



RIVERTON CITY REGULAR CITY COUNCIL MEETING AGENDA

November 19, 2013

Notice is hereby given that the Riverton City Council will hold a **Regular City Council Meeting** beginning at **6:30 p.m.** on **November 19, 2013** at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah.

1. GENERAL BUSINESS

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations/Reports
 1. Recognition of Boy Scout Troops
 2. UPD Riverton Precinct Citizen Award – *Chief Rod Norton, Mayor Applegarth*
 3. Government Finance Officers Association (GFOA) Comprehensive Annual Finance Report (CAFR) Award and Popular Annual Finance Report (PAFR) Award – *Danyce Steck, Utah Chapter-GFOA Immediate Past President*
 4. Riverton Choice Awards for Excellence in Education – Riverton Elementary School – *Council Member Brent Johnson*
4. Public Comments

2. STAFF REPORTS

1. Lance Blackwood, City Manager
2. Safety Training – *Ryan Carter, City Attorney*

3. PUBLIC HEARINGS – *There are no Public Hearings scheduled*

4. DISCUSSION/ACTION ITEMS

1. Comprehensive Annual Finance Report (CAFR) for Fiscal Year Ended June 30, 2013 - *Hansen, Bradshaw, Malmrose & Erickson*
 1. **Resolution No. 13-54** – Accepting the Fiscal Year Comprehensive Financial Year (CAFR) for Year Ended June 30, 2013
2. UDOT Study at the Redwood Road and Bangerter Highway Intersection – *Logan Clifford, HDR Engineering, Inc.*
3. FinalSite Plan – Sparkles Express Car Wash 2, 13326 S Market Center Dr, C-R Zone, Dan Driggs, Applicant – *Jason Lethbridge, Planning Manager*
4. Amended Site Plan - ABC Great Beginnings Daycare, Perimeter Fencing, 12523 South 4150 West, C-R Zone, Johnny Anderson, Applicant – *Jason Lethbridge, Planning Manager*

5. CONSENT AGENDA

1. **Minutes:** RCCM 10-15-13
2. **Bond Releases:**
 1. Intermountain Rose Canyon Clinic – 100% Warranty
3. **Resolution No. 13-55** – Authorizing a the City to issue a Purchase Order to Think Architecture for Construction Management Services on the Main Park Renovation Project
4. **Resolution No. 13-56** – Authorizing the City to enter into a contract with Consolidated Engineering Laboratories for Comprehensive Material Testing Evaluation and Special Construction Inspection Services on the Main Park Renovation Project
5. **Resolution No. 13-57** – Authorizing the City to enter into a contract with Peck Ormsby for the construction of the Police Precinct Project

6. **Resolution No. 13-58** – Authorizing a purchase order to Gexpro for the purchase of LED Replacement Lamps and LED Photo Controls

6. ELECTED OFFICIAL REPORTS

1. Mayor Bill Applegarth
2. Council Member Brent Johnson
3. Council Member Al Leavitt
4. Council Member Sheldon Stewart
5. Council Member Tracy Thaxton
6. Council Member Roy Tingey

7. UPCOMING MEETINGS

1. December 3, 2013 – Regular City Council Meeting – 6:30 p.m.
2. December 17, 2013 – No Meeting Scheduled
3. January 7, 2014 – Oath of Office Ceremony – 6:00 p.m.
4. January 7, 2014 – Regular City Council Meeting – 6:30 p.m.

8. CLOSED SESSION

1. Strategy session to discuss the purchase of real property

9. ADJOURN

Dated this 15th day of November 2013



Virginia Loader, MMC
Riverton City Recorder

Public Comment Procedure

At each Regular City Council Meeting any person wishing to comment on any item not otherwise on the Agenda may address the Governing Body during the Public Comment period. The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to no more than three (3) minutes, unless additional time is authorized by the Mayor. Citizen groups will be asked to appoint a spokesperson, who shall limit their comments to no more than five (5) minutes. All comments shall be directed to the Mayor and City Council. No person addressing the Governing Body during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate or dialogue with the Mayor, City Council or City Staff during the meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least 24 hours prior to the meeting. Accessible parking and entrance are located on the south end of the building with elevator access to the City Council Chambers located on the second floor.

Certificate of Posting

I, Virginia Loader, the duly appointed and acting Recorder for Riverton City certify that, at least 24 hours prior to such meeting, the foregoing City Council Agenda was emailed to the Salt Lake Tribune, Deseret News and the South Valley Journal. A copy of the Agenda was also posted in the City Hall Lobby, on the City's Website at www.rivertoncity.com, and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated this 15th day of November 2013

Virginia Loader, MMC
Recorder

To receive City Council Agendas electronically, please email your request to
vloader@rivertoncity.com



Issue Paper

Item No. 1.3.2

Presenter/Submitted By:	Chief Rod Norton and Mayor Applegarth	
Subject: UPD Riverton Precinct Service Award	Meeting Date: November 19, 2013	
	Fiscal Impact:	
	Funding Source:	
<p>Background:</p> <p>On September 27, 2013 while at Riverton High School as a SRO I was advised that one of our students had passed out in class. On arrival I observed student Kambri Hatton on the classroom floor with Vice Principal Curtis Hagan and Hall Monitor SaraMesker assisting and giving first aid to her.</p> <p>Kambri suffers from Migraine Headaches and has passed out while in school several times this year. The staff is aware of her circumstances and medical condition and was advised to contact her mom when this occurs and assess her condition to see if medical (Fire Department) needs to respond. While Mr. Hagan and Mrs. Mesker were monitoring her pulse, Kambri stopped breathing. Mr. Hagan conducted a sternum rub, which she responded to and started breathing again.</p> <p>At that time I requested fire to respond to our location. Kambri stopped breathing on three other occasions before medical arrived, which Mr. Hagan had to do a sternum rub each time to revive her. Just prior to the arrival of the Fire department, Kambri had a seizure, which lasted approximately one to two minutes. Mr. Hagan and Mrs. Mesker were able to keep Kambri focused and calm during this time while waiting for the Fire department to arrive.</p> <p>After the Fire department arrived, a medical assessment was conducted and Kambri was transported to Riverton Medical Hospital. Kambri's mother was advised of the situation and informed that Kambri was being transported to the Hospital. Kambri's teachers and counselors were also informed. Kambri will have a series of medical testing to hopefully determine the cause of her migraines, fainting and recent seizure.</p> <p>As a first responder, I was extremely impressed with Mr. Hagan and Mrs. Mesker's quick response and first aid training. Mr. Hagan and Mrs. Mesker were professional during the incident and were clam and caring towards the student, which seem to help her stay focused, calm and awake. This response is a good example of what Riverton High School staff does on a daily basis with the students they are in care of.</p>		



Issue Paper

Item No. 1.3.4

Presenter/Submitted By:	Mayor Applegarth	
Subject: Riverton City Choice Awards for Excellence in Education – Riverton Elementary School	Meeting Date: November 19, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
<p>Background:</p> <div data-bbox="711 793 906 989" data-label="Image"> </div> <p style="text-align: center;">Riverton City Choice Awards for Excellence in Education Riverton Elementary School</p> <p>Girl Student: <u>Adriana Stout</u> – At Riverton Elementary we have implemented the “Leader in Me” program as a resource for teaching The 7 Habits of Happy Kids. Adriana exemplifies each of the 7 Habits of a Leader. She is Proactive, has goals, works before play, thinks win win, listens to others, and has team work and balance in her life. Adriana strives to do her best in everything; she is a delightful young woman.</p> <p>Boy Student: <u>Logan Wren</u> – Logan Wren is a sixth grade student at Riverton Elementary. He does many duties for the school, including the morning announcements and the “Raccoon Report” newscast. Logan helps in the office as a runner and he is the C track Student Council President. To be on the Student Council you must be a good student and get your work done on time. Logan has worked very hard as the C Track Student council President.</p> <p>Educator: <u>Ms. Marcia Newbold- Kindergarten</u> – Marcia is an excellent educator; she works hard to make sure each of her students become successful. Marcia gets along well with parents, teachers, and students. She is always smiling and is a concerned, loving, teacher who is willing to help her students. She is very interested in working with parents and has many classroom volunteers. Marcia is an excellent example of a wonderful Kindergarten teacher and we are grateful to have her at Riverton Elementary.</p>		



Issue Paper

Item No. 4.1

Presenter/Submitted By:		
Subject: Acceptance of FY 2013 Comprehensive Annual Finance Report (CAFR)	Meeting Date: November 19, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background:		
<p>The City is required to have an outside CPA firm audit our financials on an annual basis. Hansen, Bradshaw, Malmrose & Erickson, an independent firm, has conducted an audit of the City's financial statements for Fiscal Year 2013 and has prepared the financial section of the City's CAFR.</p> <p>The CAFR provides additional information that goes beyond the minimum requirements established for the public sector. The CAFR has three main sections: (1) introductory; (2) financial; and (3) statistical.</p> <p>The Comprehensive Annual Financial Report is a standard for local government reporting. Local governments may submit their CAFR to the Government Finance Officers Association (GFOA) for review and consideration to receive the GFOA's Certificate of Achievement Award for Excellence in Financial Reporting, which Riverton City received for Fiscal Year 2009, 2010, 2011 and 2012.</p> <p>The completed published report will be printed and distributed at City Council.</p>		
Recommendation:		
Approve the Fiscal Year 2013 CAFR.		
Recommended Motion:		
"I move that the City Council approve <u>Resolution No. 13-54</u> - accepting the Fiscal Year 2013 Comprehensive Annual Financial Report for Riverton City."		

RIVERTON CITY, UTAH
RESOLUTION NO. 13-54

**A RESOLUTION OF THE GOVERNING BODY OF RIVERTON CITY ACCEPTING
THE FISCAL YEAR COMPREHENSIVE FINANCIAL REPORT (CAFR) FOR YEAR
ENDED JUNE 30, 2013**

WHEREAS, Riverton City hired Hansen, Bradshaw, Malmrose & Erickson to perform an annual Audit Report for the Year Ended June 30, 2013; and

WHEREAS, Hansen, Bradshaw, Malmrose & Erickson has performed the audit and presented Riverton City with their findings; and

WHEREAS, the Finance Department Staff has compiled statistical information required in a CAFR presentation.

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

1. Riverton City does hereby accept and approve the CAFR presented by Hansen, Bradshaw, Malmrose & Erickson for the Year Ended June 30, 2013.
2. This Resolution shall become effective upon passage.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 19th day of November, 2013 by the following vote:

Council Member Brent Johnson	_____ Yes	_____ No
Council Member Al Leavitt	_____ Yes	_____ No
Council Member Sheldon Stewart	_____ Yes	_____ No
Council Member Tracy Thaxton	_____ Yes	_____ No
Council Member Roy Tingey	_____ Yes	_____ No

RIVERTON CITY

[SEAL]

Bill Applegarth, Mayor

ATTEST:

Virginia Loader, MMC
City Recorder



Finance Department

COMPREHENSIVE ANNUAL FINANCIAL REPORT



For the Fiscal Year Ended June 30, 2013

RIVERTON CITY CORPORATION - STATE OF UTAH

RIVERTON CITY CORPORATION
STATE OF UTAH

Comprehensive Annual Financial Report

FOR THE FISCAL YEAR ENDED JUNE 30, 2013

Prepared by:

RIVERTON CITY FINANCE DEPARTMENT

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Introductory Section



Finance Department





Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**Riverton City Corporation
Utah**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2012

A handwritten signature in black ink, reading "Jeffrey R. Emswiler".

Executive Director/CEO

LETTER OF TRANSMITTAL



Finance Department

November 6, 2013

Mayor
Bill Applegarth
City Council
Brent Johnson
Alan Leavitt
Sheldon Stewart
Tracy Thaxton
Roy Tingey
City Manager
Lance Blackwood

To the Mayor, City Council, and Residents of the City of Riverton,

The Comprehensive Annual Financial Report (CAFR) of the City of Riverton for the fiscal year ended June 30, 2013, is hereby submitted. State law requires that all local governments publish, within six months of the close of each fiscal year, a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with Generally Accepted Auditing Standards (GAAS) by a firm of licensed certified public accountants.

This CAFR has been prepared by the City's Finance Department. Management assumes full responsibility for the completeness and accuracy of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Riverton has established a comprehensive internal control framework that is designed both to protect the government's assets and to compile accurate and reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. The Finance Department asserts, to the best of its knowledge and belief, this financial report is complete and reliable in all material respects.

Hansen, Bradshaw, Malmrose, & Erickson, P.C., a firm of certified public accountants, has audited Riverton City's financial statements. The goal of the independent audit was to provide reasonable assurance that the City's financial statements, for the fiscal year ended June 30, 2013, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation.

The independent auditors conclude, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements for the fiscal year ended June 30, 2013, are fairly presented in conformity with GAAP. The independent auditors' report is included as the first component of the financial section of the CAFR.

GAAP require 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 MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditors' report.

