance revisions as written or with amendments.
- Considering whether to set a budget line item for projects not eligible for fee waivers.

Why this matters: Fee waivers and City support policies affect how public resources are allocated and ensure fairness and transparency. Neighboring cities such as Sandy and South Jordan have similar policies requiring Council oversight for significant fee waivers or support agreements, which may serve as a reference point.

Applicable Guiding Principles from the General Plan

- Urban Design: Support neighborhoods and developments of character.
- Land Use: Land use decisions should protect existing uses and minimize impacts to neighborhoods.
- Economic Development: Encourage planned commercial centers and well-designed business environments.
- Historic Preservation: Preserve the character and significance of historic sites and structures.

7. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

8. ATTACHMENTS

Ordinance No. 26-09

Title 2, Chapter 6 Legislative and Clean Copies

Title 3, Chapter 4 Legislative and Clean Copies

1 **THE CITY OF WEST JORDAN, UTAH**
2 **ORDINANCE NO. 26-09**

3 **AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE**
4 **(FEE WAIVERS AND CITY SUPPORT);**
5 **Title 2, Chapter 6 and Title 3, Chapter 4**

6 WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and the City Council of the City (“Council” or “City Council”) desires to amend Title 2, Chapter 6, and Title 3, Chapter 4 of the City Code (“**proposed City Code amendments**”); and

9 WHEREAS, the City Council desires to clarify the process and standards used when considering providing City support to individuals and entities as well as the process for requesting a fee waiver from the City; and

12 WHEREAS, the City Council is authorized to pass legislation and consider fee waivers pursuant to Utah State Code; and

15 WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

17 NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

18 **Section 1. Amendment of City Code Provision.** City Code Title 2, Chapter 6 is amended as shown in Attachments 1 (Legislative Version) and 2 (Clean Version) to this Ordinance.

21 **Section 2. Amendment of City Code Provision.** City Code Title 3, Chapter 4 is amended as shown in Attachments 3 (Legislative Version) and 4 (Clean Version) to this Ordinance

22 **Section 3. Severability.** If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

24 **Section 4. Effective Date.** This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

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29 *[See next page.]*
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PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS
DAY OF 2026.

CITY OF WEST JORDAN

By: _____
Bob Bedore
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES" "NO"

Council Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Jessica Wignall	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Annette Harris	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____
Mayor Dirk Burton Date _____

ATTEST:

Tangee Sloan, CMC
City Recorder

86
87 **STATEMENT OF APPROVAL/PASSAGE** (check one)
88

89 _____ The Mayor approved and signed Ordinance No. 26-09.
90

91
92 _____ The Mayor vetoed Ordinance No. 26-09 on _____ and the
93 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
94

95
96 _____ Ordinance No. 26-09 became effective by operation of law without the
97 Mayor's approval or disapproval.
98
99

100 _____
101 Tangee Sloan, CMC
102 City Recorder
103
104
105

106 **CERTIFICATE OF PUBLICATION**

107 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that
108 a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
109 _____ day of _____ 2026. The fully executed copy of the ordinance is
110 retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.
111

112
113 _____
114 Tangee Sloan, CMC
115 City Recorder
116
117

118 *(Attachments on the following pages.)*
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**Attachments 1 and 2 to
ORDINANCE NO. 26-09
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(FEE WAIVERS AND CITY SUPPORT);
Title 2, Chapter 6 and Title 3, Chapter 4**

Attachment 1 – Title 2, Chapter 6 Legislative Version

Attachment 2 – Title 2, Chapter 6 Clean Version

(See the following pages for the attachments.)

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Attachments 3 and 4 to
ORDINANCE NO. 26-09
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(FEE WAIVERS AND CITY SUPPORT);
Title 2, Chapter 6 and Title 3, Chapter 4
Attachment 1 – Title 3, Chapter 4 Legislative Version
Attachment 2 – Title 3, Chapter 4 Clean Version
(See the following pages for the attachments)

1 CHAPTER 6

2 CITY SUPPORT OF UNRELATED CHARITABLE OR EDUCATIONAL ENTITIES

3 SECTION:

4 2-6-1: Relationship To City

5 2-6-2: Applications

6 2-6-3: Requirements

7
8 2-6-1: RELATIONSHIP TO CITY:

9 The city may provide both monetary and non-monetary assistance to individuals and
10 entities for the safety, health, prosperity, moral well-being, peace, order, comfort, and
11 convenience of city residents. The city will not become employees, representatives, or
12 agents of any city-supported individual or entity solely by virtue of the city providing
13 assistance. (Ord. 10-08, 2-24-2010; amd. Ord. 20-38, 9-30-2020; Ord. 23-02, 2-22-2023;
14 Ord. 24-19, 4-10-2024)

15
16 2-6-2: PROPOSALS:

17 Individuals and entities may request both monetary and non-monetary city assistance by
18 completing an application obtained from the council office. Interested parties can direct
19 any questions about the application process or requirements for receiving assistance to
20 the council office. (Ord. 10-08, 2-24-2010; amd. Ord. 19-53, 12-11-2019, Effective at 12
21 noon on January 6, 2020; Ord. 20-38, 9-30-2020; Ord. 23-02, 2-22-2023; Ord. 24-19, 4-10-
22 2024)

23
24 2-6-3: REQUIREMENTS:

25 All individuals and entities receiving \$5,000 or more in monetary support shall agree to the
26 following requirements:

27 A. The requesting individual or entity shall permit the city , or an auditor hired by the city,
28 to inspect the individual or entity's system of accounts and other accounting systems and
29 protocols to ensure accuracy and proper safeguarding of public funds.

30 B. The requesting individual or entity shall provide yearly financial reports in a form
31 acceptable by the city council .

32 C. The requesting individual or entity shall explain how the requested assistance will
33 further advance city goals or plans and track the actual advancement of city goals or plans

34 using the requested city assistance. The requestor must also ensure that they use any city
35 assistance only for the purposes stated in the application and the authorizing resolution.

36 D. The requesting individual or entity shall affirm that they have the training and
37 experience needed to manage the proposed activities effectively and efficiently. (Ord. 10-
38 08, 2-24-2010; amd. Ord. 19-53, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord.
39 20-38, 9-30-2020; Ord. 23-02, 2-22-2023; Ord. 24- 19, 4-10-2024)

1 CHAPTER 6

2 CITY SUPPORT OF UNRELATED CHARITABLE OR EDUCATIONAL ENTITIES

3 SECTION:

4 2-6-1: Relationship To City

5 2-6-2: Applications

6 2-6-3: Requirements

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8 2-6-1: RELATIONSHIP TO CITY:

9 The city may provide both monetary and non-monetary assistance to individuals and
10 entities for the safety, health, prosperity, moral well-being, peace, order, comfort, and
11 convenience of city residents. The city will not become employees, representatives, or
12 agents of any city-supported individual or entity solely by virtue of the city providing
13 assistance. (Ord. 10-08, 2-24-2010; amd. Ord. 20-38, 9-30-2020; Ord. 23-02, 2-22-2023;
14 Ord. 24-19, 4-10-2024)

15
16 2-6-2: PROPOSALS:

17 Individuals and entities may request both monetary and non-monetary city assistance by
18 completing an application obtained from the council office. Interested parties can direct
19 any questions about the application process or requirements for receiving assistance to
20 the council office. (Ord. 10-08, 2-24-2010; amd. Ord. 19-53, 12-11-2019, Effective at 12
21 noon on January 6, 2020; Ord. 20-38, 9-30-2020; Ord. 23-02, 2-22-2023; Ord. 24-19, 4-10-
22 2024)

23
24 2-6-3: REQUIREMENTS:

25 All individuals and entities receiving \$5,000 or more in city monetary support shall agree to
26 the following requirements:

27 A. The requesting individual or entity shall permit the city , or an auditor hired by the city,
28 to inspect the individual or entity's system of accounts and other accounting systems and
29 protocols to ensure accuracy and proper safeguarding of public funds.

30 B. The requesting individual or entity shall provide yearly financial reports in a form
31 acceptable by the city council .

32 C. The requesting individual or entity shall explain how the requested assistance will
33 further advance city goals or plans and track the actual advancement of city goals or plans

34 using the requested city assistance. The requestor must also ensure that they use any city
35 assistance only for the purposes stated in the application and the authorizing resolution.

36 D. The requesting individual or entity shall affirm that they have the training and
37 experience needed to manage the proposed activities effectively and efficiently. (Ord. 10-
38 08, 2-24-2010; amd. Ord. 19-53, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord.
39 20-38, 9-30-2020; Ord. 23-02, 2-22-2023; Ord. 24- 19, 4-10-2024)

1 CHAPTER 4

2 WAIVER OF FEES, FINES AND DOUBTFUL ACCOUNTS; COMPROMISE OF CLAIMS BY OR
3 AGAINST THE CITY; NONPROFIT ASSISTANCE

4 SECTION:

5 3-4-1: Allowed Transactions

6 3-4-2: Reports To City Council

7 3-4-3: Fee Waiver Requirements

8
9 3-4-1: ALLOWED TRANSACTIONS:

10 A. Definitions:

11 1. Penalty means a fine, interest added onto a fee, or the forfeiture of goods or services.

12 2. Remit means forgiving penalties, interest, or fines.

13 3. Fee means a requirement to pay for goods or services, as required by the City's
14 Consolidated Fee Schedule.

15 4. Settle means an agreement to pay monies, perform services, or provide goods which
16 may be more or less than the full amount required to make the other party whole.

17 5. Waive means writing off, or not collect fees for city services or goods

18 B. Authorization To Remit, Waive Or Settle:

19 1. The Mayor's Authority: The Mayor may:

20 a. Remit any penalty or fine;

21 b. Settle monetary obligations of the City or owed to the City as established in West
22 Jordan City Code sections 3-2-2 and 9-8-9;

23 c. Rectify an alleged error.

24 2. City Council Authority: The City Council may :

25 a. Waive any fee;

26 b. Write off doubtful or uncollectible accounts, in whole or in part. (Ord. 19-55, 12-11-
27 2019, Effective at 12 noon on January 6, 2020; amd. Ord. 20-38, 9-30-2020; Ord. 23-03, 2-
28 22-2023)

31 3-4-2: REPORTS TO CITY COUNCIL:

32 A. Report Of Doubtful or Uncollectible Accounts: The Mayor or designee shall provide a
33 report of doubtful or uncollectible accounts to the City Council no less than once each fiscal
34 year.

35 1. The report presented to the Council includes:

36 (i) the account holder's name,

37 (ii) (ii) the remaining unpaid balance including interest,

38 (iii) (iii) the length of time the account has been delinquent, and

39 (iv) (iv) the methods that have been used to attempt collection of the delinquent
40 account.