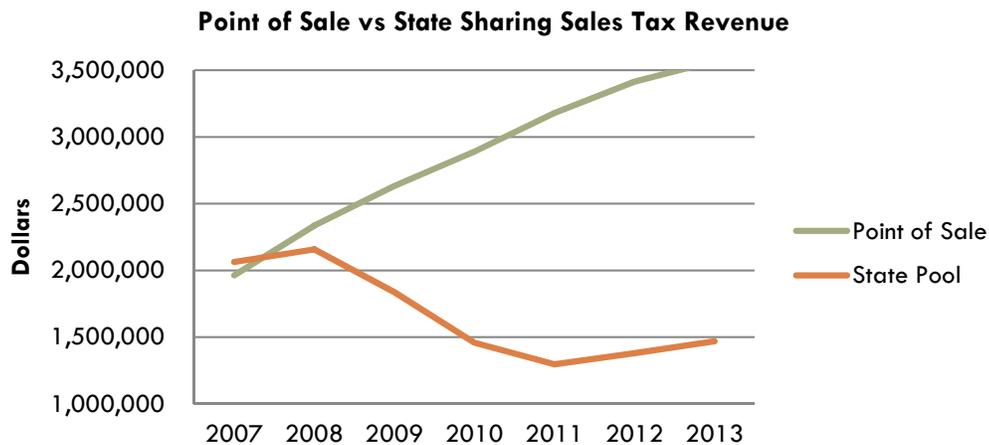
Government Profile

Riverton was incorporated as a City of the Third Class on July 3, 1967. The City is governed using a Six-Member Council form of government with City Manager by ordinance. Legislative powers are vested in the five-member Council, while executive powers lie with the Mayor. The Mayor is elected to serve the citizens at large; the Council Members are elected by voting districts. All elected officials serve four-year terms which are staggered every two years (three Council seats in one election, two Council seats and the Mayor in the next election). The City Manager is responsible for the day-to-day operations and is responsible for the employees of the City. The City Manager and Department Heads comprise the senior staff team which recommends priorities to the Mayor and Council.

The City provides a full range of services to its residents and businesses. General governmental services provided by the City include building inspection, construction and maintenance of street lighting, roadways and parks, as well as recreation and cultural events. The City also provides utility services for culinary water, secondary water, sanitation, and storm water. The boundaries of the City cover 12.6 square miles with a population of approximately 40,500 with a potential for approximately 53,000 at build-out.

Factors Affecting Financial Condition

Because of its prime location between major transportation systems, Riverton City continues to attract the attention of retailers and commercial businesses resulting in a strong and growing sales tax base. In Utah, sales tax revenue is distributed on a two-part formula; direct point-of-sale and a state-wide pool, which is distributed based on population. Economic conditions in Riverton appear to be better than they are in Utah as a whole.



Although Riverton's sales tax base is anchored mostly in the general retail and grocery sectors, it also has strong and growing contributions from restaurants located within the City limits. Several new restaurants have recently opened in Riverton.

During the last fiscal year, building permit activity showed a healthy increase over the previous year. Total building permit valuations increased by 33% during this period, primarily due to growth in single family dwelling construction activity.

Also of note, an application for a family entertainment center has been approved by the City. This facility, which will include bowling, laser tag, arcade machines, and food and beverage services, is scheduled to open in the fall of 2014. It is the first modern entertainment facility to be constructed in Riverton.

The City continues to improve and upgrade infrastructure including roadways, culinary water, secondary water, and storm water systems as well as making improvements to parks and open space. Good infrastructure is always a key foundation for a bright economic future.

Long-Term Financial Planning

The City has adopted long-term financial plans for all infrastructure systems including roadways, culinary and secondary water systems, storm water, and parks. These plans are reviewed annually and updated as needed. Besides infrastructure plans, at the beginning of each calendar year, the City Council holds a strategic planning session as a kick-off to the budget season for the ensuing fiscal year. The strategic plan is based on six priorities – some are long-term, others can be completed within one budget year.

The priorities of the Council, communicated through the strategic plan, become the catalyst for capital projects and other expenditures for the upcoming budget. The strategic plan is truly a performance-based approach to budgeting and long-term planning. City staff is charged with the duty to report back to the Council and citizens at the end of the year regarding which items have been completed or need to be moved forward to future budget years.

Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Riverton City for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2012. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both GAAP and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only.

Riverton City was also awarded the Award for Outstanding Achievement in Popular Annual Financial Reporting for its Popular Annual Financial Report (PAFR) for the fiscal year ended June 30, 2012. The PAFR is designed to meet the needs of interested parties who may be unable or unwilling to use traditional financial reports. The City believes its CAFR and PAFR continue to meet the Certificate of Achievement Program requirements and will submit both reports for the current year to the GFOA.

The preparation of these reports on a timely basis could not have been accomplished without the efficient and dedicated service of the Finance Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of these reports. In closing, we express our sincere thanks and appreciation to members of the City Council and our Mayor, Bill Applegarth, for their dedication to the City of Riverton and their leadership and support of City Staff.

Sincerely,



Lance Blackwood
City Manager

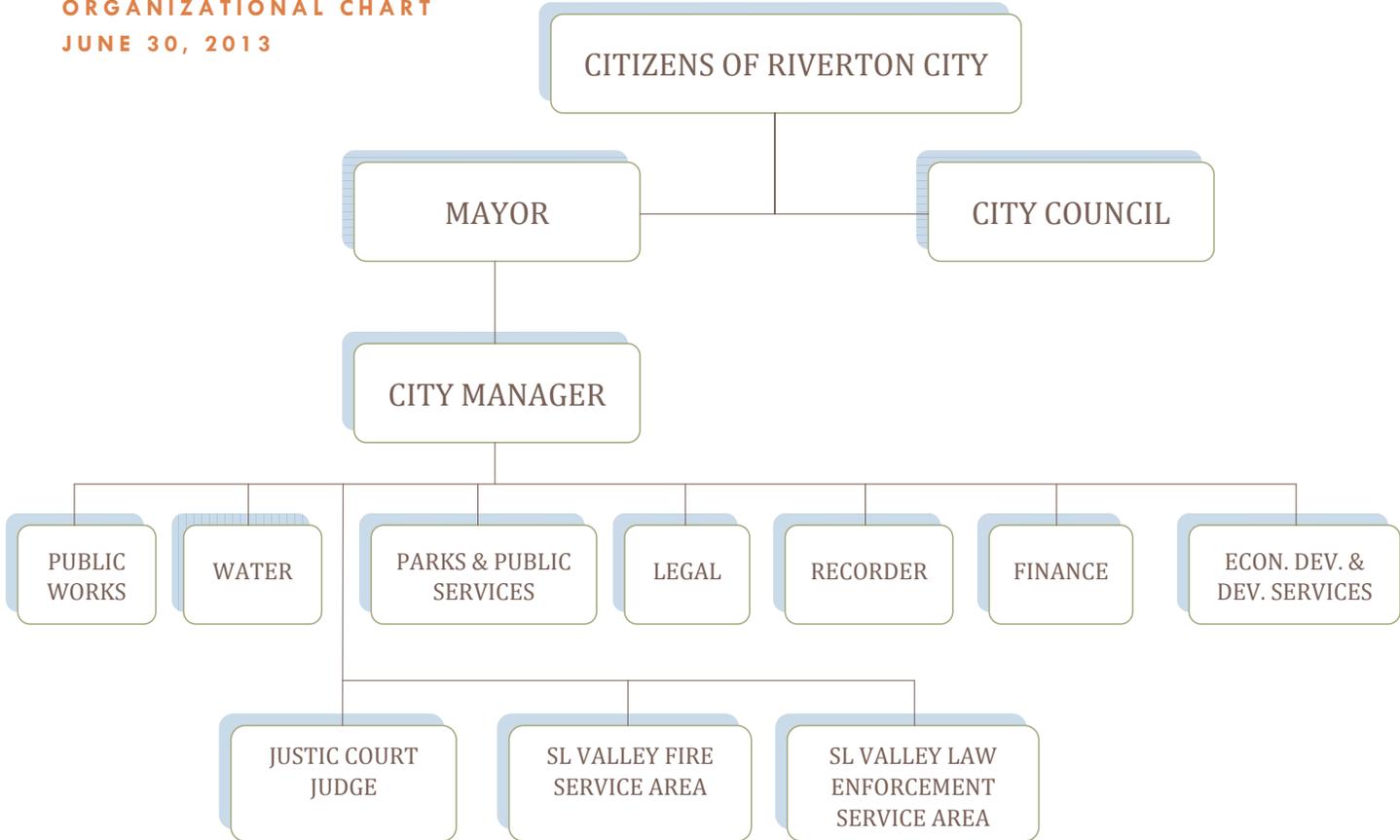


Lisa Dudley
Finance Director

Riverton City Corporation

ORGANIZATIONAL CHART

JUNE 30, 2013



Riverton City Corporation

**LIST OF ELECTED AND APPOINTED OFFICIALS
JUNE 30, 2013**

Elected Officials

Mayor -----Bill Applegarth
District 1 Council Member ----- Sheldon Stewart
District 2 Council Member ----- Roy Tingey
District 3 Council Member ----- Tracy Thaxton
District 4 Council Member ----- Alan Leavitt
District 5 Council Member ----- Brent Johnson

Appointed Officials and Department Heads

City Manager ----- Lance Blackwood
Assistant City Manager / Econ. Development Director -----Jeff Hawker
City Attorney -----Ryan Carter
City Engineer / Public Works Director-----Trace Robinson
Finance Director ----- Lisa Dudley
City Recorder ----- Virginia Loader
Parks & Public Services Director ----- Sheril Garn
Water Director -----D. Scott Hill
City Treasurer -----Steve Elms
Justice Court Judge----- Greg Bown

Financial Section



Finance Department



Hansen, Bradshaw, Malmrose & Erickson

A Professional Corporation

CERTIFIED PUBLIC ACCOUNTANTS

559 West 500 South

Bountiful, Utah 84010

801-296-0200

Fax 801-296-1218

E. Lynn Hansen, CPA
Clarke R. Bradshaw, CPA
Gary E. Malmrose, CPA
Edwin L. Erickson, CPA
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Jason L. Tanner, CPA

Robert D. Wood, CPA
Aaron R. Hixson, CPA
Ted C. Gardiner, CPA
Jeffrey B. Miles, CPA

*Members of the
American Institute
of Certified Public
Accountants*

*Members of the
Private Company
Practice Section*

INDEPENDENT AUDITORS' REPORT

Honorable Mayor and Members of the City Council
Riverton City Corporation, Utah

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Riverton City Corporation, Utah ("the City"), as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Riverton City Corporation, Utah, as of June 30, 2013, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and the major special revenue redevelopment agency fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 16-25 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements, budgetary comparison information, and the introductory and statistical sections are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and budgetary comparison information are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 30, 2013 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 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.

Hansen, Bradshaw, Malmrose & Erickson, P.C.

October 30, 2013

RIVERTON CITY CORPORATION**MANAGEMENT’S DISCUSSION AND ANALYSIS****FOR THE FISCAL YEAR ENDED JUNE 30, 2013**

As management of Riverton City Corporation (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2013. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of 2013 by \$251.4 million. Of this amount, unrestricted net position of \$13.3 million may be used to meet the government’s ongoing obligations to citizens and creditors.
- The City’s governmental activities revenue increased only slightly from \$12.9 million in fiscal year 2012 to \$13.0 million in fiscal year 2013. While the overall governmental activities revenue was virtually unchanged, there were significant changes in a couple of the individual revenue categories. The City received a State legislative appropriation for right of way acquisition and road construction resulting in the increase from \$436 thousand in 2012 to \$1.7 million in 2013 for capital grants and contributions for highways and public improvements. Another significant change is a decrease in property taxes from \$1.9 million in 2012 to \$173 thousand in 2013. This decrease in property tax is related to the City’s annexation to the Salt Lake Valley Law Enforcement Area and the associated elimination of its property tax rate.
- In fiscal year 2013, the City’s net position from governmental activities increased by \$1.5 million compared to a \$3.9 million decrease during fiscal year 2012. The 2012 decrease in governmental net position of \$3.9 resulted from the transfer of assets, two fire stations, to the Salt Lake Valley Fire Service Area and operational transfers from the general fund to the street lighting and sanitation enterprise funds. The increase of \$1.5 million in net position in 2013 is the cumulative effect of the transfer of street lighting assets from the enterprise into the general capital asset group, an operational transfer from the general fund to the sanitation fund, and the write-down of the value of land held for resale in the downtown RDA.
- Net position decreased in business activities by \$4.2 million in fiscal year 2013 compared to \$1.6 million increase during fiscal year 2012. The decrease of \$4.2 million includes transfers out of \$4.9 million. The transfers, as previously identified, include the street lighting assets transferred to the general capital assets group and the operational transfer from the General Fund to the Sanitation Fund.
- At June 30, 2013, the total fund balance for the City’s General Fund was \$2.8 million. Total fund balance is divided into three categories: nonspendable fund balance of \$33 thousand for prepaid expenditures, restricted fund balance of \$1.3 million for Class “C” Roads, and unassigned fund balance of \$1.5 million.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City’s basic financial statements, which comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves, which will help the reader to gain a more in-depth understanding of the City.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City’s financial position and changes in financial position, similar to consolidated financial statements in a private sector business. The statements consist of the Statement of Net Position and the Statement of Activities.