41 2. The City Council, by ordinance, may write off any or all amounts of doubtful or
42 uncollectible accounts.

43 B. Report Of Settled Claims: The Mayor shall provide the Council an annual report of any
44 claims or settlements and the amounts paid or received. The summary shall (i) identify the
45 recipients or participants, and (ii) the dollar amount or value provided to each recipient or
46 participant. (Ord. 19-55, 12-11-2019, Effective at 12 noon on January 6, 2020; amd. Ord.
47 23-03, 2-22-2023)

48 3-4-3: FEE WAIVER REQUIREMENTS:

49 The City Council may waive or partially waive fees as listed in the city's adopted
50 Consolidated Fee Schedule. The requirements for a fee waiver are:

51 A. Complete an application in accordance with section 2-6-2 of the city code.

52 B. The applicant must be a non-profit entity.

53 C. The applicant will be informed of the estimated fees by the council office staff.

54 D. If the estimated fees are greater than \$5,000, the applicant is required to sign the
55 agreement provided by the council office staff.

56 E. A public hearing will be set by the council office pursuant to Utah State Code section
57 10-8-2(1)(a)(v), or successor provision.

1 CHAPTER 4

2 WAIVER OF FEES, FINES AND DOUBTFUL ACCOUNTS; COMPROMISE OF CLAIMS BY OR
3 AGAINST THE CITY; NONPROFIT ASSISTANCE

4 SECTION:

5 3-4-1: Allowed Transactions

6 3-4-2: Reports To City Council

7 3-4-3: Fee Waiver Requirements

8
9 3-4-1: ALLOWED TRANSACTIONS:

10 A. Definitions: ~~For purposes of this chapter, the following definitions shall apply:~~

11 1. ~~1.~~ Penalty means: ~~a~~ A fine ~~and/or~~, interest added onto a ~~service~~ fee, ~~and/or~~ the
12 forfeiture of goods ~~and/or~~ services.

13 2. Remit means ~~to forgive~~ forgiving penalties, interest, or fines.

14 23. Service Fee means: ~~a~~ A requirement to pay ~~money to the City~~ for goods or services
15 ~~rendered~~, as ~~identified~~ required by ~~in~~ the City's ~~Uniform~~ Consolidated Fee Schedule.

16 34. Settle means: ~~AA~~an verbal or written agreement ~~between two (2) or more parties~~
17 ~~to i) pay a certain amount of money, ii) perform a certain amount of services, or iii) provide~~
18 ~~a certain amount of goods, which may be more or less than the full amount required to~~
19 ~~make the other party(ies) whole.~~ monies, perform services, or provide goods to which may
20 be more or less than the full amount required to make the other party whole.

21 45. Waive means: ~~To write~~ writing -off, ~~forgiving~~ or not collect ing, ~~or remit service~~
22 ~~fees or penalties required by the City to be paid before~~ for city services or goods ~~may be~~
23 ~~provided.~~

24 —

25 B. Authorization To Remit, Waive Or Settle:

26 1. The City Mayor's Authority: The ~~City~~ Mayor ~~shall have the authority to~~ may:

27 a. Remit ~~Waive~~ any penalty or fine;

28 b. Settle ~~any~~ monetary obligations of the City or owed to the City as ~~further set forth~~
29 established in West Jordan City Code sections 3-2-2 and 9-8-9;

30 c. Rectify an alleged error.

2. City Council Authority: ~~Subject to Utah Code section 10-8-2 and West Jordan City Code title 2, chapter 6, T~~he City Council ~~may~~ shall have the authority to:

a. Waive any ~~service~~ fee;

~~b. Provide monetary or non-monetary assistance to a nonprofit entity whether or not the city receives consideration in return; and~~

~~e~~b. Write off doubtful ~~and or~~ uncollectible accounts, in whole or in part. (Ord. 19-55, 12-11-2019, Effective at 12 noon on January 6, 2020; amd. Ord. 20-38, 9-30-2020; Ord. 23-03, 2-22-2023)

3-4-2: REPORTS TO CITY COUNCIL:

A. Report Of Doubtful ~~And or~~ Uncollectible Accounts: The Mayor or designee shall provide a report of doubtful ~~and or~~ uncollectible accounts to the City Council no less than once each fiscal year ~~that includes~~.

1. The report presented to the Council includes:

(i) ~~(i)~~ the account holder's name,

(ii) (ii) the remaining unpaid balance including interest,

(iii) (iii) the length of time the account has been delinquent, and

(iv) (iv) the methods that have been used to attempt collection of the delinquent account.

2. ~~Upon presentation of such report, T~~he City Council, ~~by ordinance~~, may write off any or all ~~amounts~~ of ~~the~~ doubtful or uncollectible accounts, ~~in whole or in part~~.

B. Report Of Settled Claims: The Mayor shall provide the Council an annual report of any claims or settlements and the amounts paid or received. The summary shall (i) identify the recipients or participants, and (ii) the dollar amount or value provided to each recipient or participant. (Ord. 19-55, 12-11-2019, Effective at 12 noon on January 6, 2020; amd. Ord. 23-03, 2-22-2023)

3-4-3: FEE WAIVER REQUIREMENTS:

The City Council may waive or partially waive fees as listed in the city's adopted Consolidated Fee Schedule. The requirements for a fee waiver are:

A. Complete an application in accordance with section 2-6-2 of the city code.

B. The applicant must be a non-profit entity.

C. The applicant will be informed of the estimated fees by the council office staff.

65 D. If the estimated fees are greater than \$5,000, the applicant is required to sign the
66 agreement provided by the council office staff.

67 E. A public hearing will be set by the council office pursuant to Utah State Code section
68 10-8-2(1)(a)(v), or successor provision.



REQUEST FOR COUNCIL ACTION

Action: Need Council to Take Action

Meeting Date Requested : 01/27/2026

Presenter: Council Chair Bob Bedore

Deadline of item : 01/27/2026

Applicant:

Department Sponsor: Council Office

Agenda Type: BUSINESS ITEMS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Reconsideration of Ordinance No. 25-62 a Petition from Wagstaff Investments, LLC / Brent Neel to Amend the Future Land Use Map Amendment for 3.73 acres to Neighborhood Commercial and Rezone the Property to SC-1 Zone for a Development Located at 9047 S Copper Dust Lane.

2. EXECUTIVE SUMMARY

Council Member Bedore is requesting reconsideration of Ordinance No. 25-62, which originally failed via a 3:4 vote in the December 16, 2025 City Council Meeting.

[Council Rules](#), consistent with Robert's Rules of Order, allow a member of the prevailing party to move for reconsideration within two meetings of the original action, or upon their return if they were absent and unable to vote at the time of the original action (Council Policies & Procedures – Page 9, Section 203).

Reconsideration allows the Council to reexamine a prior action and determine whether to modify or take different action.

3. TIME SENSITIVITY / URGENCY

Reconsideration is permitted only within two meetings of the original action. As a result, this meeting represents the final opportunity for the Council to consider a motion for reconsideration. After this meeting, the opportunity for reconsideration will expire.

4. FISCAL NOTE

N/A

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

Timeline & Background Information

The Council originally considered this item in the [December 16, 2025 City Council Meeting, with a motion to approve failing via a 3:4 vote.](#)

- The applicant presented a concept plan featuring smaller retail buildings and a gas station, arguing commercial use would better address traffic and safety concerns than high-density housing.

- Specifically, the proposal requested to amend the Future Land Use Map for 3.73 acres at 9047 S Copper Dust Lane from Low-Density Residential to Neighborhood Commercial and rezone the property from R-1-10D (ZC) (single-family residential) to SC-1 (Neighborhood Shopping Center).
- Residents overwhelmingly opposed the rezone, citing impacts on neighborhood character, property values, noise, light pollution, and child safety, while some suggested multifamily housing as an alternative.
- Council members acknowledged the difficulty of the decision, debated land use tradeoffs, and expressed concerns about road alignment and neighborhood impacts.
- Outcome – the motion to approve failed by way of a 3:4 vote.

What You Need to Know – A Plain Language Summary

The Council is being asked to reconsider Ordinance No. 25-62, as detailed above. This item is procedural in nature and while no resolution is necessary, a roll call vote is required.

Rules for reconsideration are determined by [City Council Policies and Procedures](#):

- A motion to reconsider Ordinance 25-62 must be made by a member of the prevailing side.
- A second can be made by any member of the body, whether they originally voted in favor or opposed.
- Discussion of the motion to reconsider.
 - Not discussing Ordinance 25-62 directly, just the motion to reconsider.
 - Discussion topics could reasons for reconsideration but would not include proposed amendments.
 - Proposed amendments could be included AFTER the vote to reconsider, or in a future work meeting.
- Roll call vote.

Possible outcomes:

- If no second is received, the motion fails for lack of a second.
- If fewer than four affirmative votes are cast, the motion fails and Ordinance No. 25-62 remains not adopted, as the motion to approve failed at the December 16, 2025 City Council meeting.
- If the motion to reconsider is approved, the Council may determine next steps. If substantive changes are requested, referral to a work session is recommended for further discussion.

Council's role after reconsideration: **Decide whether to reaffirm or change its previous position.**

- If a motion for reconsideration passes, the original action on December 16th is rescinded and council can discuss next steps.
 - Council may discuss Ordinance No. 25-62 as-is, deliberate alternatives immediately or refer it to a future work session for further in-depth discussion.
- If a motion for reconsideration fails, the original action on December 16 remains intact.

Proposed Concept Plan

Note ***Attachment A - Proposed Concept Plan*** – both parcels are currently zoned R-1-10, and the original application was to rezone both parcels as SC-1. Should the application be reconsidered, the applicant proposes the following revision:

- The west parcel remain zoned as R-1-10 and that it be removed from the legal description for the zone change; and
- The east parcel be rezoned as SC-1 (Commercial), if the majority of the City Council concurs.

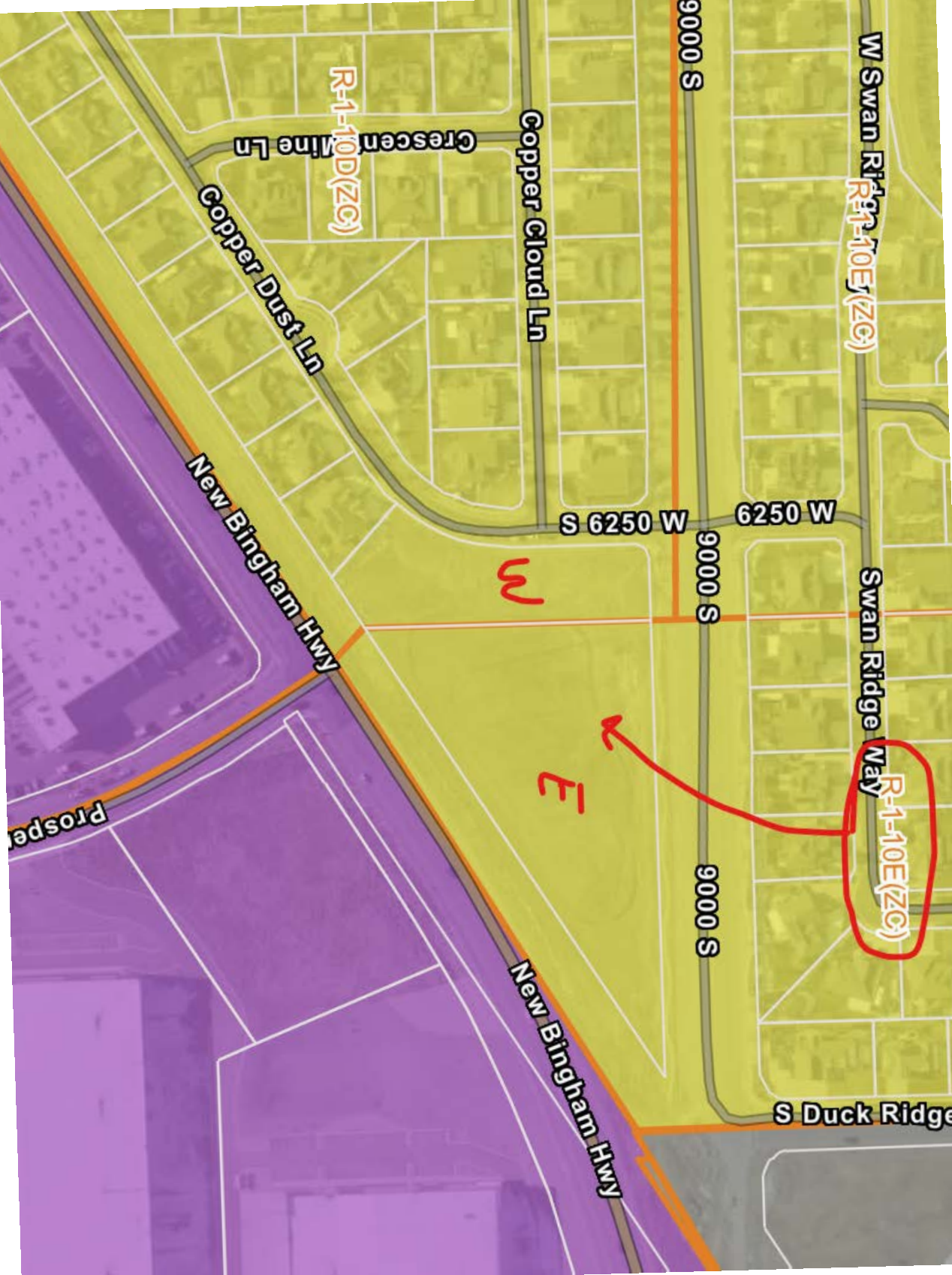
This concept plan is NOT acted upon as part of the reconsideration, has been included for reference and may be discussed in the future by the Council.

7. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Reaffirm the Ordinance as written;
2. Not Approve the Ordinance;
3. Continue the item and refer back to staff for future action;

8. ATTACHMENTS



W Swan Rd
R-1-10E(ZC)

Swan Ridge Way

R-1-10E(ZC)

S Duck Ridge

9000 S

9000 S

9000 S

S 6250 W

6250 W

Copper Cloud Ln

Crescent Mine Ln

R-1-10D(ZC)

Copper Dust Ln

New Bingham Hwy

New Bingham Hwy

Prosper

W

E

1 **Recording Requested By and**
2 **When Recorded Return to:**

3
4 City of West Jordan
5 Attention: City Recorder
6 8000 South Redwood Road
7 West Jordan, Utah 84088
8

9
10 For Recording Purposes Do
11 Not Write Above This Line

12 THE CITY OF WEST JORDAN, UTAH
13 A Municipal Corporation

14 **ORDINANCE NO. 25-62**

15 **AN ORDINANCE FOR APPROXIMATELY 3.73 ACRES OF PROPERTIES LOCATED AT**
16 **APPROXIMATELY 9047 SOUTH COPPER DUST LANE,**
17 **IDENTIFIED AS THE WAGSTAFF INVESTMENTS PROPERTY;**

18 **AMENDING THE GENERAL PLAN LAND USE MAP**
19 **FOR THE WAGSTAFF INVESTMENTS PROPERTY; AND**

20 **AMENDING THE ZONING MAP FOR THE WAGSTAFF INVESTMENTS PROPERTY**
21

22 WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan
23 (“**General Plan**”) in 2023, as amended, which provides for a general plan land use map (“**General Plan**
24 **Land Use Map**”), which is periodically updated; and the City adopted the West Jordan City Code (“**City**
25 **Code**”) in 2009, as amended, which provides for a zoning map for the City (“**Zoning Map**”), which is
26 periodically updated; and

27 WHEREAS, an application was made by **Wagstaff Investments, LLC**, a Utah Limited Liability
28 Company (referred to as “**Applicant**”, “**Property Owner**”, or “**Applicant/Property Owner**”), for
29 approximately 3.73 acres of real property, located at approximately 9047 South Copper Dust Lane and
30 identified as **Assessor’s Parcel Numbers 26-02-304-018 and 26-02-304-019** (collectively referred to as
31 the “**Property**” or “**Wagstaff Investments Property**”), for, in part, a *General Plan Land Use Map*
32 *Amendment* from a Low Density Residential designation to a Neighborhood Commercial designation,
33 and a *Rezone* from an R-1-10D (ZC) Zone (Single-family Residential 10,000 square foot lots, with zoning
34 conditions Zone) to an SC-1 Zone (Neighborhood Shopping Center Zone) (collectively “**Application**”
35 and “**Map Amendments**”); and

36 WHEREAS, on November 25, 2025, the Application was considered by the West Jordan Planning
37 Commission (“**Planning Commission**”), which held a public hearing and made a *positive*
38 recommendation to the West Jordan City Council (“**City Council**”) concerning the Map Amendments,
39 based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

40 WHEREAS, a public hearing was held before the City Council on December 16, 2025 concerning
41 the Map Amendments; and

42 WHEREAS, the City Council has reviewed and considered the Map Amendments; and

43 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest
44 of the public health, safety, and welfare of the residents of the City to approve the Map Amendments.

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NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Map Amendments. For the Property, the *Map Amendments are approved*, with a *General Plan Land Use Map Amendment* from a Low Density Residential designation to a Neighborhood Commercial designation, and a *Rezone* from an R-1-10D (ZC) Zone (Single-family Residential 10,000 square foot lots, with zoning conditions Zone) to an SC-1 Zone (Neighborhood Shopping Center Zone), as per the legal description in “Attachment A”, which is attached hereto.

Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____ DAY OF _____ 2025.

CITY OF WEST JORDAN

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	"YES"	"NO"
Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

(continued on the next page)

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____
Mayor Dirk Burton Date

ATTEST:

Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 25-62.

_____ The Mayor vetoed Ordinance No. 25-62 on _____ and the City Council
timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-62 became effective by operation of law without the Mayor's approval
or disapproval.

Tangee Sloan, MMC, UCC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
_____ day of _____ 2025. The fully executed copy of the ordinance is retained
in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan, MMC, UCC
City Recorder

(Attachment on the following page)

Attachment A to
ORDINANCE NO. 25-62

AN ORDINANCE FOR APPROXIMATELY 3.73 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 9047 SOUTH COPPER DUST LANE,
IDENTIFIED AS THE WAGSTAFF INVESTMENTS PROPERTY;

AMENDING THE GENERAL PLAN LAND USE MAP
FOR THE WAGSTAFF INVESTMENTS PROPERTY; AND

AMENDING THE ZONING MAP FOR THE WAGSTAFF INVESTMENTS PROPERTY

LEGAL DESCRIPTION
PREPARED FOR WAGSTAFF INVESTMENTS PROPERTY:

Lot 152, Copperfield Phase 1; and Lot 35, Duck Creek Sub. Phase 1.



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 12/16/2025

Presenter: Ray McCandless, Senior Planner

Deadline of item :

Applicant: Brent Neel / Wagstaff Development

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 25-62 a Petition from Wagstaff Investments, LLC / Brent Neel to Amend the Future Land Use Map Amendment for 3.73 acres to Neighborhood Commercial and Rezone the Property to SC-1 Zone for a Development Located at 9047 S Copper Dust Lane

2. EXECUTIVE SUMMARY

The Council is being asked to consider a petition from Wagstaff Investments, LLC / Brent Neel to amend the General Plan Future Land Use Map for 3.73 acres from Low Density Residential to Neighborhood Commercial and rezone the property from a R-1-10D (ZC) Zone (Single-family residential 10,000 square foot lots with zoning conditions) to SC-1 Zone (Neighborhood Shopping Center) for a development located at 9047 South Copper Dust Lane.

3. TIME SENSITIVITY / URGENCY

N/A

4. FISCAL NOTE

N/A

5. PLANNING COMMISSION RECOMMENDATION

On November 25, 2025, the Planning Commission voted 5-2 to forward a positive recommendation to the City Council to amend the future land use map from Low Density Residential to Neighborhood Commercial and rezone the property from R-1-10(ZC) to SC-1.

6. ADMINISTRATIVE STAFF ANALYSIS

I. BACKGROUND: This property is located at 9047 S Copper Dust Ln. at the intersection of 9000 South and New Bingham Highway. It is comprised of two parcels of land, a 1.05 ac. parcel and 2.68 ac. parcel for a total of 3.73 acres. The property has a triangular shape and is vacant. The applicant is requesting the rezoning and Future Land Use Map amendment to develop the property as neighborhood commercial sometime in the future.

II. GENERAL INFORMATION & ANALYSIS:

The subject property's existing surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Existing Land Use
North	Low Density Residential	R-1-10E(ZC)	Single-Family Residential
South	Light Industrial (South of New Bingham Hwy.	M-1	Light Industrial
West	Low Density Residential	R-1-10D(ZC)	Single-Family Residential
East	Parks and Open Land/Light Industrial/Professional Office	P-F/P-O/M-1	Ron Wood Park/Copper Hills Youth Center/Light Industrial

The property is currently zoned R-1-10D/E (ZC), (Single-family residential 10,000 square foot minimum lots/zoning conditions). The R-1-10 zoning allows this property to be developed as single-family residential with a minimum 10,000 square foot lot size.

The Copperfield Subdivision is west of this property. The Duck Creek subdivision is to the north. Both are single-family residential subdivisions and are zoned R-1-10.