The Statement of Net Position presents information on all of Riverton City’s assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position provide an indication of whether the financial condition of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City’s net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses reported in this statement for some items will result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all, or a significant portion, of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, highways and public improvements, street lighting, and parks and recreation. The business-type activities of the City include culinary water, secondary water, sanitation, and storm water.

The government-wide financial statements include not only the City (the primary government), but also a legally separate component unit, the Redevelopment Agency of Riverton City, for which the City is financially accountable. Financial information for this blended component unit is presented with the financial statements for the City.

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

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related requirements. All of the City’s funds can be divided into two categories: governmental funds and proprietary funds.

GOVERNMENTAL FUNDS

Most of the City’s basic services are reported in governmental funds, which focus on how money flows through those funds and the balances left at year-end. The funds are reported using the modified accrual method of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental funds statements provide a detailed short-term view of cash, the governmental funds operations and the basic services they provide. Governmental funds information

helps users determine whether there are more or fewer financial resources that can be spent in the near future to finance the City’s programs. The relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in reconciliations after the fund financial statements.

The City maintains six individual governmental funds. Information is presented separately in the governmental funds statements for the General Fund and the other major governmental funds. The nonmajor funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in the report.

Major governmental funds:

- General fund
- Capital projects fund - capital improvements
- Capital projects fund - Riverton Economic Development Infrastructure and Investment Fund (REDIIF)
- Special revenue fund – Redevelopment Agency of Riverton City

Nonmajor governmental funds:

- Capital projects fund – community impact parks
- Capital projects fund – community impact roads

PROPRIETARY FUNDS

The City maintains only one type of proprietary fund, namely enterprise funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City maintains four individual enterprise funds. Information is presented separately in the proprietary funds Statement of Net Position and the proprietary funds statement of revenues, expenses and changes in fund net position for the major proprietary funds. All proprietary funds of the City are major funds.



Major proprietary funds:

- Culinary water
- Secondary water
- Sanitation
- Storm water

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found immediately after the statements for major funds.

Other Information

In addition to the basic financial statements and accompanying notes, this report also contains other supplementary information. The combining statements, mentioned earlier, in connection with nonmajor funds are presented immediately after the notes to the financial statements. Also included are budget comparisons for governmental funds other than the General Fund.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government’s financial position. In the case of Riverton City, assets exceeded liabilities by \$251.4 million at the close of 2013.

By far, the largest portion of the City’s net position (\$229.3 million or 91.2%) reflects its investment in capital assets net of related debt. The City uses these capital assets to provide services to residents; these assets are not available for future spending. Although the City’s investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of net position (\$8.8 million or 3.5%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of (\$13.3 million or 5.3%) may be used to meet the City’s ongoing obligations to its residents and creditors.

	Governmental Activities		Business-type Activities		Total Primary Government	
	2013	2012	2013	2012	2013	2012
Current and other assets	\$ 11,923,357	\$ 19,307,197	\$ 13,779,237	\$ 13,914,557	\$ 25,702,594	\$ 33,221,754
Capital assets	170,480,913	161,460,390	90,432,750	95,682,206	260,913,663	257,142,596
Total Assets	182,404,270	180,767,587	104,211,987	109,596,763	286,616,257	290,364,350
Total deferred outflows of resources	246,995	539,758	676,997	971,711	923,992	1,511,469
Current and other liabilities	3,437,339	3,149,840	2,555,341	2,661,727	5,992,680	5,811,567
Long-term liabilities	18,071,471	18,564,677	11,846,875	13,170,905	29,918,346	31,735,582
Total Liabilities	21,508,810	21,714,517	14,402,216	15,832,632	35,911,026	37,547,149
Total deferred inflows of resources	210,000	210,000	-	-	210,000	210,000
Net position:						
Net investment in capital assets	151,980,222	142,564,907	77,292,124	82,185,249	229,272,346	224,750,156
Restricted	4,817,503	6,882,738	4,056,922	4,385,029	8,874,425	11,267,767
Unrestricted	4,134,730	9,935,183	9,137,722	8,165,564	13,272,452	18,100,747
Total Net Position	<u>\$ 160,932,455</u>	<u>\$ 159,382,828</u>	<u>\$ 90,486,768</u>	<u>\$ 94,735,842</u>	<u>\$ 251,419,223</u>	<u>\$ 254,118,670</u>

The City’s 2013 expenses of \$26.0 million exceeded its revenues of \$23.3 million resulting a decrease in net position of \$2.7 million. Fiscal Year 2013 general governmental expenses include a \$3.9 million write-down for land, which had been held for resale, and was sold to a developer to revitalize the downtown project area of the Riverton Redevelopment Agency (RDA). Note #14 discusses the details of the RDA.

	Governmental Activities		Business-type Activities		Total Primary Government	
	2013	2012	2013	2012	2013	2012
Revenues:						
Program revenues:						
Charges for services	\$ 1,567,484	\$ 1,360,594	\$ 9,032,321	\$ 9,781,482	\$ 10,599,805	\$ 11,142,076
Operating grants and contributions	1,338,968	1,315,019	-	-	1,338,968	1,315,019
Capital grants and contributions	2,029,361	730,216	1,182,266	424,284	3,211,627	1,154,500
General revenues:						
Property taxes	173,780	1,902,971	-	-	173,780	1,902,971
Sales taxes	5,037,087	4,795,401	-	-	5,037,087	4,795,401
Franchise taxes	2,497,357	2,371,970	-	-	2,497,357	2,371,970
911 taxes	269,976	284,961	-	-	269,976	284,961
Interest income	58,020	105,858	59,431	67,046	117,451	172,904
Equity investment income (loss)	-	-	53,582	25,304	53,582	25,304
Total Revenues	12,972,033	12,866,990	10,327,600	10,298,116	23,299,633	23,165,106
Expenses:						
General government	7,161,436	2,857,189	-	-	7,161,436	2,857,189
Public safety	888,693	3,030,295	-	-	888,693	3,030,295
Highways and public improvements	4,443,572	3,926,796	-	-	4,443,572	3,926,796
Parks and recreation	2,709,690	2,791,422	-	-	2,709,690	2,791,422
Interest on long-term debt	1,140,081	896,095	-	-	1,140,081	896,095
Culinary water	-	-	3,708,189	3,426,073	3,708,189	3,426,073
Secondary water	-	-	3,302,634	2,675,231	3,302,634	2,675,231
Sanitation	-	-	1,335,140	1,552,880	1,335,140	1,552,880
Storm water	-	-	1,309,645	1,266,322	1,309,645	1,266,322
Street lighting	-	-	-	827,364	-	827,364
Total Expenses	16,343,472	13,501,797	9,655,608	9,747,870	25,999,080	23,249,667
Increase (decrease) in net position before transfers and special item	(3,371,439)	(634,807)	671,992	550,246	(2,699,447)	(84,561)
Special item - transfer of fire station assets to other government	-	(2,239,422)	-	-	-	(2,239,422)
Transfers	4,921,066	(1,015,790)	(4,921,066)	1,015,790	-	-
Increase (decrease) in net position	1,549,627	(3,890,019)	(4,249,074)	1,566,036	(2,699,447)	(2,323,983)
Net Position - Beginning	159,382,828	163,272,847	94,735,842	93,169,806	254,118,670	256,442,653
Net Position - Ending	\$ 160,932,455	\$ 159,382,828	\$ 90,486,768	\$ 94,735,842	\$ 251,419,223	\$ 254,118,670

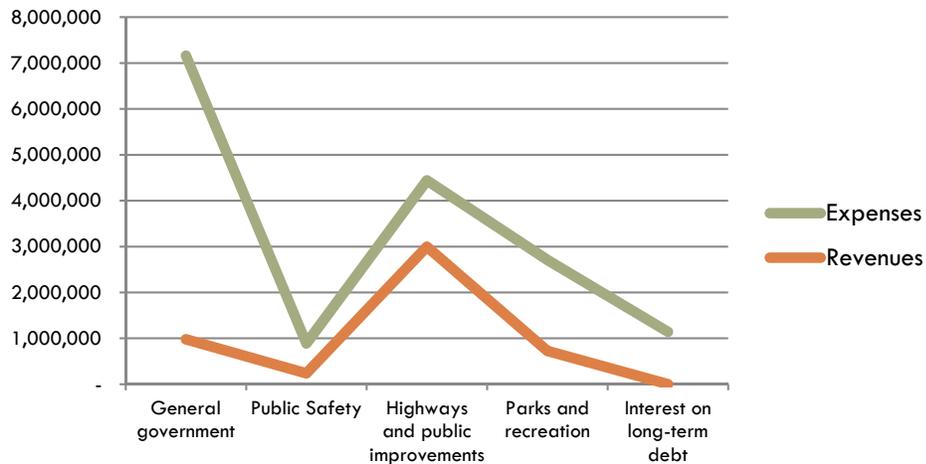
GOVERNMENTAL ACTIVITIES

Before transfers, governmental activities decreased the City’s net position by \$3.4 million, while last year, before transfers and special items, the governmental activities reported a decrease of \$635 thousand. Had the RDA land sale, which resulted in the write-down, not occurred, the general governmental net position would have increased by \$500 thousand. Please refer to note 14 for details regarding the RDA.

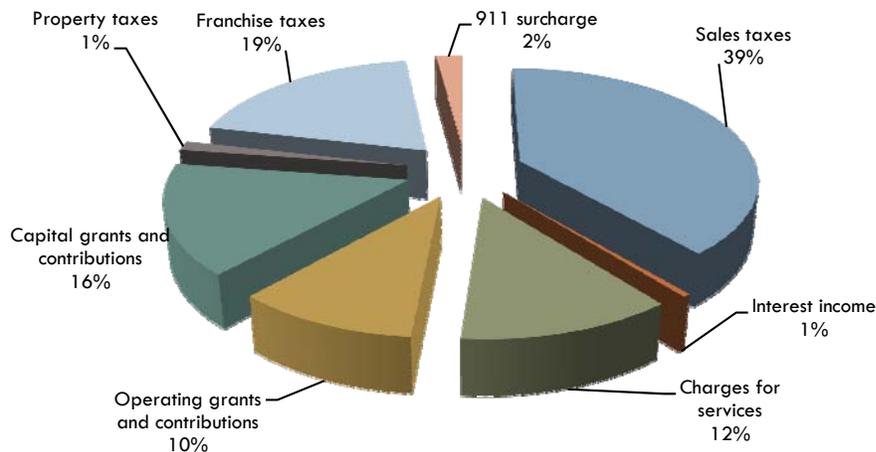
The governmental activities net position increased by \$1.5 million after interfund transfers in of \$4.9 million. The largest single item included in the total amount transferred was moving the street lighting assets into the general capital assets group. The dissolution of the street lighting enterprise is discussed in greater detail in the following section.

The graph below depicts the City’s 2013 program revenues and expenses for governmental activities found on the Statement of Activities. Because program expenses far exceed program revenues, general revenues (i.e. property taxes, sales taxes, interest income, etc.) are also utilized to provide services from governmental activities.

Expenses and Program Revenues - Governmental Activities



Revenues by Source - Governmental Activities



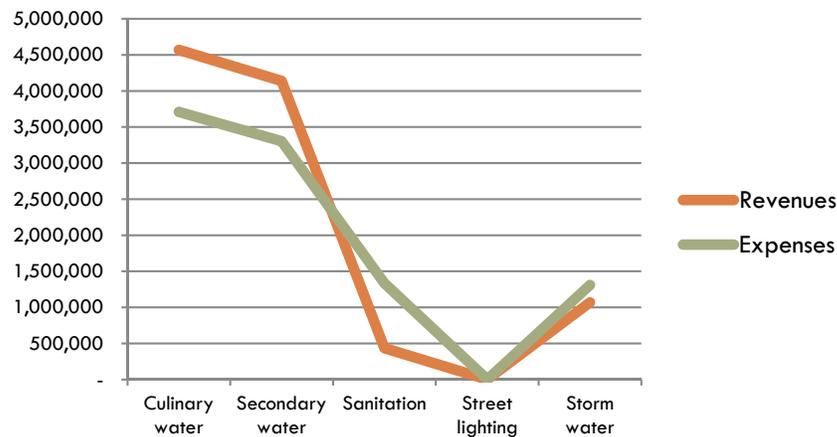
Business-type Activities

Before transfers, the business-type activities had an increase in net position in fiscal year 2013 of \$672 thousand, compared to an increase of \$550 thousand in fiscal year 2012. In the current year, street light assets totaling \$4.9 million were transferred from the street lighting enterprise, which is part of the business-type activities, to the general fixed asset group.