The applicant presented this request to the City Council for discussion at the Committee of the Whole meeting on October 14, 2025. Council members had differing opinions about the request that are outlined in the attached Committee of the Whole meeting minutes; However, at the end of the discussion, none of the Council members were in support of the request moving forward (Attachment G).

On October 30, 2025, at the recommendation of the City Council, a town hall meeting was held with neighboring residents with the applicant and some Councilmembers. After hearing concerns from the neighbors, the applicant opted to proceed with the request.

Following the town hall meeting, the applicant provided a concept site plan showing two proposed retail buildings along with a new convenience store with a gas pump canopy and automated car wash (Attachment E). The convenience store has a drive through lane and window. The concept plan may change. If the property is rezoned, any future site plan will be reviewed by staff and Planning Commission to assure that land uses, site layout, landscaping, buffering requirements etc. meet all SC-1 zoning and other city requirements and standards.

The intersection of New Bingham Highway and 9000 South will be completely reconfigured so that New Bingham Highway will connect with 9000 South at South Duck Ridge Way. 9000 South will become the major east-west through street. The concept plan shows the anticipated intersection and street alignments.

On November 25, 2025, the Planning Commission in a 5 to 2 vote, made a positive recommendation to the City Council to approve the proposed Future Land Use Map amendment and rezoning as requested by the applicant.

III. FINDINGS OF FACT:

13-7C-6: Amendments to the Land Use Map

Amendments to the general plan, including maps, may be approved by the City Council only if affirmative determinations are made regarding each of the following criteria:

Finding A: The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the current general plan.

Staff Analysis: The applicant is requesting to change the Future Land Use Map designation from Low Density Residential to Neighborhood Commercial to be consistent with the proposed SC-1 zoning.

Significant guiding principles of the 2023 general plan that apply to this request include the following:

Land Use:

“Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.”

The adjoining property to the west and north are designated on the Future Land Use Map as Low Density Single-family Residential. Ron Wood Park is shown as Parks and Open Land. The area South of New Bingham Highway is shown as Light Industrial. The Jones Ranch and Southwest Quadrant areas west of 6400 West will be a mix of land uses as they are developed in the future.

The Future Land Use map shows a commercial node at the intersection of 9000 South and the Mountain View Corridor which is approximately ½ mile east of this property. There is currently an automotive sales business and a Maverik convenience store east of the Mountain View Corridor. Other commercial uses will be developed at this intersection in the future. About a mile to the west, on the north side of the intersection at 9000 South and U-111 is an undeveloped area that is designated as Community Commercial. The subject property lies between these two commercial nodes. From a regional perspective, there are or will be other commercial areas near this area; However, this site would not only serve local through-traffic but provide convenient services and possibly some employment opportunities to residents in adjoining neighborhoods.

Developing the site as low density residential by keeping the property zoned as is would protect existing residential land uses and minimize impacts to existing neighborhoods; However, these new homes would likely be exposed to noise from New Bingham Highway and 9000 South and to any negative effects generated by light industrial uses to the south. Commercial uses are generally less affected by noise and more intensive land uses.

If zoned SC-1, protection of existing neighborhoods such as buffering, traffic impacts, lighting etc. will be evaluated during the site plan review and Planning Commission approval processes sometime in the future.

“The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed”

The adopted Future Land Use Map shows this property as Low Density Residential which is compatible with the adjoining low-density residential to the north and west as it is the same use.

The applicant has indicated that commercial development would make more sense at this location as the property is irregularly shaped, only 3 acres in size and is between two arterial streets which would be noisy. The applicant is also aware of the potential negative impacts commercial development can have on residential property such as lighting, noise etc. and has indicated they are willing to mitigate these concerns through site design, building placement/orientation, parking layout, landscape setbacks, fencing/screening, access etc. Following the town hall meeting, the property owner sent a letter to residents in the area further explaining the proposed use and reasons supporting changing the zoning to commercial (Attachment F).

Housing:

“Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future”

The development of additional single-family homes on the subject property would be consistent with this goal.

Economic Development:

“Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan”

“Encourage the creation of planned commercial centers that provide the services and amenities residents need, and which reduce the need for extra or lengthy vehicle trips”

“Diversify and strengthen the employment and tax base in the City of West Jordan”

Developing the property as commercial could help reduce the need for extra vehicle trips as it would serve the adjoining neighborhoods. It would also strengthen employment and tax base in the city.

Staff Opinion: The City Council will need to determine if proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan. The burden of proof on why the General Plan should be changed is on the developer.

Finding B: *The development pattern contained in the current general plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;*

Staff Analysis: In considering this request, the City Council will need to determine if the Future Land Use Map does not provide sufficient optional sites for commercial uses needed to support other land uses in the surrounding area.

As noted in Finding A, although the Future Land Use Map provides optional sites for commercial development, the adjoining residential area may benefit from the additional neighborhood-related commercial uses the SC-1 zone would provide; However, if the property remains zoned residential, the adjoining neighborhoods may also benefit from the buffering the new homes would provide from New Bingham Highway and industrial uses to the south.

Staff Opinion: Although the Future Land Use Map provides appropriate optional sites for commercial development within reasonable proximity to this location, the neighboring residential areas may benefit from the additional commercial uses at this site.

Finding C: *The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.*

Staff Analysis: The City Council will need to determine if the proposed Neighborhood Commercial land use designation or, leaving the property designated as Low Density Residential is in the best interests of the City and compatible with other land uses in the area.

The existing residential land use designation is compatible with the adjoining residential development to the north and west but not so much with the light industrial land uses to the south, across New Bingham Highway or with New Bingham Highway itself due to the traffic noise.

Commercial land uses next to residential uses are relatively common throughout the city. The building placement, parking, setback requirements and required landscape setback can help buffer residential uses from other land uses *provided that the site is properly designed*. Site plan approval will occur at a later time and the site plan will be required to be reviewed by the Design Review Committee and approved by the Planning Commission.

Staff Opinion: Although the existing single-family residential is compatible with existing residential development, the Neighborhood Commercial designation is more compatible with the light industrial land uses to the south and is less affected by noise. Staff is of the opinion that negative impacts to adjoining residential uses can be mitigated through proper site design.

Finding D: *The proposed amendment constitutes an overall improvement to the adopted general plan future land use map and is not solely for the good or benefit of a particular person.*

Staff Analysis: In reviewing this request, the City Council will need to determine if the request to amend the future land use map and rezoning the property to SC-1 is an overall improvement to the general plan and in the best interest of the City. Below is a list of pros and cons to consider for both options:

No Change: Keep the Future Land Use Map designation and zoning as is and develop the property as single-family residential:

- Developing the property as single-family residential is consistent with the Copperfield Subdivision to the east and Duck Creek subdivision to the north. It will improve the triangular area between 9000 South and New Bingham Highway.
- A second access on 9000 South may or may not be required for emergency vehicle access.
- The property is located at the intersection of two major arterial streets which would likely be noisy. It may or may not be difficult to market.
- May provide existing residents with some additional buffering yet creates additional land uses issues such as noise and more homes near industrial uses.
- Will complete the 6250 West streetscape.

Change the Future Land Use Map to Neighborhood Commercial and Rezone the Property to SC-1

- Street noise is not as much of a concern for commercial development.
- Light trespass - A photometric plan is required as part of the site plan review submittal demonstrating no more than 1.0 foot-candle at property line. This should not be a concern and will be addressed with site plan review.
- Access may or may not be allowed directly onto New Bingham Highway but 9000 South.
- Improvements on 6250 West will be completed.
- Perhaps offer some employment for nearby residents.
- Provide some additional and convenient commercial services between 4000 West and U-111 that will serve local residents.
- Provides buffering from industrial uses to the south.

Staff Opinion: In staff's view, either option can be appropriate for the property, but staff favors rezoning the property to SC-1 as impacts from commercial uses can be mitigated through the site plan review process and commercial uses are less affected by noise and adjacent industrial uses and would be an overall improvement to the general plan.

Finding E: *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities than would otherwise be needed without the proposed change; and*

Staff Analysis: Both options are compatible with the established land use pattern in the area. Utility, road, storm water and traffic improvement plans will need to be developed to demonstrate that the site can be adequately serviced.

Staff Opinion: Either rezoning the property or leaving it as is will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

Finding F: *The proposed amendment is consistent with other adopted plans, codes and ordinances.*

Staff Analysis: Any future development will be reviewed against applicable City Code requirements and standards when preliminary subdivision applications and/or site plans are submitted for review.

Staff Opinion: Either option is or will be consistent with other adopted plans, codes and ordinances.

Section 13-7D-7(A): Amendments to the Zoning Map

Prior to approving an amendment to the Zoning Map, the City Council shall make the following findings:

Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted general plan and future land use map;*

Staff Analysis: This is addressed in Finding A in the Future Land Use Map Amendment section.

Staff Opinion: The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.

Criteria 2: *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties;*

Staff Analysis: This is discussed in Finding C in the Land Use Map Amendment section.

Staff Opinion: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: *The proposed amendment protects the public health, safety and general welfare of the citizens of the city;*

Staff Analysis: The change of zoning will not harm the public health, safety or welfare of the city as a whole. The change of zoning will not change emergency service response

efforts.

Staff Opinion: The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.

Criteria 4: *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways; and*

Staff Analysis: Significant improvements may need to be made to utility infrastructure to support this project, particularly with regard to storm drain, sanitary sewer and water service as noted in the Utilities Department comments.

Utilities Comments:

1. The lot in question appears to be 3.73 total acres presently zoned R-1-10D (ZC). This yields 11 ERC for water use and sewer use. If the proposed development is to exceed that water use or sewer use as defined in the current Master Plans, then an Adequate Public Facilities checklist B may be required. Please declare what the intended level of water and sewer use is contemplated for the site. Include landscape water use as well.
2. With the intended re-alignment of New Bingham Highway under consideration, there are existing major water, sewer, and storm drain facilities that may be relocated. If they are relocated, new property may become available for use with this application. Consideration should be given to the issues (the relocation of utilities, property exchanges or acquisitions, and access locations) that this project and the City relocation project may cause.
3. Show all proposed connection points to City utility systems on the site plan. Keep in mind these locations may change with the City roadway modifications.

Engineering Comments:

1. Commercial access to the residential area may be restricted, and/or unpopular with nearby residents.
2. Access at 9000 South would need to be right-in-right-out.
3. There is a possibility that when the City realigns New Bingham Highway, some additional property could be available to deed over to this site. This should be considered and should be further discussed as more information becomes available.

Fire Comments:

1. Provide a Building Code analysis that includes total square footage (all floors and mezzanines) and construction type. This information is needed to determine fire flow, flow duration, and number of hydrants needed for the project.
2. Show the two closest existing fire hydrants and their distance to the property line. Because of the car count and roadway width, only hydrants on the north side of New Bingham Highway and the south side of 9000 s. may be counted.

3. Minimum turn radii through the parking lot must be 30 feet inside and 50 feet outside. Verify with a 50' design vehicle.
4. **Staff Opinion:** Significant connections/improvements to the City's storm drain, sewer and water utility systems may be required to develop this property as requested.

Criteria 5: *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Staff Analysis: The property is located in the T15 Year Groundwater Protection Zone. All proposed land uses will be subject to meeting the requirements and standards of Article F, Drinking Water Source Protection Overlay Zone and any other applicable overlay zone. A gasoline service station as shown on the concept plan requires conditional use permit approval.

Staff Opinion: Proposed land uses are subject to meeting all requirements of City Code, Article F. Drinking Water Source Protection Overlay Zones and any other applicable overlay zone.

Criteria 6: *An amendment to the zoning map regarding changing or removing any existing overlay zoning district designation, or part of such existing district designation, may be recommended for approval by the planning commission to the city council only if affirmative determinations are made regarding each of the following additional criteria:*

- a. The changing or removing of the existing overlay zoning district will not create or exacerbate one or more nonconforming (or noncomplying) uses or structures;*
- b. Properties and structures within the existing overlay zoning district will not be significantly negatively affected by a restriction or change of use or uses;*
- c. Properties and structures within the existing overlay zoning district will not be significantly negatively affected by lessened or changed design standards; and*
- d. The design and layout of the properties and structures within the existing overlay zoning district will maintain the same or higher level of (i) functionality and (ii) compliance with applicable regulations.*

Staff Analysis: The requested action does not change or remove any existing overlay zoning district designation.

Staff Opinion: This criteria does not apply.

7. MAYOR RECOMMENDATION

N/A

8. COUNCIL STAFF ANALYSIS

Timeline & Background Information

The Council initially discussed this item in the [October 14, 2025, Committee of the Whole Meeting](#):

- Council Members expressed mixed views: some worried about impacts on nearby homes, traffic safety, and property values, while others saw potential for commercial use as a buffer between residential and industrial areas. The developer indicated flexibility in design, including possible buffers and visual barriers, but emphasized the need for return on investment.
- Council Members debated whether commercial development was appropriate at the site. Some, like Council Member Green, argued the FLUM should remain residential given no substantial changes in the area, while others, like Council Member Lamb, felt additional residential would contradict past Council concerns about the neighborhood's layout. Suggestions included waiting until the completion of the 9000 South project to assess traffic impacts, considering medium-density housing, or allowing low-impact commercial uses that would serve the neighborhood without disrupting quality of life. The developer acknowledged residents' concerns and offered to explore design solutions, but staff clarified that rezoning could not be conditioned on specific uses.
- Ultimately, no Council Member supported moving forward with the current request. Chair Whitelock and several members favored deferring consideration until after the 9000 South project was complete, while others encouraged the developer to return with a proposal more compatible with the existing FLUM designation and neighborhood context. The supported outcome was to hold off on rezoning and request that the developer engage residents through a neighborhood meeting before bringing back a revised plan.

Additional Information & Analysis

The Council is being asked to take formal action on whether a 3.73-acre parcel at Copper Dust Lane should shift from low-density residential to neighborhood commercial. This request comes after a Planning Commission recommendation in favor (5–2 vote) and a town hall meeting where residents expressed concerns but the applicant chose to proceed. Council's role is to weigh whether the proposed SC-1 zoning represents an overall improvement to the General Plan, balancing neighborhood compatibility with economic development opportunities.

The tradeoffs are clear: retaining residential zoning would preserve consistency with the Copperfield and Duck Creek subdivisions, but new homes would face noise and adjacency issues from nearby arterials and industrial uses. Rezoning to SC-1 could introduce convenient services and modest employment opportunities, while also buffering residential areas from industrial activity to the south. Neighboring cities such as Herriman and Riverton have allowed small commercial nodes at arterial intersections to serve local traffic, often requiring enhanced landscaping, lighting controls, and access management to mitigate impacts. Council may wish to consider whether similar conditions could address residents' concerns here. Stakeholders not directly mentioned include nearby homeowners who value neighborhood character, as well as potential small business operators who could benefit from a new commercial site.

Ultimately, the decision hinges on whether Council believes this location is better suited to absorb commercial activity than additional housing, given its triangular shape, arterial frontage, and proximity to industrial uses.

Guiding Principles from the General Plan

- **URBAN DESIGN**

- Strengthen the identity and image of the City of West Jordan.
- Support neighborhoods and developments of character.
- **LAND USE**
 - Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole.
 - Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
 - The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed.
 - Land use designs must promote quality of life, safety, and good urban design.
- **HOUSING**
 - Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.
 - Place high density projects near infrastructure which exists to sustain the increased density.
 - Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

10. ATTACHMENTS

Ordinance No. 25-62

Attachment A – Vicinity Map

Attachment B – Future Land Use Map (Existing)

Attachment C- Future Land Use Map (Proposed)

Attachment D – Zoning Map

Attachment E – Concept Site Plan

Attachment F – Letter to Neighbors

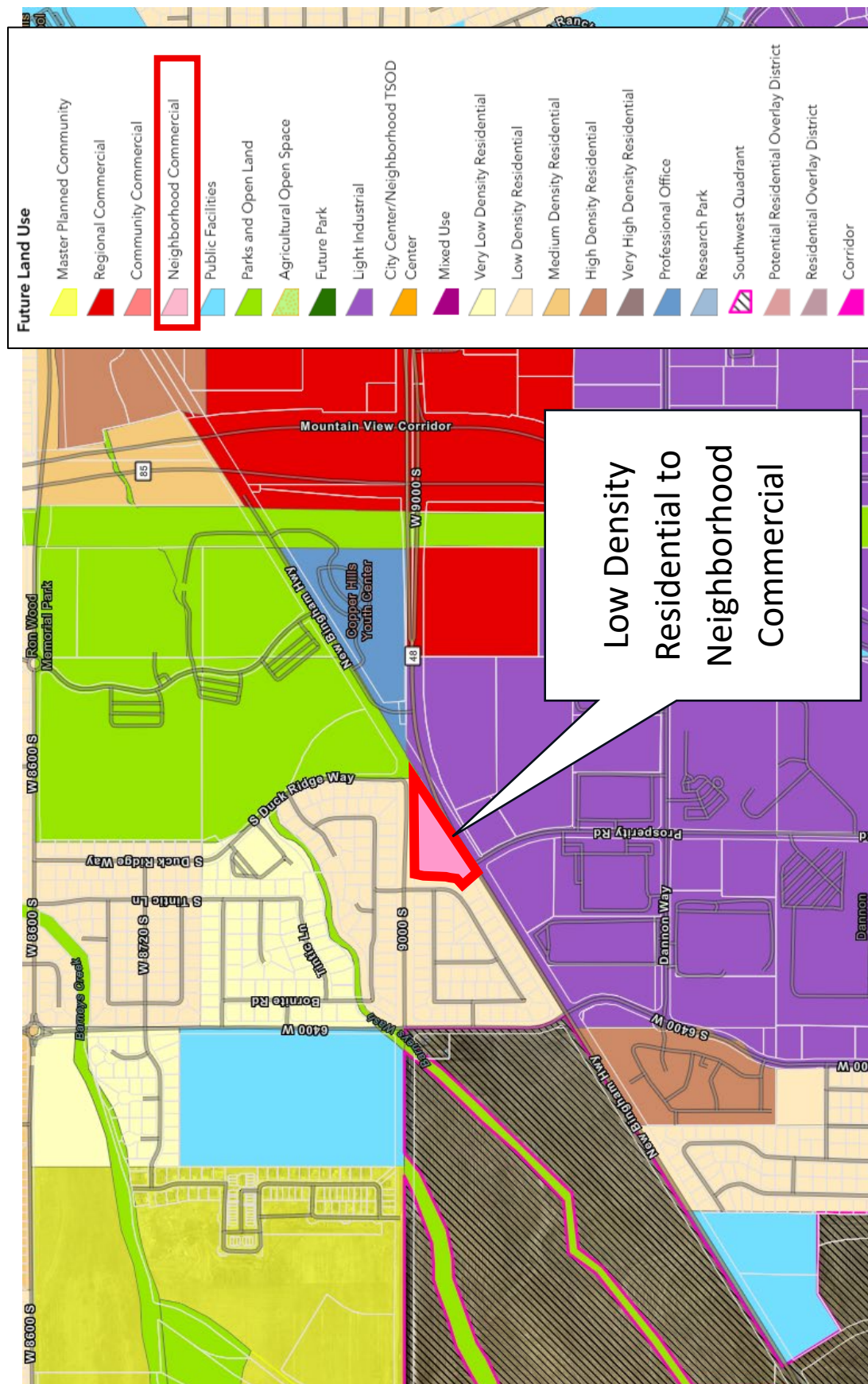
Attachment G – Council Committee of the Whole Meeting Minutes