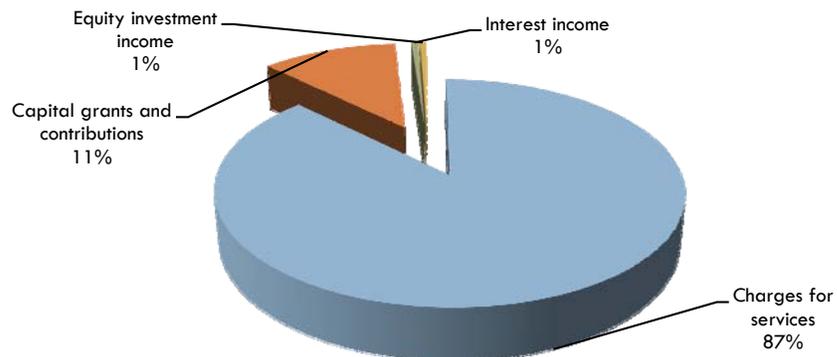
The graph below portrays the City’s 2013 program revenues and expenses for business-type activities found on the Statement of Activities. The City annexed into the Salt Lake Valley Law Enforcement Service Area (SLVLESA) on January 1, 2012. Knowing that the property taxes, which would be imposed by SLVLESA would increase the tax burden on residents, the City Council approved a monthly reduction of utility fees for solid waste collection from \$12.50 to \$1.00 each month and an elimination of the monthly fee for street lighting. With that understanding in mind, the Sanitation Fund retained its structure as an enterprise fund, while the Street Lighting enterprise was dissolved and the assets and operation were transferred to the general fund.

The transfer of the Street Lighting enterprise assets to the governmental activities contributed to the overall decrease of \$4.2 million in the business-type activities.

Expenses and Program Revenues - Business-type Activities



Revenues by Source - Business-type Activities



Financial Analysis of the Government’s Funds**GOVERNMENTAL FUNDS**

The purpose of these funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City’s financing requirements. Because fund balance is only an approximate measure of liquidity, GASB Statement No. 54 requires that governmental fund balances be divided into five categories: nonspendable, restricted, committed, assigned, and unassigned. The total fund balance is a measure of available resources at June 30, 2013. All except the fund balance that is in nonspendable form is a measure of the available resources.

As the City completed the year, its governmental funds reported a combined fund balance of \$9.1 million. Of the combined fund balance, \$633 thousand is nonspendable, this amount is either prepaid expenditures or land held for resale; \$4.8 million is restricted, this is the amount which is regulated by external agencies; \$3.1 million is committed, City Council has set self-imposed limitations on these funds; \$462 thousand is assigned, this money has an intended use determined by the City Council through its capital improvements plan; the remaining amount of \$132 thousand is unassigned, the amount that cannot be properly reported in any of the other four components discussed thus far.

MAJOR GOVERNMENTAL FUNDS

The General Fund is responsible for all of the general services provided by Riverton City. At June 30, 2013, the fund balance in the General Fund is categorized in the following ways: nonspendable for prepaid expenditures; Restricted for Class “C” Roads; and Unassigned for the remainder. The City’s unassigned fund balance in the General Fund at the end of fiscal year 2013 is at 18% of the current year’s actual revenue, which is limited by State law to 25%. This demonstrates the General Fund is in a strong and healthy financial position. In the 2013 legislative session, the State increased the maximum allowable fund balance from 18% to 25%. The elected officials of Riverton City have determined that 18% is still the target for fund balance in the General Fund.

The net change in fund balance in the General Fund was a decrease of \$358 thousand. The decline in fund balance is primarily owing to the City Council’s decision to annex into the SLVLESA on January 1, 2012. As discussed earlier in MD&A, the General Fund now subsidizes the sanitation enterprise funds for lost revenue from reduced utility rates. The total transferred to the Sanitation Fund was \$875 thousand.

The REDIIF capital projects fund has a total fund balance of \$3.4 million at June 30, 2013, categorized in the following ways: nonspendable for prepaid expenditures; restricted for right of way acquisitions and unspent bond proceeds; and the remaining is assigned for economic development projects including infrastructure improvements. REDIIF recognized a decrease in fund balance in fiscal year 2013 due to construction of approved projects.

The Capital Improvement Fund has an ending fund balance of \$462 thousand. This fund is established for construction and purchase of capital assets. In fiscal year 2013, the capital improvements fund had a decrease in fund balance of \$139 thousand. The decrease is due to the construction or acquisition of approved projects.

General Fund Budgetary Highlights

There were no substantial budgetary amendments in fiscal year 2013. Differences between the original and final amended budgets amount to a total decrease in appropriations of \$455 thousand. The decrease in appropriations is the cumulative amount resulting from several small budget amendments. The budget is closely

monitored and adjusted as needed during the year. During fiscal year 2013, the Council amended the budget when necessary adjusting budgets to both revenues and expenditures.

The actual revenues in the General Fund received were 98.8% of the final budgeted revenues. The final budget included budgeted expenditures for the General Fund of \$9.1 million. Actual expenditures totaled \$7.9 million. The actual expenditures in the General Fund were 87.1% of allocated amounts.

All recommended amendments for budget changes came through the Finance Department to the City Council via resolution as required by State statute. The statute requires a public hearing. With the Mayor’s approval and according to State law, the City does allow small intra-departmental budget changes without the approval of the City Council.

Capital Assets and Debt Administration

The City’s investment in capital assets for its governmental and business-type activities combined totaled \$229.3 million net of combined depreciation, amortization, and related debt at June 30, 2013. Types of assets included in this category are land, buildings, machinery and equipment, improvements other than buildings, and infrastructure. Note #7 addresses the City’s investments in capital assets.

The basic financial statements, along with note #10, provide a summary of the City’s long-term debt.

At June 30, 2013, Riverton City’s bonded debt amounted to \$31.8 million. All of the City’s bonded debt is known as revenue bonds and is secured by specific revenue sources. Riverton City has \$18.7 million of franchise and sales tax revenue bonds and \$13.1 million of water revenue bonds.

Riverton City’s Capital Assets (Net of depreciation)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2013	2012	2013	2012	2013	2012
Land and right of ways	\$ 93,172,162	\$ 92,597,495	\$ 2,209,910	\$ 2,241,910	\$ 95,382,072	\$ 94,839,405
Water shares	-	-	11,173,626	10,929,007	11,173,626	10,929,007
Infrastructure	48,592,081	41,559,378	69,650,501	75,846,672	118,242,582	117,406,050
Buildings	12,954,781	9,066,596	4,767,602	4,168,843	17,722,383	13,235,439
Improvements other than buildings	12,879,621	12,862,461	-	-	12,879,621	12,862,461
Machinery and equipment	1,757,560	1,244,499	571,936	727,644	2,329,496	1,972,143
Construction in progress	1,124,708	4,129,961	2,059,175	1,768,130	3,183,883	5,898,091
Total Capital Assets	\$ 170,480,913	\$ 161,460,390	\$ 90,432,750	\$ 95,682,206	\$ 260,913,663	\$ 257,142,596

Riverton City’s Outstanding Debt

	Governmental Activities		Business-type Activities		Total Primary Government	
	2013	2012	2013	2012	2013	2012
Bonds payable	\$ 18,655,949	\$ 19,093,223	\$ 13,140,626	\$ 14,241,579	\$ 31,796,575	\$ 33,334,802
Total	\$ 18,655,949	\$ 19,093,223	\$ 13,140,626	\$ 14,241,579	\$ 31,796,575	\$ 33,334,802

Economic Factors

- Riverton City continues to attract the attention of retailers and commercial businesses resulting in a strong and growing sales tax base because of its choice location in regard to major transportation systems. Riverton City’s point of sale portion of sales tax revenue continues to increase.
- During the last fiscal year, building permit activity showed a healthy increase over the previous year. Total building permit valuations increased by 33% during this period, primarily due to growth in single family dwelling construction activity. One of the most noticeable changes to the City is in the Downtown RDA project area on 1830 West. Construction on a new 109-unit condominium development is nearing the halfway point, and completion of this project is anticipated in the spring of 2014.
- With the annexation to the SLVLESA, the City will no longer budget for nor realize property tax revenue. In correlation with the reduction in property tax revenue, the City’s General Fund budget will no longer include what has historically been its largest expenditure item, law enforcement. These actions have resulted in, and will continue to result in, substantial savings for the City.

These factors and many others were taken into consideration in preparation of the fiscal year 2014 budget. The City will continue to improve and upgrade infrastructure including roadways, culinary water, secondary water, and storm water systems as well as making improvements to parks and open space. Improvements to infrastructure will contribute to positive economic factors in the future.

Request for Information

This financial report is designed to provide our residents, taxpayers, investors and creditors with a general overview of the City’s finances and to show the City’s accountability for the funds and assets it receives. If you have questions about this report, or should you need additional financial information, contact the City’s Finance Department at Riverton City, 12830 S 1700 W, Riverton, Utah 84065.



BASIC FINANCIAL STATEMENTS



Finance Department



Government-wide Financial Statements

RIVERTON CITY CORPORATION, UTAH

Statement of Net Position

June 30, 2013

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 3,236,059	\$ 6,050,332	\$ 9,286,391
Receivables:			
Accounts	917,125	952,129	1,869,254
Taxes	1,409,096	-	1,409,096
Intergovernmental	280,400	-	280,400
Restricted cash and cash equivalents	5,447,508	4,338,388	9,785,896
Inventories	-	249,698	249,698
Prepays	52,298	1,536	53,834
Land held for resale	580,871	152,865	733,736
Investments in joint ventures	-	2,034,289	2,034,289
Capital assets, not being depreciated:			
Land and right of ways	93,172,162	2,209,910	95,382,072
Construction in progress	1,124,708	2,059,175	3,183,883
Water shares	-	11,173,626	11,173,626
Capital assets, net of accumulated depreciation:			
Buildings and improvements	12,954,781	4,767,602	17,722,383
Improvements other than buildings	12,879,621	-	12,879,621
Machinery and equipment	1,757,560	571,936	2,329,496
Infrastructure	48,592,081	69,650,501	118,242,582
Total assets	182,404,270	104,211,987	286,616,257
DEFERRED OUTFLOWS OF RESOURCES			
Deferred loss on refunding	246,995	676,997	923,992
Total deferred outflows of resources	246,995	676,997	923,992
LIABILITIES			
Accounts payable	1,774,829	939,146	2,713,975
Accrued liabilities	109,562	40,046	149,608
Accrued interest payable	64,171	77,166	141,337
Developer and customer deposits	615,258	77,921	693,179
Unearned revenue	73,303	2,708	76,011
Noncurrent liabilities:			
Due within one year	800,216	1,418,354	2,218,570
Due in more than one year	18,071,471	11,846,875	29,918,346
Total liabilities	21,508,810	14,402,216	35,911,026
DEFERRED INFLOWS OF RESOURCES			
Deferred property tax revenue	210,000	-	210,000
Total deferred inflows of resources	210,000	-	210,000
NET POSITION			
Net investment in capital assets	151,980,222	77,292,124	229,272,346
Restricted for:			
Debt service	-	1,145,664	1,145,664
Projects and right of way acquisitions	1,696,156	-	1,696,156
Impact fees	3,121,347	2,911,258	6,032,605
Unrestricted	4,134,730	9,137,722	13,272,452
Total net position	\$ 160,932,455	\$ 90,486,768	\$ 251,419,223

The accompanying notes are an integral part of this financial statement.

RIVERTON CITY CORPORATION, UTAH
Statement of Activities
 For the Year Ended June 30, 2013

	Program Revenues				Net (Expense) Revenues and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Governmental activities							
General government	\$ 7,161,436	\$ 953,839	\$ 23,500	\$ -	\$ (6,184,097)		\$ (6,184,097)
Public safety	888,693	203,063	33,425	-	(652,205)		(652,205)
Highways and public improvements	4,443,572	8,728	1,282,043	1,705,647	(1,447,154)		(1,447,154)
Parks and recreation	2,709,690	401,854	-	323,714	(1,984,122)		(1,984,122)
Interest on long-term debt	1,140,081	-	-	-	(1,140,081)		(1,140,081)
Total governmental activities	16,343,472	1,567,484	1,338,968	2,029,361	(11,407,659)		(11,407,659)
Business-type activities							
Culinary water	3,708,189	4,001,271	-	567,995		\$ 861,077	861,077
Secondary water	3,302,634	3,709,061	-	430,886		837,313	837,313
Sanitation	1,335,140	434,340	-	-		(900,800)	(900,800)
Storm water	1,309,645	887,126	-	183,385		(239,134)	(239,134)
Street lighting	-	523	-	-		523	523
Total business-type activities	9,655,608	9,032,321	-	1,182,266		558,979	558,979
General Revenues:							
Taxes							
Property					173,780	-	173,780
Sales					5,037,087	-	5,037,087
Franchise					2,497,357	-	2,497,357
911					269,976	-	269,976
Interest income					58,020	59,431	117,451
Equity investment income					-	53,582	53,582
Transfers - net					4,921,066	(4,921,066)	-
Total general revenue and transfers					12,957,286	(4,808,053)	8,149,233
Change in net position					1,549,627	(4,249,074)	(2,699,447)
Net position - beginning					159,382,828	94,735,842	254,118,670
Net position - ending					\$ 160,932,455	\$ 90,486,768	\$ 251,419,223

The accompanying notes are an integral part of this financial statement.