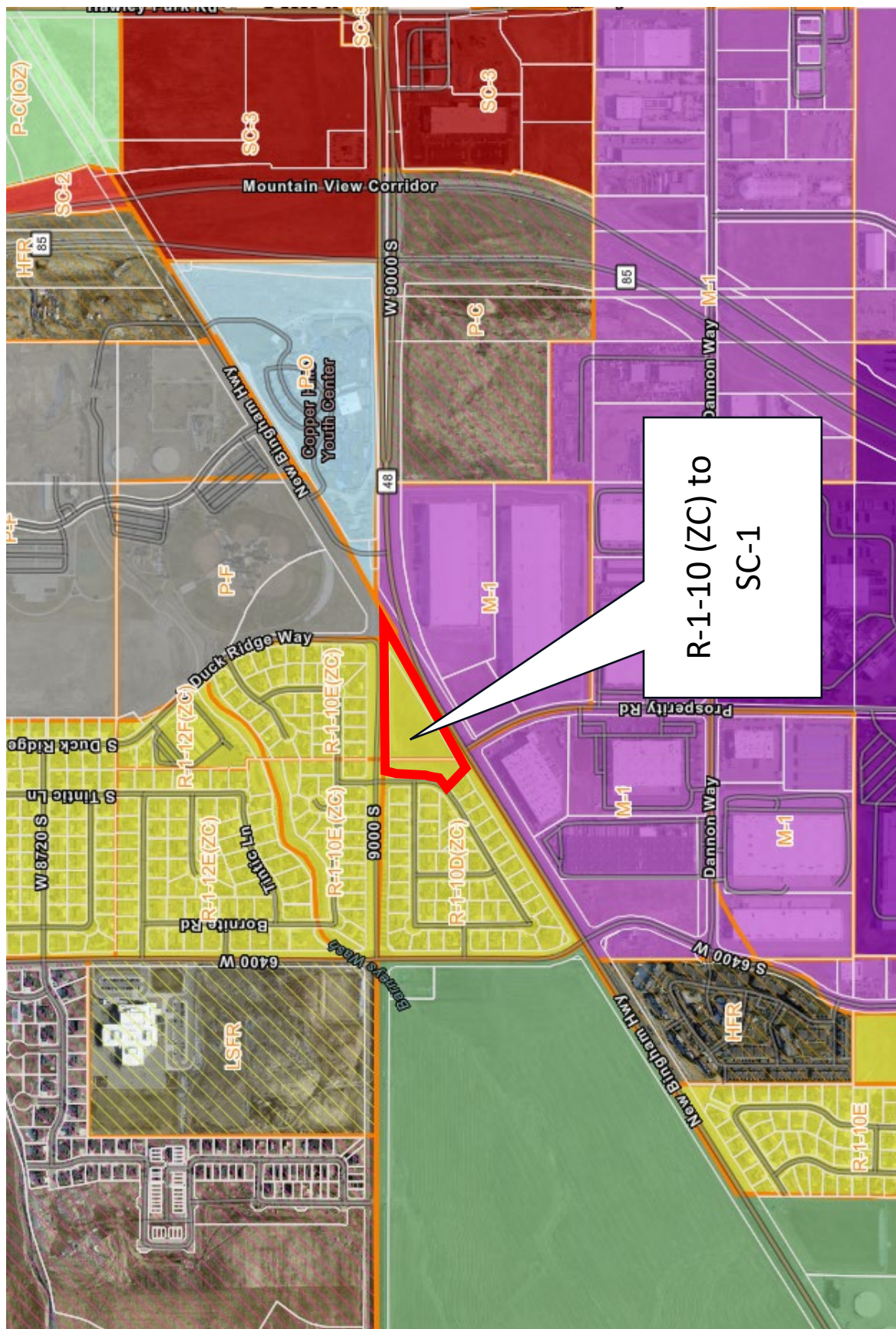
Attachment H – Planning Commission Meeting Minutes



Vicinity Map

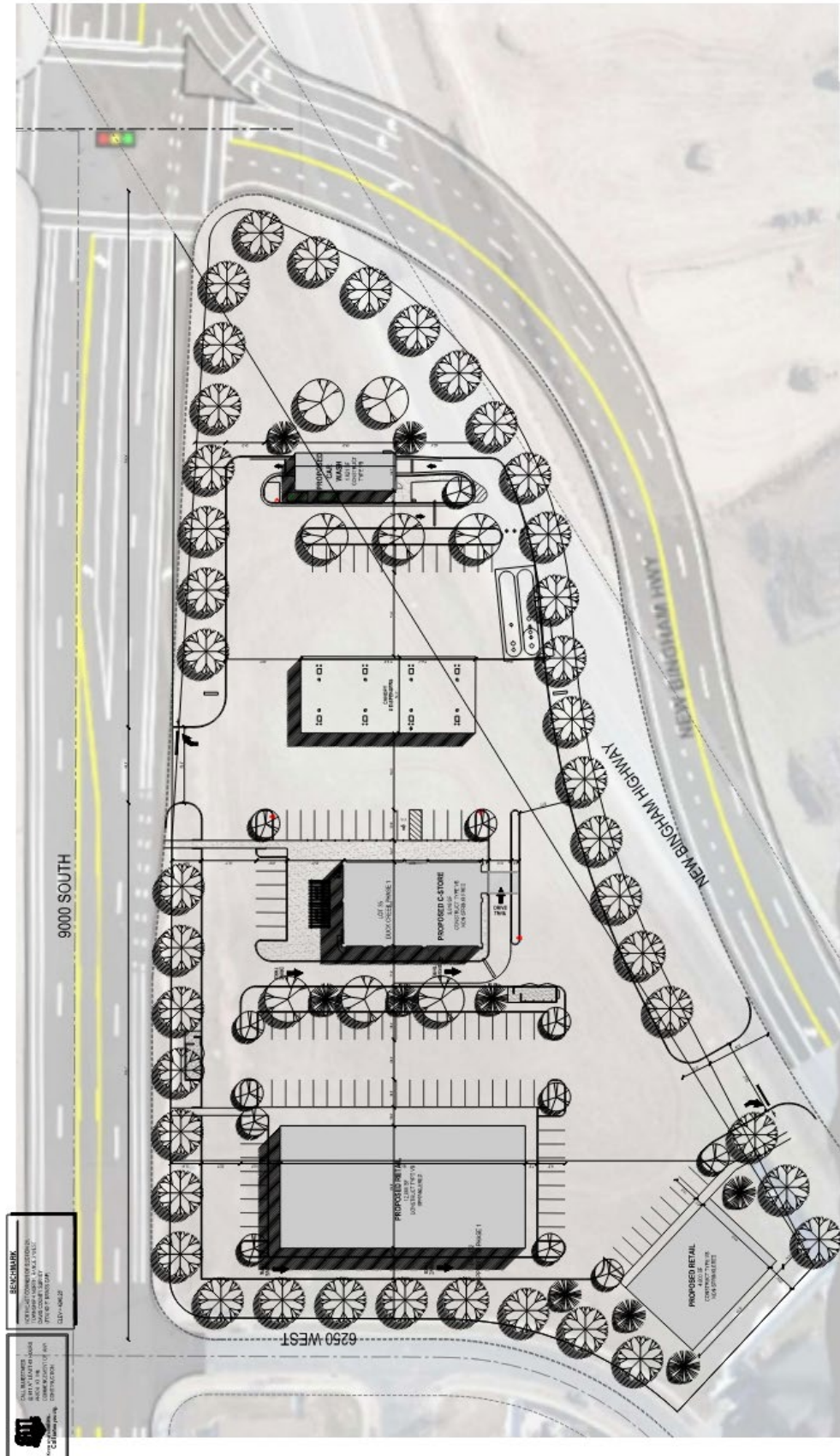
Attachment A





Zoning Map

Attachment D



Attachment E

Concept Site Plan



November 10, 2025

Joe Colosimo
Catholic Diocese Salt Lake City
27 C Street
Salt Lake City, Utah 840103
801-556-3320

Dear Neighbor

My name is Joe Colosimo and I work for the Catholic Diocese of Salt Lake. I'm sure you know the church owns the parcel sandwiched between 9000 South and New Bingham Highway and we are your neighbor. We are currently trying to sell the piece to Wagstaff Investments. Over the past 30 years, since we acquired the parcel, our Church Modeling has changed and we have become more of a destination church verses a neighborhood church due to the lack of priests to run the parishes. Our new model is to build bigger churches to accommodate more parishioners on bigger pieces of ground to handle the parking needs.

Through a study, we have realized we need a church 25 block south of this location and are currently working with the Daybreak Development to acquire a piece. Part of that acquisition is the sale of this piece. We have received an attractive offer from Wagstaff investments that will help us accomplish that goal.

We recently had a town hall with the neighbors and they really focused on how poorly the city has handled the developing of the road network and the island neighborhood feels like the city has abandoned them. There seemed to be a lot of confusion on the new road layout. I have included a copy of the layout I received from Nate Nelson the city engineer. He indicated they have completed the environmental studies and will complete design and acquisition in 2026 and start road construction some time in 2027. (Road Layout)

In the meeting I indicated in our efforts to sell we had reached out to a couple of trusted parishioners that were home builders about buying the piece and they indicated that they felt it was not a good R-1-10 property. A neighbor, who is a real estate agent, felt like that was not a big enough sample size and someone mentioned that Edge Homes would buy it. I have attached a letter from, Steve Maddox CEO of Edge Homes, where he assesses the viability of it being a residential development. (See the attached Letter)

We currently have an offer from Wagstaff Investments who want to do a quality Commercial development. They plan to include one of their C-stores, a gas island, car wash and a small strip center. (See the attached site plan)

Letter to Neighbors

Attachment F

A concern was raised that a potential tenant could be a vape store. I spoke with Larry Gardner, West Jordan City Planner, and he indicated that West Jordan has its allotted vape stores and one would not be allowed in the center.

Though the meeting started as referendum on the handling of the road network we did receive some good feedback from neighbors that stayed after to visit and ask questions. It was mentioned how that subdivision has been open ended on the east side since the church has owned the parcel. It was asked would Wagstaff finish the east edge of the current subdivision. Wagstaff shows a six- foot wall set back 25-30 feet from Copper Dust drive with landscaping between the wall and the edge of the road. They feel this will finish that edge of the subdivision. All commercial traffic will be left to travel on 9000 South and New Bingham Highway.

We ask for you to consider that if a zone change is denied in December, it is inevitable that a new zone change application will come next year by a new buyer. As a matter of fact, as of the date of this letter we have already been contacted by a potential new buyer wanting to present a backup offer on the piece. Is there any value in dealing with Wagstaff, a reputable commercial developer, now to make a quality development and not have to track development applications for the foreseeable future.

I would love to discuss this more with you either by phone or in person. Do not hesitate to call me at 801-556-3320

Sincerely



Joe Colosimo

Catholic Diocese of Salt Lake City.

Letter to Neighbors

Attachment F

November 5, 2025

Catholic Diocese of Salt Lake City
Attn: Mr. Joe Colosimo
Email: colosimo.joe2000@gmail.com

Re: Salt Lake County Tax Parcels 26-02-304-019 & -018

Dear Mr. Colosimo:

Thank you for providing EDGEhomes with the opportunity to submit an offer to purchase the above-referenced tax parcels (depicted in the image below) with a combined size of 3.73 acres located between 9000 South and New Bingham Highway (approximately 6200 West) (collectively, the "Property").



As you know, the Property's current zoning is R-1-10, which requires single-family detached homes on building lots of at least 10,000 square feet. Although EDGEhomes is actively seeking to acquire additional land in this general location to construct new residential communities, we must respectfully decline to submit a purchase offer at this time.

Given the Property's relatively small size and unique shape, combined with its proximity to high-traffic roadways, we do not believe single-family homes on 10,000 square-foot lots would be well received by the homebuyer market. We would be more interested in acquiring this site if West Jordan City were willing to rezone the Property to allow for high-density multifamily housing (e.g., condominium buildings or apartments) with at least sixty (60) or more housing units. In all candor, however, the Property appears more suitable for commercial or industrial development.



Letter to Neighbors

Attachment F



Please let us know if you come across other land purchase opportunities that might be a better fit for our new residential communities.