Governmental Funds Financial Statements

General Governmental Funds

The General Fund is the City's primary operating fund. Taxes, licenses, permits, and fees for services are the financing sources for this fund.

Capital Improvement Funds

Impact Fee Funds are used to track revenue and expenditures relating to capital improvements to infrastructure which are attributable to growth from new development within the City. The Capital Improvements Fund (CIF) is used to account for capital projects which are ineligible to be financed with impact fees. Riverton Economic Development Infrastructure and Investment Fund (REDIIF) is funded by franchise fees and committed for economic development throughout Riverton City.

Special Revenue Fund

The Redevelopment Agency of Riverton City is accounted for as a special revenue fund. The RDA project area generates tax increment which is used to finance infrastructure and other improvements within the project area.



RIVERTON CITY CORPORATION, UTAH
Balance Sheet – Governmental Funds
 June 30, 2013

	Governmental Funds					
	General Fund	Capital Projects Fund REDIIF	Capital Improvement Fund	Special Revenue Fund Redevelopment Agency	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	\$ 1,632,059	\$ 507,005	\$ 715,395	\$ 381,600	\$ -	\$ 3,236,059
Restricted cash and cash equivalents	1,492,907	405,258	-	-	3,549,343	5,447,508
Receivables:						
Accounts	29,142	887,983	-	-	-	917,125
Property and sales taxes	919,211	-	-	210,000	-	1,129,211
Franchise taxes	-	240,290	-	-	-	240,290
911 surcharge	39,595	-	-	-	-	39,595
Intergovernmental	280,400	-	-	-	-	280,400
Due from other funds	-	1,563,741	-	-	-	1,563,741
Prepays	33,406	18,892	-	-	-	52,298
Land held for resale	-	-	-	580,871	-	580,871
Total assets	\$ 4,426,720	\$ 3,623,169	\$ 715,395	\$ 1,172,471	\$ 3,549,343	\$ 13,487,098
LIABILITIES						
Accounts payable	\$ 1,001,837	\$ 221,538	\$ 253,122	\$ 60	\$ 298,272	\$ 1,774,829
Accrued liabilities	107,967	-	180	-	1,415	109,562
Developer and customer deposits	460,065	26,884	-	-	128,309	615,258
Due to other funds	-	-	-	1,563,741	-	1,563,741
Unearned revenue	73,303	-	-	-	-	73,303
Total liabilities	1,643,172	248,422	253,302	1,563,801	427,996	4,136,693
DEFERRED INFLOWS OF RESOURCES						
Deferred property tax revenue	-	-	-	210,000	-	210,000
Total deferred inflows of resources	-	-	-	210,000	-	210,000
FUND BALANCES						
Nonspendable:						
Prepays	33,406	18,892	-	-	-	52,298
Land held for resale	-	-	-	580,871	-	580,871
Restricted:						
Projects and right of way acquisitions	-	405,258	-	-	-	405,258
Impact fees	-	-	-	-	3,121,347	3,121,347
Class C roads	1,290,898	-	-	-	-	1,290,898
Committed:						
Economic development	-	3,095,240	-	-	-	3,095,240
Assigned:						
Vehicle replacements	-	-	280,000	-	-	280,000
Capital projects	-	-	182,093	-	-	182,093
Unassigned	1,459,244	(144,643)	-	(1,182,201)	-	132,400
Total fund balances	2,783,548	3,374,747	462,093	(601,330)	3,121,347	9,140,405
Total liabilities, deferred inflows of resources and fund balances	\$ 4,426,720	\$ 3,623,169	\$ 715,395	\$ 1,172,471	\$ 3,549,343	\$ 13,487,098

The accompanying notes are an integral part of this financial statement.

RIVERTON CITY CORPORATION, UTAH
**Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position**
June 30, 2013

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total fund balances for governmental funds (page 30)	\$ 9,140,405
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	170,480,913
Interest expense not due and payable in the current period and therefore, is not recorded in the funds.	(64,171)
Long-term liabilities, including bonds payable, not due and payable in the current period and, therefore, not reported in the funds.	<u>(18,871,687)</u>
Net position for governmental activities (page 27)	<u><u>\$ 160,932,455</u></u>

The accompanying notes are an integral part of this financial statement.

RIVERTON CITY CORPORATION, UTAH

Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds
For the Year Ended June 30, 2013

	Governmental Funds					
	General Fund	Capital Projects Fund REDIIF	Capital Improvement Fund	Special Revenue Fund Redevelopment Agency	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES						
Taxes:						
Property	\$ 12,081	\$ -	\$ -	\$ 161,699	\$ -	\$ 173,780
Sales	5,037,087	-	-	-	-	5,037,087
Franchise	-	2,497,357	-	-	-	2,497,357
911	269,976	-	-	-	-	269,976
Licenses and permits	528,281	-	-	-	-	528,281
Intergovernmental	1,338,968	446,205	-	-	-	1,785,173
Charges for services	668,825	-	-	-	-	668,825
Rental income	68,670	-	-	-	-	68,670
Impact fees	-	-	-	-	643,253	643,253
Fines and forfeitures	203,063	-	-	-	-	203,063
Interest	20,248	8,679	4,124	869	24,100	58,020
Miscellaneous	92,062	502	-	-	-	92,564
Total revenues	8,239,261	2,952,743	4,124	162,568	667,353	12,026,049
EXPENDITURES						
Current:						
General government	2,558,829	335,286	-	5,044	-	2,899,159
Public safety	881,331	-	-	-	-	881,331
Highways and public improvements	2,650,762	-	-	-	97,992	2,748,754
Parks and recreation	1,812,453	-	7,211	-	-	1,819,664
Capital outlay	-	2,063,636	929,804	62,223	2,200,137	5,255,800
Debt service:						
Principal	-	645,000	-	-	-	645,000
Interest	-	802,112	-	-	-	802,112
Bond issuance costs	-	29,500	-	-	-	29,500
Total expenditures	7,903,375	3,875,534	937,015	67,267	2,298,129	15,081,320
Excess (deficiency) of revenues over (under) expenditures	335,886	(922,791)	(932,891)	95,301	(1,630,776)	(3,055,271)
OTHER FINANCING SOURCES (USES)						
Refunding bonds issued	-	2,268,000	-	-	-	2,268,000
Payment to bond escrow agent	-	(2,080,236)	-	-	-	(2,080,236)
Loss on sale of land	-	-	-	(3,877,264)	-	(3,877,264)
Sale of capital assets	29,050	-	-	-	-	29,050
Transfers in	660,862	540,000	793,800	120,000	-	2,114,662
Transfers out	(1,383,800)	(1,055,000)	-	(110,000)	(440,000)	(2,988,800)
Total other financing sources (uses)	(693,888)	(327,236)	793,800	(3,867,264)	(440,000)	(4,534,588)
Net change in fund balances	(358,002)	(1,250,027)	(139,091)	(3,771,963)	(2,070,776)	(7,589,859)
Fund balances, beginning of year	3,141,550	4,624,774	601,184	3,170,633	5,192,123	16,730,264
Fund balances, end of year	\$ 2,783,548	\$ 3,374,747	\$ 462,093	\$ (601,330)	\$ 3,121,347	\$ 9,140,405

The accompanying notes are an integral part of this financial statement.

RIVERTON CITY CORPORATION, UTAH

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Year Ended June 30, 2013

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

Net change in fund balances for governmental funds (page 32) \$ (7,589,859)

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.

Capital outlay	5,592,174
Depreciation expense	(3,283,788)

The effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net assets.

Asset deletions	(168,002)
Asset transfers	9,958,509
Depreciation deletions	145,032
Depreciation transfers	(4,163,305)

Contributed assets are not recorded in governmental funds because current resources are not expended for acquisition. The Statement of Activities records these contributed assets at their estimated fair value on the date of contribution.

939,903

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 type of transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued. These amounts are deferred and amortized in the Statement of Activities. These amounts are the net effect of these differences in the treatment of long-term debt and related items.

Issuance of Series 2012 Franchise and Sales Tax Revenue Refunding Bonds	(2,268,000)
Principal payments recorded as a reduction of long-term liability	2,645,000
Deferred amounts on refunding (early implementation of GASB 65)	72,030
Amortization of deferred charges	(342,018)
Amortization of bond premiums	60,274
Amortization of deferred amounts on refunding	(22,775)

Expenses are recognized in the governmental funds when paid or due; however, the Statement of Activities is presented on the accrual basis and expenses and liabilities are reported when incurred, regardless of when financial resources are available or expenses are paid or due. These adjustments reflect the changes due to accrued interest on bonds payable and compensated absences.

Accrued interest	4,256
Compensated absences	(29,804)

Change in net position of governmental activities (page 28)	\$ 1,549,627
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The accompanying notes are an integral part of this financial statement.

RIVERTON CITY CORPORATION, UTAH
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual – General Fund
 For the Year Ended June 30, 2013

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
REVENUES				
Taxes:				
Property	\$ 10,000	\$ 10,000	\$ 12,081	\$ 2,081
Sales	5,061,000	5,061,000	5,037,087	(23,913)
911	254,000	350,000	269,976	(80,024)
Licenses and permits	312,900	472,900	528,281	55,381
Intergovernmental	1,443,100	1,448,092	1,338,968	(109,124)
Charges for services	452,500	695,000	668,825	(26,175)
Rental income	173,000	69,170	68,670	(500)
Fines and forfeitures	281,500	201,500	203,063	1,563
Interest	23,000	23,000	20,248	(2,752)
Miscellaneous	10,000	10,050	92,062	82,012
Total revenues	8,021,000	8,340,712	8,239,261	(101,451)
EXPENDITURES				
General government:				
Legislative	1,350	1,350	665	685
Executive	1,700	1,700	1,000	700
Judicial	41,200	41,200	33,538	7,662
Administrative	34,900	34,900	26,394	8,506
Recorder	10,900	10,900	7,233	3,667
Contract services	27,500	27,500	24,329	3,171
Utilities and taxes	442,900	442,900	410,225	32,675
Central purchasing	22,000	22,000	14,018	7,982
Finance	23,900	23,900	20,946	2,954
Planning and zoning	230,200	216,392	27,211	189,181
Insurance	166,400	166,400	115,667	50,733
Computer/IT	218,100	141,100	128,460	12,640
Building maintenance and repair	140,200	140,200	110,845	29,355
City committees and boards	13,800	13,800	12,992	808
Attorney's office	16,150	16,150	10,154	5,996
Total general government	1,391,200	1,300,392	943,677	356,715
Public safety:				
Law enforcement	445,000	547,000	465,528	81,472
Building inspection	8,750	8,750	7,460	1,290
Code enforcement	21,450	21,450	3,277	18,173
Emergency preparedness	3,000	9,600	8,028	1,572
Total public safety	478,200	586,800	484,293	102,507

(Continued)

The accompanying notes are an integral part of this financial statement.

RIVERTON CITY CORPORATION, UTAH

**Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual – General Fund (continued)**

For the Year Ended June 30, 2013

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Highways and public improvements:				
Engineering	\$ 27,175	\$ 27,175	\$ 21,903	\$ 5,272
Fleet maintenance	150,550	150,550	110,174	40,376
Streets	1,744,940	1,272,240	961,322	310,918
Street lighting	138,800	138,800	62,649	76,151
Total highways and public improvements	<u>2,061,465</u>	<u>1,588,765</u>	<u>1,156,048</u>	<u>432,717</u>
Parks and recreation:				
Parks	822,800	822,800	789,314	33,486
Recreation	240,600	240,600	169,475	71,125
Youth city council	300	350	321	29
Cemetery	11,200	11,200	7,968	3,232
Celebration	137,850	137,850	137,774	76
Total parks and recreation	<u>1,212,750</u>	<u>1,212,800</u>	<u>1,104,852</u>	<u>107,948</u>
Wages and benefits	<u>4,383,500</u>	<u>4,383,500</u>	<u>4,214,505</u>	<u>168,995</u>
Total expenditures	<u>9,527,115</u>	<u>9,072,257</u>	<u>7,903,375</u>	<u>1,168,882</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,506,115)</u>	<u>(731,545)</u>	<u>335,886</u>	<u>1,067,431</u>
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	-	16,800	29,050	12,250
Transfers in	1,301,475	1,302,475	660,862	(641,613)
Transfers out	(1,380,000)	(1,838,800)	(1,383,800)	455,000
Net other financing sources (uses)	<u>(78,525)</u>	<u>(519,525)</u>	<u>(693,888)</u>	<u>(174,363)</u>
Net change in fund balance	<u>\$ (1,584,640)</u>	<u>\$ (1,251,070)</u>	<u>(358,002)</u>	<u>\$ 893,068</u>
Fund balances, beginning of year			<u>3,141,550</u>	
Fund balances, end of year			<u>\$ 2,783,548</u>	

The accompanying notes are an integral part of this financial statement.

RIVERTON CITY CORPORATION, UTAH

Statement of Revenues, Expenditures, and Changes in Fund Balances

Budget and Actual – Redevelopment Agency of Riverton City

For the Year Ended June 30, 2013

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<u>REVENUES</u>				
Property taxes	\$ 230,000	\$ 230,000	\$ 161,699	\$ (68,301)
Interest	8,000	8,000	869	(7,131)
Miscellaneous	-	-	-	-
Total revenues	238,000	238,000	162,568	(75,432)
<u>EXPENDITURES</u>				
Current:				
General government	16,400	16,400	5,044	11,356
Capital outlay:				
Project expenditures	1,520,000	1,725,000	62,223	1,662,777
Total expenditures	1,536,400	1,741,400	67,267	1,674,133
Excess (deficiency) of revenues over (under) expenditures	(1,298,400)	(1,503,400)	95,301	1,598,701
<u>OTHER FINANCING USES</u>				
Loss on sale of land	-	(2,338,868)	(3,877,264)	(1,538,396)
Transfers in	-	120,000	120,000	-
Transfers out	(210,000)	(1,374,000)	(110,000)	1,264,000
Total other financing uses	(210,000)	(3,592,868)	(3,867,264)	(274,396)
Net change in fund balance	\$ (1,508,400)	\$ (5,096,268)	(3,771,963)	\$ 1,324,305
Fund balances, beginning of year			3,170,633	
Fund balances, end of year			\$ (601,330)	

The accompanying notes are an integral part of this financial statement.

Proprietary Funds Financial Statements

Culinary Water Fund

This fund accounts for activities of the City's culinary water system operations.

Secondary Water Fund

This fund accounts for activities of the City's secondary water system operations.

Sanitation Fund

This fund accounts for activities of the City's solid waste collection system operations.

Storm Water Fund

This fund accounts for activities of the City's storm water operations.



RIVERTON CITY CORPORATION, UTAH

Statement of Net Position – Proprietary Funds

June 30, 2013

	Enterprise Funds				
	Culinary Water	Secondary Water	Sanitation	Storm Water	Total
ASSETS					
Current assets:					
Cash and cash equivalents	\$ 5,747,020	\$ 4,002	\$ 28,893	\$ 270,417	\$ 6,050,332
Restricted cash and cash equivalents	1,448,852	2,087,104	-	802,432	4,338,388
Accounts receivable, net	389,617	404,084	49,696	108,732	952,129
Due from other funds	1,685,000	-	-	-	1,685,000
Prepays	1,071	139	-	326	1,536
Inventories	165,875	83,823	-	-	249,698
Land held for resale	-	152,865	-	-	152,865
Total current assets	9,437,435	2,732,017	78,589	1,181,907	13,429,948
Noncurrent assets:					
Capital assets:					
Land	545,628	1,348,241	-	316,041	2,209,910
Water shares	-	11,173,626	-	-	11,173,626
Construction in progress	1,726,396	290,369	-	42,410	2,059,175
Buildings	2,970,221	3,079,116	-	-	6,049,337
Infrastructure	32,272,546	37,762,783	-	32,349,182	102,384,511
Machinery and equipment	788,323	327,701	-	75,000	1,191,024
Accumulated depreciation	(12,253,287)	(10,072,529)	-	(12,309,017)	(34,634,833)
Net capital assets	26,049,827	43,909,307	-	20,473,616	90,432,750
Other assets:					
Equity investment in joint venture	-	-	2,034,289	-	2,034,289
Total other assets	-	-	2,034,289	-	2,034,289
Total noncurrent assets	26,049,827	43,909,307	2,034,289	20,473,616	92,467,039
Total assets	35,487,262	46,641,324	2,112,878	21,655,523	105,896,987
DEFERRED OUTFLOWS OF RESOURCES					
Deferred loss on refunding	-	676,997	-	-	676,997

(Continued)

The accompanying notes are an integral part of this financial statement

RIVERTON CITY CORPORATION, UTAH

Statement of Net Position – Proprietary Funds (continued)

June 30, 2013

	Enterprise Funds				
	Culinary Water	Secondary Water	Sanitation	Storm Water	Total
LIABILITIES					
Current liabilities:					
Accounts payable	\$ 573,083	\$ 153,511	\$ 207,614	\$ 4,938	\$ 939,146
Accrued liabilities	20,281	12,302	1,247	6,216	40,046
Deposits	77,921	-	-	-	77,921
Due to other funds	-	1,685,000	-	-	1,685,000
Accrued interest payable	-	77,166	-	-	77,166
Unearned revenue	2,708	-	-	-	2,708
Compensated absences	11,938	7,502	804	4,677	24,921
Bonds payable	-	1,393,433	-	-	1,393,433
Total current liabilities	685,931	3,328,914	209,665	15,831	4,240,341
Noncurrent liabilities:					
Compensated absences	47,750	30,009	3,214	18,709	99,682
Bonds payable	-	11,747,193	-	-	11,747,193
Total noncurrent liabilities	47,750	11,777,202	3,214	18,709	11,846,875
Total liabilities	733,681	15,106,116	212,879	34,540	16,087,216
NET POSITION					
Net investment in capital assets	26,049,827	30,768,681	-	20,473,616	77,292,124
Restricted for impact fees	1,126,275	937,211	-	847,772	2,911,258
Restricted for debt service	-	1,145,664	-	-	1,145,664
Unrestricted	7,577,479	(639,351)	1,899,999	299,595	9,137,722
Total net position	\$ 34,753,581	\$ 32,212,205	\$ 1,899,999	\$ 21,620,983	\$ 90,486,768

The accompanying notes are an integral part of this financial statement.

RIVERTON CITY CORPORATION, UTAH

Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Funds

For the Year Ended June 30, 2013

	Enterprise Funds					
	Culinary Water	Secondary Water	Sanitation	Storm Water	Street Lighting	Total
<u>OPERATING REVENUES</u>						
Sales and charges for services	\$ 3,612,778	\$ 3,360,386	\$ 423,465	\$ 771,679	\$ -	\$ 8,168,308
Impact fees	270,836	345,427	-	115,071	-	731,334
Connection fees	73,684	-	-	-	-	73,684
Other revenue	43,973	3,248	10,875	376	523	58,995
Total operating revenues	4,001,271	3,709,061	434,340	887,126	523	9,032,321
<u>OPERATING EXPENSES</u>						
Wages and benefits	1,358,092	820,658	84,513	461,512	-	2,724,775
Utilities	334,321	415,314	-	7,246	-	756,881
Source and supply	410,259	179,358	-	-	-	589,617
Landfill fees	-	-	127,668	-	-	127,668
Sanitation charges	-	-	1,091,614	-	-	1,091,614
Shop and garage	71,778	44,681	-	14,606	-	131,065
System maintenance	717,137	190,134	-	12,539	-	919,810
Impact fee expenses	3,958	6,560	-	-	-	10,518
Administrative	194,199	143,082	31,345	9,948	-	378,574
Depreciation	618,445	719,839	-	803,794	-	2,142,078
Total operating expenses	3,708,189	2,519,626	1,335,140	1,309,645	-	8,872,600
Operating income (loss)	293,082	1,189,435	(900,800)	(422,519)	523	159,721
<u>NONOPERATING REVENUES (EXPENSES)</u>						
Equity income of joint venture	-	-	53,582	-	-	53,582
Interest income	41,655	11,102	960	5,714	-	59,431
Interest expense	-	(783,008)	-	-	-	(783,008)
Total nonoperating revenues (expenses)	41,655	(771,906)	54,542	5,714	-	(669,995)
Income (loss) before contributions and transfers	334,737	417,529	(846,258)	(416,805)	523	(510,274)
Capital contributions	567,995	592,760	-	183,385	-	1,344,140
Transfers in	-	-	875,000	-	-	875,000
Transfers out	-	-	-	-	(5,957,940)	(5,957,940)
Change in net position	902,732	1,010,289	28,742	(233,420)	(5,957,417)	(4,249,074)
Total net position, beginning	33,850,849	31,201,916	1,871,257	21,854,403	5,957,417	94,735,842
Total net position, ending	\$ 34,753,581	\$ 32,212,205	\$ 1,899,999	\$ 21,620,983	\$ -	\$ 90,486,768

The accompanying notes are an integral part of this financial statement.

RIVERTON CITY CORPORATION, UTAH
Statement of Cash Flows – Proprietary Funds
For the Year Ended June 30, 2013

	Enterprise Funds					Total
	Culinary Water	Secondary Water	Sanitation	Storm Water	Street Lighting	
Cash flows from operating activities						
Receipts from customers and users	\$ 4,118,437	\$ 3,703,723	\$ 414,845	\$ 853,713	\$ (8,693)	\$ 9,082,025
Payments to suppliers	(2,025,290)	(919,445)	(1,282,507)	(103,344)	(78,603)	(4,409,189)
Payments to employees	(1,350,806)	(816,132)	(84,342)	(454,453)	(11,036)	(2,716,769)
Net cash provided (used) by operating activities	742,341	1,968,146	(952,004)	295,916	(98,332)	1,956,067
Cash flows from noncapital financing activities						
Transfers from other funds	-	-	875,000	-	-	875,000
Transfers to other funds	-	-	-	-	(862)	(862)
Advances to other funds	(131,164)	131,164	-	-	-	-
Net cash provided (used) by noncapital financing activities	(131,164)	131,164	875,000	-	(862)	874,138
Cash flows from capital and related financing activities						
Aquisition of capital assets	(973,717)	(304,331)	-	(227,511)	-	(1,505,559)
Proceeds from issuance of debt	-	5,501,000	-	-	-	5,501,000
Bond issuance costs paid	-	(48,885)	-	-	-	(48,885)
Principal paid on capital debt	-	(6,583,000)	-	-	-	(6,583,000)
Interest paid on capital debt	-	(535,370)	-	-	-	(535,370)
Net cash provided (used) by capital and related financing activities	(973,717)	(1,970,586)	-	(227,511)	-	(3,171,814)
Cash flows from investing activities						
Interest received	41,655	11,102	960	5,714	-	59,431
Net cash provided by investing activities	41,655	11,102	960	5,714	-	59,431
Net increase (decrease) in cash and cash equivalents	(320,885)	139,826	(76,044)	74,119	(99,194)	(282,178)
Cash and cash equivalents, beginning of year	7,516,757	1,951,280	104,937	998,730	99,194	10,670,898
Cash and cash equivalents, end of year	\$ 7,195,872	\$ 2,091,106	\$ 28,893	\$ 1,072,849	\$ -	\$ 10,388,720
Unrestricted cash	\$ 5,747,020	\$ 4,002	\$ 28,893	\$ 270,417	\$ -	\$ 6,050,332
Restricted cash	1,448,852	2,087,104	-	802,432	-	4,338,388
Total Cash	\$ 7,195,872	\$ 2,091,106	\$ 28,893	\$ 1,072,849	\$ -	\$ 10,388,720

(Continued)

The accompanying notes are an integral part of this financial statement.

RIVERTON CITY CORPORATION, UTAH

Statement of Cash Flows – Proprietary Funds (continued)

For the Year Ended June 30, 2013

	Enterprise Funds					Total
	Culinary Water	Secondary Water	Sanitation	Storm Water	Street Lighting	
Reconciliation of operating income to net cash provided (used) by operating activities						
Operating income (loss)	\$ 293,082	\$ 1,189,435	\$ (900,800)	\$ (422,519)	\$ 523	\$ 159,721
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation	618,445	719,839	-	803,794	-	2,142,078
Investment in joint ventures	-	-	(107,434)	-	-	(107,434)
Changes in assets and liabilities:						
Accounts receivable	82,205	(5,338)	(19,495)	(25,476)	400	32,296
Prepays	839	1,001	-	50	138	2,028
Inventories	(5,203)	(14,963)	-	-	-	(20,166)
Accounts payable	(289,274)	73,646	75,554	(59,055)	(78,741)	(277,870)
Accrued liabilities	2,131	1,228	135	(115)	(2,246)	1,133
Deposits	34,906	-	-	(7,937)	(9,616)	17,353
Deferred revenue	55	-	-	-	-	55
Compensated absences	5,155	3,298	36	7,174	(8,790)	6,873
Net cash provided (used) by operating activities	\$ 742,341	\$ 1,968,146	\$ (952,004)	\$ 295,916	\$ (98,332)	\$ 1,956,067
Noncash investing, capital and financing activities						
Capital contributions - developers	\$ 567,995	\$ 592,760	\$ -	\$ 183,385	\$ -	\$ 1,344,140
Transfer of capital assets to governmental activities	\$ -	\$ -	\$ -	\$ -	\$ 5,957,079	\$ 5,957,079

The accompanying notes are an integral part of this financial statement.

Notes to the Financial Statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Riverton City Corporation (the City) was incorporated on July 3, 1967, as a third class city under the provisions of the State of Utah and operates under a Six-Member Council form of government with City Manager by ordinance. The governing body consists of five elected Council Members and a Mayor. The heads of the various departments, formed to provide various services, are under the direct supervision of the City Manager. The City provides the following services as authorized by its charter: general administrative services, public safety, highway and streets, street lighting, utilities (culinary water, secondary water, and storm water), sanitation, recreation and parks, public improvements, and planning and zoning.