Sincerely,

EDGE HOMES OF UTAH, LLC


Steven Maddox, CEO

cc: Paxton Guymon, General Counsel
Jed Stewart, VP of Land Acquisition

Attachment F Letter to Neighbors

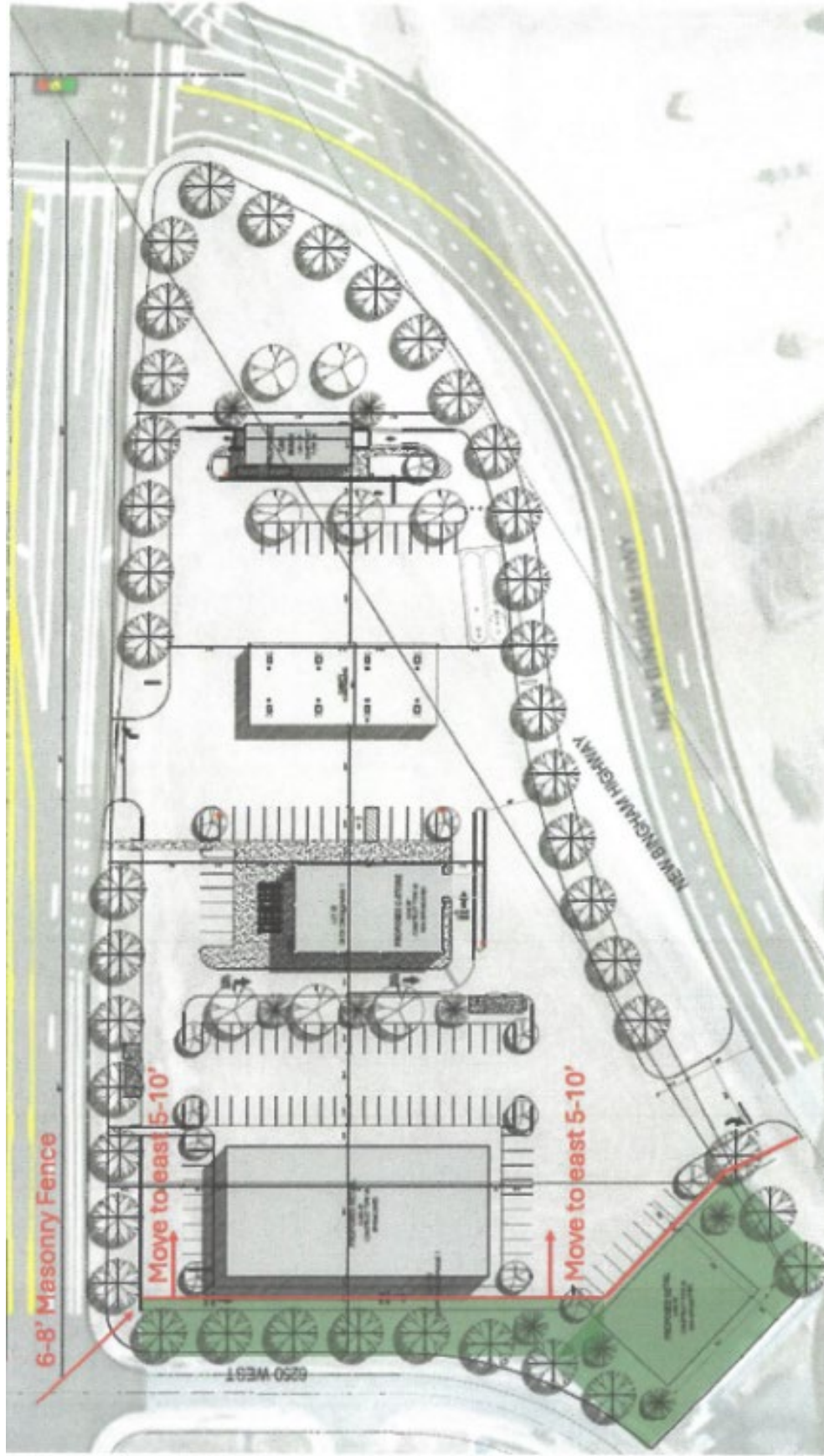
PROPOSED IMPROVEMENTS

The proposed project will realign and reconstruct the intersection of 9000 South & New Bingham Highway, converting the current two-leg intersection into a signalized four-leg intersection.

Planned Improvements Include:

- New traffic signals for all directions of travel
- New curb, gutter, sidewalk, pedestrian access ramps, and crosswalks
- New pavement markings and roadway signage
- A controlled right-turn lane for eastbound traffic on 9000 South
- Drainage system upgrades
- Minor utility modifications





Attachment F Letter to Neighbors

said the regulations were meant to provide transparency, and help consumers know where animals were coming from.

Staff asked how they would verify proof of license for breeders. Council Member Bloom believed there was a database of licensed breeders.

A majority of the Council indicated support for allowing input from Amy Motta with Bailing out Benji. Council Member Shelton asked Ms. Motta if she knew of any licensed breeders that she would categorize as “puppy mills.” Ms. Motta responded there were, and stated that requiring animals to be sourced from USDA licensed breeders would not really help the situation. She said USDA licensing only included subsistence requirements.

Council Member Shelton believed the regulations would need to be similar to those adopted by Sandy City if the Council wanted to make a difference. Council Member Lamb said adopting such regulations would prevent any other pet stores from opening in West Jordan. Council Member Shelton expressed concern with effectively creating a pet store monopoly in the City but he wanted to protect animals and consumers.

Council Member Lamb commented that he would be fine adopting regulations similar to Sandy City, but did not believe the regulations would solve the current puppy store problem. Council Member Bloom felt the regulations would be a tangible step. Vice Chair Bedore added that regulations would send a message and expressed support for adopting something like Sandy City.

Council Member Jacob did not agree with adopting requirements for a specific type of business, that other businesses would not have to adhere to. He did not agree with unfairly singling out specific businesses.

Council Members Bloom, Shelton, Bedore, and Jacob indicated support for mirroring Sandy City regulations. Chair Whitelock pointed out that she did not like Sandy City’s regulations. She suggested staff work with Council Members Bloom and Bedore to draft proposed language to bring back to the Committee of the Whole for consideration. A majority of the Council indicated support.

b. Discussion on Wagstaff Investments, LLC Request to Amend the Future Land Use Map and Rezone Property Located at 6205 W 9000 S to SC-1 for a Commercial Development

Senior Planner Ray McCandless presented a request to amend the Future Land Use Map (FLUM) from Low Density Residential to Neighborhood Commercial, and request to rezone the subject property from R 1-10(ZC) to SC-1. Mr. McCandless asked the Council if they felt the proposal was appropriate for the property.

Chair Whitelock mentioned that residents had expressed opposition, and she was not convinced the property was a great spot for commercial. She asked for clarification regarding the type of commercial being proposed. Mr. McCandless showed a concept plan for commercial on the property. Council Member Bloom shared resident concerns for traffic and safety on Copper Cloud Lane. Mr. McCandless stated that the primary traffic

concern would probably be on 6250 West. Brent Neel, a representative of Wagstaff Investments, said a traffic study had been performed by Hales Engineering.

Council Member Green noted a Holiday Oil logo on the concept plan, and asked if the development was planned to be a gas station. Mr. Neel said Wagstaff Investments owned all the land for Holiday Oil, but also had industrial warehouses, retail, and strip malls. He said the end use for the property was not yet determined.

Council Member Green agreed with Chair Whitelock that many residents did not want the proposed commercial in their neighborhood. He believed it made sense to keep the property residential on the FLUM, because there had not been substantial change on or around the property. He said the FLUM designation had been set with the knowledge that 9000 South would eventually go through. Council Member Green expressed the opinion there were plenty of commercial spaces between Mountain View and U-111. He was not willing to approve three acres of concrete in the current residents' backyards.

Council Member Lamb emphasized that Council often commented how the residential in the pie-shaped neighborhood shown should never have been built, which he felt was evidence that additional residential should not be developed on the subject property. Council Member Lamb expressed the opinion that putting more homes on the subject property would be going against what the Council had said for the last eight years. He believed the property needed commercial that would work, but did not believe the commercial should directly access neighboring residential.

Council Member Bloom had underlying concerns about traffic, visual clutter, lighting, and downgraded property values and felt those issues needed to be addressed. The Council discussed potential uses for the property. Chair Whitelock believed from her experience that residential on both the north and west sides of the subject property would be impacted by the proposed commercial. She expressed the opinion that homes on the subject property would sell, and did not think it would be fair to current residents to allow commercial at that location.

Council Member Bloom asked if it would be possible to defer consideration until six months after completion of 9000 South to measure actual traffic flow. Council Member Green believed completion of the 9000 South project may take another three or four years. Council Member Jacob expressed the opinion that some commercial uses may be a good buffer between existing residential and industrial. He believed a gas station would be lower impact than a strip mall. He suggested a medium density residential product like town homes could also be a good buffer.

Council Member Green said he might not be against low-impact commercial that would enhance the walkability of the neighborhood, and referred to a commercial strip in front of City Hall with frozen yogurt and cupcake stores. He would not want something that would be open 24 hours per day. Council Member Bloom liked the idea of commercial that would serve the neighborhood. Council Member Lamb noted that the Holiday near his home closed at 11 pm.

Mr. Neel said Wagstaff Investments would need to plan development for the best use of the property and the best return on investment (ROI). Council Member Bloom wanted to make sure there was a balance between ROI and protecting quality of life.

Mr. Neel said Wagstaff would prefer as many accesses as possible but asked if eliminating the proposed west access to the neighborhood and replacing with a masonry fence and trees would be sufficient buffer. Council Member Jacob felt providing visual blockage would be sufficient. Council Member Lamb would only consider commercial with a buffer and no access to the neighborhood. A representative of Wagstaff said they wanted the neighbors to be happy with the development, and residents often objected to a development project initially, but accepted and were happy with it after completion. He said there were many things that could be done to create a good transition.

Community Development Director Scott Langford commented that a rezone could not be approved conditionally regarding use. Permitted uses in the SC-1 Zone were already established by ordinance. Mr. Langford added that the developer would have a right to access from a public street per current ordinances, including access to the existing neighborhood street.

Council Member Green was not in favor of changing the FLUM. Council Members Bloom and Jacob felt torn. Council Member Bloom repeated her suggestion to wait until six months after completion of the 9000 South project. Chair Whitelock agreed. Staff said construction on the 9000 South project was scheduled to begin in 2027. Council Member Green had not seen evidence that the FLUM should be changed. Council Member Shelton did not believe any developer in the current market would put R-1-10 on the subject property.

Chair Whitelock pointed out the property was currently owned by the Catholic Diocese. She commented that property tax was not an issue for a church and did not anticipate the property owner would have a problem with a request from the Council to wait for the betterment of the community.

Council Member Green speculated that perhaps R-1-8 or the Integrated Housing Ordinance would be a better fit for the property. He encouraged the developer to bring back a proposal that fit within the current FLUM designation.