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

Reporting Entity

In evaluating how to define the City for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in the related GASB 14 pronouncement. The basic, but not the only, criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency and accountability. Other expressions of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations and accountability of fiscal matters. The other criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the City is able to exercise oversight responsibilities.

The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are in substance, part of the government's operations.

The Redevelopment Agency of Riverton 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 a board composed of the members of the City Council and the Mayor. 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. In conformity with GAAP, the financial statements of the RDA have been included in the financial reporting entity as a blended component unit. The RDA is included in these financial statements as a special revenue fund. Separate financial statements are not issued for the RDA.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***Reporting Entity (continued)***

The City is not a component unit of any other entity. The City's basic financial statements include all City operations.

Government-Wide and Fund Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's general government, public safety, parks and recreation and highways and public improvements and street lighting are classified as governmental activities. The City's culinary water, secondary water, sanitation, and storm water services are classified as business-type activities.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the City and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

The use of financial resources to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than other financing source. Amounts paid to reduce long-term debt of the City are reported as a reduction of the related liability, rather than expenditure in the government-wide financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectable 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. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt-service expenditures, as well as expenditures related to compensated absence, claims, and judgments are recorded only when payment is due.

Sales tax, franchise tax, licenses, interest, and earned but unreimbursed state and federal grants are considered to be susceptible to accrual and have been so recognized as revenues of the current fiscal period. Property taxes are measurable as of the date levied (assessed) and are recognized as revenues when they become available. Available means when due, or past due, and received within the current period or collected soon enough thereafter (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.

The City reports the following major governmental funds:

- The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.
- The *Riverton Economic Development Infrastructure and Investment Fund (REDIIF) - Capital Projects Fund* accounts for the financial resources to finance economic development including the acquisition or construction of major road projects of the City.
- The *Capital Improvements Fund - Capital Projects Fund* is used to account for capital projects which must be funded by monies other than impact fees.
- The *Redevelopment Agency of Riverton City – Special Revenue Fund* is used to account for the property tax increment received from, and the expenditures related to, the downtown RDA project area.

The City reports the following major proprietary funds:

- The *Culinary Water Fund* accounts for the activities of the City's culinary water distribution system.
- The *Secondary Water Fund* accounts for the activities of the City's secondary water distribution system.
- The *Sanitation Fund* accounts for the activities of the City's solid waste collection system.
- The *Storm Water Fund* accounts for the activities of the City's storm water collection system.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)***

- The *Street Lighting Fund* previously accounted for the activities of the City's street light system. This fund was eliminated during fiscal year 2013. The fund is included in the report for fiscal year 2013 as a major proprietary fund only to report the transfer of assets and dissolution of the fund.

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

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. General revenues include all taxes.

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

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources before unrestricted resources.

Assets, Liabilities, and Net Position or Equity

CASH, CASH EQUIVALENTS AND INVESTMENTS Cash includes cash on hand, demand deposits with banks and other financial institutions, and deposits in other types of accounts or cash management pools that have the general characteristics of demand deposit accounts. City policy allows for the investment of funds with federally insured depositories, investment in the Utah Public Treasurer's Investment Fund (UPTIF) and other investments allowed by the State of Utah's Money Management Act. Investments are reported at cost, which approximates fair value. The UPTIF operates in accordance with state laws and regulations. The reported value of the investment fund is approximately the same as the fair value of its shares.

Cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Investments with maturities of three months or less when purchased meet this definition.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***Assets, Liabilities, and Net Position or Equity (Continued)***

RECEIVABLES AND PAYABLES Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is referred to as “due to or due from other funds.” Advances between funds as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate they are not available for appropriation and are not available financial resources.

Other receivables at June 30, 2013, consisted of property tax, sales tax, franchise tax, grants, and utility billings. The utility billings for charged services are billed to customers when meters are read on a monthly basis. Unbilled service accounts receivable at June 30, 2013, were estimated based on July billings and are included in the operating revenues and accounts receivable at year end. Taxes, grants, and utility charges are deemed collectible in full, so no allowance for uncollectable is recorded.

RESTRICTED ASSETS Certain assets are classified as restricted because their use is limited by an independent third party, enabling legislation, or other laws and statutes. These restrictions may include future debt service payments, unexpended portions of bonds issued for capital construction, and other agreements with third parties.

INVENTORIES AND PREPAID ITEMS Inventories of materials and supplies in the proprietary funds, consisting principally of materials used in the repair of the distribution and collection systems, are valued at cost and accounted for on a first-in, first-out basis (FIFO). Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items, using the consumption method, in both government-wide and fund financial statements.

EQUITY INVESTMENT IN JOINT VENTURE The investment in Trans-Jordan Cities Landfill, a 10.14% owned joint venture, is accounted for by the equity method of accounting. Under this method, the Sanitation Fund (enterprise fund) records its share of the joint venture’s net income or loss for each period.

CAPITAL ASSETS Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The City reports infrastructure assets on a network and subsystem basis. Accordingly, the amounts spent for the construction or acquisition of infrastructure assets are capitalized and reported in the government-wide financial statements.

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. Major outlays for capital assets and improvements are capitalized as projects are completed. Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***Assets, Liabilities, and Net Position or Equity (Continued)***

CAPITAL ASSETS (CONTINUED) Property, plant, and equipment is depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	20 - 40
Building improvements	20
Improvements other than buildings	20 - 40
Vehicles	10
Machinery and equipment	10 - 15
Furniture and equipment	10
Water distribution systems	60
Street lights	30
Streets	30 - 40
Curb, gutter and sidewalk	40
Storm water	40
Bridges	40

UNEARNED REVENUE Unearned revenue arises when resources are received by the City before it has a legal claim to them, as when grant monies are received prior to the incurrence of qualifying expenditures. In subsequent periods, when both revenue recognition criteria are met, or when the City has a legal claim to the resources, the revenue is recognized.

COMPENSATED ABSENCES For governmental funds, amounts of vested or accumulated vacation leave and compensatory time that are not expected to be liquidated with expendable available financial resources are reported as liabilities in the government-wide Statement of Net Position and as expenses in the government-wide Statement of Activities. No expenditures are reported for these amounts in the fund financial statements. Vested or accumulated vacation leave 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. The maximum annual carry forward of accrued vacation is 160 hours. Compensatory time is earned based on Fair Labor Standards Act (FLSA) overtime rules and is fully vested when earned. The maximum number of compensatory time an employee can carry is 80 hours. When an employee leaves or is terminated, his or her accumulated vacation and compensatory hours are paid out at the current hourly rate.

DEFERRED INFLOWS AND OUTFLOWS OF RESOURCES Deferred inflows of resources represent an acquisition of net position that applies to a future period, and is therefore deferred until that time.

Governmental funds report revenue that is unavailable as deferred inflows of resources. Governmental funds report unavailable revenue from property taxes and from special assessments. These amounts are deferred and recognized as revenue in the period that they become available.

Deferred outflows of resources represent a consumption of net position that applies to a future period, and is therefore deferred until that time. A deferred loss on refunding results from the difference in the carrying value of the refunded debt and the reacquisition price.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, and Net Position or Equity (Continued)

LONG-TERM OBLIGATIONS In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums, discounts, and issuance costs are deferred and amortized over the life of the applicable debt. In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

FUND EQUITY GASB Statement No. 54 provided new reporting categories for fund balance in governmental funds. The categories and descriptions are as follows:

Nonspendable Fund Balance – Prepaid expenditures and other similar assets not in a spendable form or that are contractually required to be maintained intact are classified as nonspendable fund balance.

Restricted Fund Balance – Assets that are constrained by externally imposed restrictions, or by law through constitutional provisions or enabling legislation.

Committed Fund Balance – Amounts formally designated by City Council through ordinance for a specific purpose that cannot be used for another purpose unless the City Council formally changes the use through a superseding ordinance.

Assigned Fund Balance – Amounts constrained by City Council or for a specific purpose normally through the appropriations process in establishing and amending budgets. Furthermore, funds in special revenue, capital project, and permanent funds are by their nature assigned to the purpose for which the resources are collected.

Unassigned Fund Balance – Amounts that may be used for any governmental purpose.

When an expenditure qualifies to be used from more than one fund balance classification identified above, it is the City's policy to use resources in the following order: restricted, committed, assigned, and then unassigned.

The City has not adopted a formal policy on minimum fund balance. However, state statute requires the City to maintain a minimum fund balance in the General Fund of at least 5% of the current year's actual revenue.

ESTIMATES The preparation of the financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the reported amounts of certain financial statement balances. Actual results could vary from those estimates.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

Annual budgets are prepared and adopted, in accordance with State law, by the City Council on or before June 22 for the following fiscal year. Estimated revenues and appropriations may be increased or decreased by resolution of the City Council at any time during the year. A public hearing must be held prior to any proposed increase in a fund's appropriations. Budgets include activities in several different funds, including the General Fund, special revenue funds and enterprise funds. Annual budgets are also adopted for capital projects which may include activities which overlap several fiscal years. The level of the City's budgetary control (that is, the level at which the City's expenditures cannot legally exceed the appropriated amounts) is established at the department level. Each department head is responsible to the City Manager and City Council for operating within the budget for their department. All annual budgets lapse at fiscal year end.

Utah State law prohibits the appropriation of the sum of unassigned, assigned, and committed general fund balance until it exceeds 5% of the General Fund revenues. Until the sum of the stated fund balance categories is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, to meet emergency expenditures, and to cover unanticipated deficits. Utah State law also prohibits the accumulation of the stated fund balance categories in any amount greater than 25% of the current year's actual revenues.

Once adopted, the budget can be amended by subsequent City Council action. The City Council can amend the budget to any extent, provided the budgeted expenditures do not exceed budgeted revenues and appropriated fund balance, in which case a public hearing must be held. With the approval of the Mayor, department heads may reallocate unexpended appropriated balances from one expenditure account to another within that department during the budget year.

Annual budgets for the General Fund, special revenue funds, and capital projects funds were legally adopted by the City and are prepared on the modified-accrual method of accounting. Encumbrance accounting is not used by the City. 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 such budgets for governmental funds.

Expenditures in the capital projects funds are budgeted annually on a project-by-project basis. Although it is the intention of the City that each project be funded by a specific revenue source, the adopted budget reflects only total anticipated revenues by source.

Tax Revenues

On or before June 22 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. When these special public hearings are necessary, the adoption of the final budget must be done before August 17. All property taxes levied by the City are assessed and collected by Salt Lake County. Taxes are levied as of January 1 and are due November 30; any delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the property, and the amount of taxes and penalties bears interest from January 1 until paid. Tax liens are placed on a property on January 1 following the due date of unpaid taxes.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (CONTINUED)

Tax Revenues (Continued)

If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis. An accrual of delinquent current and prior year's property tax beyond that which was received within 45 days after fiscal year end has not been made, as the amounts are not deemed to be material.

Sales tax, 911 tax, and telecom tax are collected by the Utah State Tax Commission and remitted to the City monthly. An accrual has been made for all taxes received by the State for the period ended June 30 and thus due and payable to the City.

Franchise taxes are collected by natural gas, electric utilities, and cable television companies and remitted to the City periodically. An accrual has been made for fees due and payable to the City at June 30.

The ending fund balance in the RDA Special Revenue Fund is a deficit of \$601 thousand. The deficit is the result of an interfund loan for property acquisitions. The loan has been properly established between the RDA special revenue fund and the REDIIF capital projects fund and will be reduced by annual payments from tax increment.

3. DEPOSITS AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. Cash includes amounts in demand deposits as well as time deposits. Investments are stated at cost, which approximate fair value. Each fund's portion of this pool is displayed on the combined balance sheet as "cash and cash equivalents" and "restricted cash and cash equivalents," which includes cash accounts that are separately held by several of the City's funds. The Utah Money Management Act (UMMA) established the Money Management Council that promulgates additional rules and determines which financial institutions may qualify to hold deposits and investments for State and local entities. The City has complied with the UMMA and rules of the Money Management Council with regard to deposits and investments.

The City's deposit and investment policy is to follow UMMA; however, the City does not have a separate deposit and investment policy that addresses specific types of deposit and investment risks to which the City is exposed.

As of June 30, 2013, the City's demand deposits and cash on hand amounted to \$2,401,057.

The City's cash and cash equivalents and investments are exposed to certain risks as outlined below:

CUSTODIAL CREDIT RISK - DEPOSITS This is the risk that in the event of a bank failure, the City's deposits may not be returned. As of June 30, 2013, \$3,566,718 of the City's \$3,816,718 bank balance was exposed to custodial credit risk because it was uninsured and uncollateralized. UMMA does not require deposits to be insured or collateralized and the City has no formal policy regarding deposit credit risk. UMMA requires that the City keep deposits in a qualified depository, which the City has done.

3. DEPOSITS AND INVESTMENTS (CONTINUED)

CUSTODIAL CREDIT RISK - INVESTMENTS This is the risk that in the event of the failure of the counterparty, the City will not be able to recover the value of its investments that are in the possession of an outside party. The City has no formal policy regarding custodial credit risk for investments. Money invested in the Utah Public Treasurer's Investment Fund (UPTIF) is pooled with many other State and local entities, and is managed by the Utah State Treasurer. The Fund is not categorized as to custodial credit risk.