Responding to a question from Council Member Bloom, Mr. Neel said development on the property would not begin until the 9000 South project was completed, but purchase of the land would ideally occur sooner. Council Member Bloom said the residents had not seemed opposed to development, but had wanted evidence that development would be safe and compatible.

No member of the Council indicated support for the current request moving forward. Chair Whitelock said the Council would be more supportive of something that would fit better with existing residential. Chair Whitelock suggested the developer hold a neighborhood meeting.

4. Terraine Pool Complex; 7173 W. Hikers Pass Drive; Preliminary Site Plan and Preliminary Subdivision Plat (1 lot on .714 acres); PCH Zone; Third Cadence LLC/Gary Langston (applicant) [#34878, 34879; parcel 20-27-100-009]

Gary Langston, applicant, said this is the first of two required pool sites for the Terraine development and serves the middle to southern area. The building is oriented to be opposite of the Bistro and Community Hall. The architecture is similar to those buildings with concrete, steel, and wood. Parking is intended to be on-street and there is angled parking and a drop off zone. The facility will be open generally from Memorial Day to Labor Day. The site is also connected to the trail system. There will be higher density residential to the east in the future.

Ray McCandless explained that the approvals include a site plan and a subdivision plat.

Based on the analysis and findings contained in the report, staff recommended that the Planning Commission approve the Preliminary Site Plan and Preliminary Subdivision Plat (1 lot on .714 acres) for the Terraine Pool Complex located at 7173 West Hikers Pass Drive in a PCH zone, with the conditions and requirements of approval listed in this report.

Conditions and Requirements of Approval:

1. Per City Code, Section 13-7B-5: Expiration of Approved Site Plans: An approved preliminary site plan shall remain valid for one year following the date of the approval.
2. The preliminary site plan shall comply with all applicable City Department and City Code requirements.
3. Expiration of preliminary and final subdivision approvals are subject to the standards listed in City Code, Section 14-13-8 Expiration of Subdivision Approval.

Jay Thomas opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: Emily Gonzalez moved to approve the Preliminary Site Plan and Preliminary Subdivision Plat for Terraine Pool Complex located at 7173 West Hikers Pass Drive with the conditions and requirements of approval as listed in the report. The motion was seconded by Jimmy Anderson and passed 7-0 in favor.

5. Wagstaff Investments; 9047 South Copper Dust Lane; Recommendation to the City Council for a Future Land Use Map Amendment for 3.73 acres from Low Density Residential to Neighborhood Commercial and Rezone from R-1-10D (ZC) (Single-family residential 10,000 square foot lots with zoning conditions) Zone to SC-1 (Neighborhood Shopping Center) Zone; Wagstaff Investments, LLC/Brent Neil (applicant) [#34983, 34984; parcels 26-02-304-018, 019]

Brent Neil, applicant, said they had been in communications with the Catholic Church for 1-2 years but now with the realignment of 9000 South and connection to Bacchus Highway they felt it was a great place for commercial uses. He said they had met with the Council at their committee of the whole meeting as well as a neighborhood meeting that generated a lot of comments. He felt that the

concept plan reflects the feedback from those meetings. Residential buffering includes a masonry fence and landscaped setbacks of 20 feet or more, which he knows will be addressed at the time of site plan approval.

Ammon Allen explained that today's action is for a recommendation to the City Council to change the future land use map and zoning map and not for planning the site plan. He asked about the connection to 9000 South and if it was approved by UDOT.

Brent Neil said UDOT would accept a 350-foot spacing, and that is what is shown on the concept.

Ray McCandless explained that the property has unusual circumstances with the shape and being adjacent to 9000 South and New Bingham. The application is to change the future land use map from low density residential to neighborhood commercial and to change the zoning from R-1-10 to SC-1. He reviewed the zoning and land use designations for the surrounding properties. The realignment of New Bingham Highway will provide for a safer intersection at 9000 South. The concept plan shows two commercial buildings, a gas station, and a carwash. However, if the property is rezoned, then any of the uses allowed in the SC-1 zone could go on the property. The site plan process requires a hearing with the Planning Commission and addresses details like building setback, landscaping, parking, access points, etc. Some rezonings are straight-forward, but this situation is more difficult. Single-family homes could provide buffering for existing residents, but it would place more homes across from industrial uses. There are other subdivisions that back onto an arterial road, so there is a case to be made for either option. Commercial uses could act more as a buffer to the heavier industrial uses. If the property is rezoned to commercial, the impacts are typically mitigated through the zoning ordinance or through building orientation or through fencing, etc. He explained that with any change in the future land use map and zoning map, the Commission needs to make positive findings on all criteria. If they cannot identify a finding that supports the request then a negative recommendation is required. The Commission should determine if this is an appropriate location for a commercial use rather than single-family and if there is a need for it.

Staff recommended that the Planning Commission forward a favorable recommendation to the City Council to amend the Future Land Use Map from Low Density Residential to Neighborhood Commercial and Rezone from R-1-10D (ZC) to SC-1, approximately 3.73 acres of property located at 9047 South Copper Dust Lane.

Jay Thomas said it would be difficult to develop single-family there due to the shape. Commercial could also be difficult, but fewer structures allow for setbacks to be more easily met.

Ray McCandless agreed that single-family lots would probably be odd-shaped, and there is more flexibility on building placement with commercial.

Jay Thomas opened the public hearing.

Brett Seegmiller, West Jordan resident, stated that there were more than 50 people at the meeting with City Council and none of them wants this change. He said the neighbors would even support higher density housing over commercial. He pointed out the safe walking route for children and said that there is no safe plan for kids to cross 9000 South. There are no plans for a crosswalk or flashing stop sign, etc. They understand the difficulties developing the property, so even condos or townhomes

could make it profitable. Another concern is with all of the commercial vacancies and that this project could also sit empty.

Logan Gregory, West Jordan resident, stated that the residents appreciated the City Council opening the dialogue with this request. He referred to a letter received from Joe Colosimo, who represents the Catholic church, which states the property was acquired by them 30 years ago. He felt that this is a bait and switch because it was supposed to be a church. There have been 12 accidents at the intersection of 9000 South and 6400 West in less than a year since it has been open. There are safety concerns for the children and that commercial would entice them to cross the street. He referred to the letter from Edge Homes stating that they would not be interested in the property for single-family residential. However, they would be open to a zoning that allowed smaller lot residential. He asked the Commission to consider the residents and asked for it to stay residential and as safe as possible.

Gene McEntire, West Jordan resident speaking remotely, echoed the previous comments. His home would be in line with the gas station based on the plan. He was concerned with the additional, noise, traffic, and increased lighting that would make it difficult for his health. His research showed that a gas station and retail space next to residential often reduces property values. He said the property could support townhouses not an additional gas station. He was opposed to the request.

Further public comment was closed at this point for this item.

Jimmy Anderson said it seemed that the Planning Commission had more latitude with this type of application to voice concerns. He echoed the concerns of the residents that it is unfair that they were told it would be a church and now it will be a gas station or something else unknown.

John Roberts provided some thoughts based on his 25 years of real estate and appraisal experience. It does feel like a bait and switch, but that is the risk with church uses because they usually go on residential properties. So, if the church goes away or does not happen, whatever comes next will seem inferior to those existing residents. As an appraiser or potential developer, there is not a single home site that is appealing. Almost every house will back a five-lane road. Even looking at high density or commercial, neither is appealing to the residents. The highest and best use is generally the most financially productive. The church has their best offer from the commercial developer, which tells him the property is probably worth more as commercial than multi-family housing. We do not know if there is even a buyer for residential.

Trish Hatch said building high density housing would only exacerbate the problem of children crossing in the area. She did not think multi-family was the best use. She did not know if commercial was the right use either. She said it did not feel like there was a best answer.

Tom Hollingsworth thought the concept of bait and switch is moot. Whenever you buy property next to vacant land you do not know what will go there, because situations and economic realities change over the years. If a developer said 5-story apartments would be the only economically viable option for high density residential, he did not think the neighbors would want that. The value of the property is in the shape, which is not suitable for similar housing in the area. He was leaning toward a positive recommendation for commercial, because it does not make economic sense to keep it residential.

Ammon Allen said he could see the property as residential and it could also be a fantastic spot for

commercial. They are not looking at a site plan, so a lot of the concerns cannot be worked out at this time. The City Council could possibly consider a master development agreement that identifies access points and uses if they choose to rezone the property to commercial. West Jordan has no duty to the church to make it profitable and the church has no duty to the residents to build a church. Another less viable option is for the group of people who do not want the change to buy the property. Otherwise, the city has to determine how to balance the rights of the property owner with what is in the city code and what is most appropriate for the city moving forward. He thought that a commercial zoning would be appropriate for the property once 9000 South goes through.

MOTION: Tom Hollingsworth moved, based on the analysis and findings contained in the staff report, to forward a positive recommendation to the City Council for Wagstaff Investments located at 9047 South Copper Dust Lane for a Future Land Use Map Amendment for 3.73 acres from Low Density Residential to Neighborhood Commercial and Rezone from R-1-10D(ZC) Zone to SC-1 Zone. The motion was seconded by Ammon Allen and passed 5-2 in favor with Jimmy Anderson and Jay Thomas casting the negative votes.

MOTION: Emily Gonzales moved to adjourn.

The meeting was adjourned at 7:14 p.m.

JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this _____ day of _____, 2025

CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

The purpose of this notice is to inform you of a public hearing to be held before the City Council on **Tuesday, December 16, 2025, at 7:00 pm** (or as soon thereafter as possible) at **West Jordan City Hall, 3rd Floor, 8000 S. Redwood Rd, West Jordan, UT 84088**. Please note that agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the City Council and staff.

The purpose of the hearing is to receive public comments regarding a petition from Brent Neel / Wagstaff Investments, LLC **to Amend the Future Land Use Map** for 3.73 acres from Low Density Residential **to Neighborhood Commercial** and **Rezone** from R-1-10D (ZC) Zone (Single family residential 10,000 square foot lots with zoning conditions) **to SC-1 Zone (Neighborhood Shopping Center)** for Wagstaff Investments located at **9047 South Copper Dust Lane**.

You are invited to attend the public hearing either in person or remotely to learn more about the proposal and provide public comments regarding how this proposal may impact you or your entity. If you wish to provide public comment on the item, your comments will be limited to three (3) minutes.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Please visit the City of West Jordan website at <https://westjordan.primegov.com/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, interested parties may contact the Council prior to the meeting by calling the 24-hour Public Comment Line at (801) 569-5052 or emailing councilcomments@westjordan.utah.gov; please include your name and phone number. *(Comments made prior to the meeting will not be read during the meeting but will be provided to all Council Members).*

If you have any questions concerning this notice, please contact Ray McCandless at (801) 569-5060.