INTEREST RATE RISK This is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss from changes in interest rates is to follow UMMA and only invest in instruments in which the remaining term to maturity may not exceed the period of availability of the funds to be invested. Investments within the UPTIF have a weighted average maturity of less than 90 days.

CREDIT RISK This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City policy is consistent with and complies with the UMMA. UMMA requires investment transactions to be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities. Permitted investments include deposits of qualified depositories; repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investor Services or Standard and Poors; banker acceptance obligations of the U.S. Treasury and U.S. government sponsored enterprises; bonds and notes of political subdivisions of the State of Utah; fixed rate corporate obligations and variable rate securities rated "A" or higher by two nationally recognized statistical rating organizations as defined by the Act. The City only invested in the UPTIF during the year. The UPTIF is not registered with the SEC as an investment company and it is also unrated.

CONCENTRATION OF CREDIT RISK This is the risk of loss attributed to the magnitude of a City's investment in a single issuer. City policy requires diversification and limits the amount that may be invested in the same company. The UPTIF is highly diversified and must comply with various rules of the Utah State Money Management Act and Money Management Council.

As of June 30, 2013, the City has investments in the UPTIF of \$15,370,309. The UPTIF is authorized and regulated by the UMMA (*Utah Code* Title 51, Chapter 7). Deposits in the UPTIF are not insured nor guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments. The UPTIF values investments at fair market value at June 30 and December 31 each year in accordance with GASB 31. However, the UPTIF reports to participants on an amortized cost basis, which approximates the fair value at year end.

4. RESTRICTED CASH AND CASH EQUIVALENTS

Certain cash and cash equivalents are restricted to use as follows as of June 30, 2013:

	<u>Amount</u>
Governmental activities	
Restricted for "C" road funds	\$ 1,492,907
Restricted for unspent bond proceeds	155,258
Restricted for unspent legislative appropriations	250,000
Restricted for impact fees	<u>3,549,343</u>
Total governmental activities	<u>5,447,508</u>
Business-type activities	
Restricted for debt service	1,145,664
Restricted for impact fees	<u>3,192,724</u>
Total business-type activities	<u>4,338,388</u>
Total restricted cash and cash equivalents	<u>\$ 9,785,896</u>

5. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of interfund balances as of June 30, 2013, is as follows:

<u>Due To</u>	<u>Due From</u>	<u>Amount</u>
REDIIF	Redevelopment Agency	\$ 1,563,741
Culinary water	Secondary water	<u>1,685,000</u>
		<u>\$ 3,248,741</u>

The due to/from other funds are the result of individual fund's cash flow needs. These accounts at the fund financial statement level have been eliminated at the government-wide financial statement level (Statement of Net Position). Balances are not expected to be retired within one year.

In addition to the above amounts which will be repaid by the respective funds, transfers were made which will not be repaid. The purpose of the transfers was to provide cash flows and pay operating expenses. Such amounts for the fiscal year ended June 30, 2013, were as follows:

	<u>In</u>	<u>Out</u>
General	\$ 660,862	\$ 1,383,800
REDIIF	540,000	1,055,000
Capital improvement	793,800	-
Redevelopment Agency	120,000	110,000
Nonmajor governmental funds	-	440,000
Sanitation	875,000	-
Street lighting	-	<u>862</u>
	<u>\$ 2,989,662</u>	<u>\$ 2,989,662</u>

5. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

The City also transferred various capital assets between funds. These transfers consisted of a secondary water line and a pump station transferred from the general capital asset group to the Secondary Water Fund for \$161,874. The \$161,874 is reported as a capital contribution in the fund statements and reclassified as a transfer in the entity-wide statements.

In addition, the City transferred various street light capital assets from the Street Light enterprise fund (which has been eliminated) to the general capital asset group. The details of the transferred assets are as follows: historical cost of \$10,120,383 and accumulated depreciation of \$4,163,304.

6. EQUITY INVESTMENT IN JOINT VENTURE***Trans-Jordan Cities Landfill***

The City has a 10.14% ownership in the Trans-Jordan Cities Landfill (Trans-Jordan), which is accounted for in the Sanitation Fund using the equity method. In addition to the City, Trans-Jordan is owned by the cities of Midvale, Murray, Sandy, Draper, South Jordan, and West Jordan which own 5.18%, 8.49%, 30.24%, 9.88%, 13.04% and 23.03%, respectively. Trans-Jordan is a separate legal entity and political subdivision of the State of Utah and was formed pursuant to the provisions of the Interlocal Cooperation Act.

Annually, the City recognizes its pro-rate share of Trans-Jordan's operating income or loss. For fiscal year 2013, Trans-Jordan reported a change in net position of \$528,418. The City recognized its 10.14% of the landfill's income as equity income of a joint venture of \$53,852 in the Sanitation enterprise fund under the nonoperating revenues heading.

Trans-Jordan was formed to construct, operate, and maintain a refuse dumping facility. Trans-Jordan is governed by its Board of Directors. Under the organization agreement, the Board of Directors is appointed by the members. The management is under the Board of Directors, which elects officers and appoints management staff.

The City purchased an equity investment in Trans-Jordan on July 1, 1997. The City agreed to pay a total of \$26.4 million for an interest in the landfill. On July 1, 2012, the City fulfilled its obligation to make capital contributions at Trans-Jordan Cities Landfill.

The complete financial statements for Trans-Jordan Cities Landfill for the year ended June 30, 2013, can be obtained from Trans-Jordan Cities, 10873 S 7200 W, South Jordan, UT 84095.

7. CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2013, was as follows:

	07/01/12	Increases	Decreases	Transfers	06/30/13
Governmental activities					
Capital assets, not being depreciated:					
Land and right of ways	\$ 92,597,495	\$ 542,667	\$ -	\$ 32,000	\$ 93,172,162
Construction in progress	4,129,961	1,220,366	(4,525,619)	300,000	1,124,708
Total capital assets, not being depreciated	96,727,456	1,763,033	(4,525,619)	332,000	94,296,870
Capital assets, being depreciated:					
Buildings	9,498,780	4,192,552	-	-	13,691,332
Building improvements	2,547,134	79,340	(30,679)	-	2,595,795
Improvements other than buildings	17,425,881	894,420	(12,845)	-	18,307,456
Machinery and equipment	922,038	51,532	(79,137)	25,480	919,913
Office furniture and equipment	672,461	322,423	-	-	994,884
Vehicles	1,820,935	267,865	(76,020)	135,677	2,148,457
Infrastructure: roadways	58,987,590	2,846,929	-	-	61,834,519
Infrastructure: sidewalks	10,768,179	-	-	-	10,768,179
Infrastructure: street lights	-	233,627	-	9,627,226	9,860,853
Infrastructure: curb and gutter	16,278,952	274,780	-	-	16,553,732
Infrastructure: bridges	1,152,507	-	-	-	1,152,507
Total capital assets, being depreciated	120,074,457	9,163,468	(198,681)	9,788,383	138,827,627
Accumulated depreciation:					
Buildings	(2,029,805)	(236,054)	-	-	(2,265,859)
Building improvements	(949,513)	(116,974)	-	-	(1,066,487)
Improvements other than buildings	(4,563,420)	(873,084)	8,669	-	(5,427,835)
Machinery and equipment	(574,852)	(44,560)	77,979	(3,069)	(544,502)
Office furniture and equipment	(416,343)	(69,042)	-	-	(485,385)
Vehicles	(1,179,740)	(126,969)	58,383	(27,481)	(1,275,807)
Infrastructure: roadways	(32,945,316)	(781,780)	-	-	(33,727,096)
Infrastructure: sidewalks	(6,443,321)	(6,425)	-	-	(6,449,746)
Infrastructure: street lights	-	(326,899)	-	(4,132,754)	(4,459,653)
Infrastructure: curb and gutter	(6,054,245)	(673,188)	-	-	(6,727,433)
Infrastructure: bridges	(184,968)	(28,813)	-	-	(213,781)
Total accumulated depreciation	(55,341,523)	(3,283,788)	145,031	(4,163,304)	(62,643,584)
Total capital assets being depreciated, net	64,732,934	5,879,680	(53,650)	5,625,079	76,184,043
Governmental capital assets, net	\$ 161,460,390	\$ 7,642,713	\$ (4,579,269)	\$ 5,957,079	\$ 170,480,913

7. CAPITAL ASSETS (CONTINUED)

	07/01/12	Increases	Decreases	Transfers	06/30/13
<u>Business-type activities</u>					
Capital assets, not being depreciated:					
Land	\$ 2,241,910	\$ -	\$ (32,000)	\$ -	\$ 2,209,910
Water shares	10,929,007	244,619	-	-	11,173,626
Construction in progress	1,768,130	1,261,841	(970,796)	-	2,059,175
Total capital assets, not being depreciated	14,939,047	1,506,460	(1,002,796)	-	15,442,711
Capital assets, being depreciated:					
Buildings	5,306,507	742,830	-	-	6,049,337
Vehicles	658,351	-	-	(135,677)	522,674
Machinery and equipment	518,888	20,640	-	(25,480)	514,048
Office furniture and equipment	129,424	24,878	-	-	154,302
Culinary water system	31,696,444	576,102	-	-	32,272,546
Secondary water system	37,540,843	221,940	-	-	37,762,783
Storm water system	31,921,535	427,647	-	-	32,349,182
Street lights	9,627,226	-	-	(9,627,226)	-
Total capital assets, depreciated	117,399,218	2,014,037	-	(9,788,383)	109,624,872
Accumulated depreciation:					
Buildings	(1,137,664)	(144,071)	-	-	(1,281,735)
Vehicles	(357,408)	(16,833)	-	27,481	(346,760)
Machinery and equipment	(189,976)	(43,098)	-	3,069	(230,005)
Office furniture and equipment	(31,635)	(10,688)	-	-	(42,323)
Culinary water system	(10,613,533)	(503,225)	-	-	(11,116,758)
Secondary water system	(8,699,116)	(627,869)	-	-	(9,326,985)
Storm water system	(11,493,973)	(796,294)	-	-	(12,290,267)
Street lights	(4,132,754)	-	-	4,132,754	-
Total accumulated depreciation	(36,656,059)	(2,142,078)	-	4,163,304	(34,634,833)
Total capital assets being depreciated, net	80,743,159	(128,041)	-	(5,625,079)	74,990,039
Business-type capital assets, net	\$ 95,682,206	\$ 1,378,419	\$ (1,002,796)	\$ (5,625,079)	\$ 90,432,750

In the government-wide financial statements depreciation was charged as follows by program or activity:

Governmental activities:	
General government	\$ 402,043
Public safety	4,909
Highways and public improvements	1,955,649
Parks and recreation	921,187
Total depreciation expense - governmental activities	<u>\$ 3,283,788</u>
Business-type activities:	
Culinary water	\$ 618,445
Secondary water	719,839
Storm water system	803,794
Total depreciation expense - business-type activities	<u>\$ 2,142,078</u>

8. GRANTS

The City receives financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the City's independent auditors and other governmental auditors. Any disallowed claims resulting from such an audit could become a liability of the General Fund or other applicable funds. Based on prior experience, City administration believes such disallowance, if any, would be immaterial.

9. DEVELOPER AND CUSTOMER DEPOSITS

Developer and customer deposits are principally deposits from customers that are held by the City for construction projects until such time that refund or forfeiture is warranted.

10. LONG-TERM DEBT*Changes in Long-Term Liabilities*

Long-term debt activity for the year ended June 30, 2013, was as follows:

	07/01/12	Increases	Decreases	06/30/13	Due in One Year
<u>Governmental activities</u>					
Bonds payable:					
Tax revenue bonds	\$ 18,250,000	2,268,000	(2,645,000)	\$ 17,873,000	\$ 705,000
Plus: unamortized premiums	843,223	-	(60,274)	782,949	52,068
Total bonds payable	19,093,223	2,268,000	(2,705,274)	18,655,949	757,068
Compensated absences	185,934	210,784	(180,980)	215,738	43,148
Governmental activities, long-term liabilities	<u>\$ 19,279,157</u>	<u>\$ 2,478,784</u>	<u>\$ (2,886,254)</u>	<u>\$ 18,871,687</u>	<u>\$ 800,216</u>
<u>Business-type activities</u>					
Bonds payable:					
Water revenue bonds	\$ 13,999,000	\$ 5,501,000	\$ (6,583,000)	\$ 12,917,000	1,366,000
Plus: unamortized premiums	251,059	-	(27,433)	223,626	27,433
Less: unamortized discounts	(8,480)	-	8,480	-	-
Total bonds payable	14,241,579	5,501,000	(6,601,953)	13,140,626	1,393,433
Compensated absences	117,730	103,847	(96,974)	124,603	24,921
Business-type activities, long-term liabilities	<u>\$ 14,359,309</u>	<u>\$ 5,604,847</u>	<u>\$ (6,698,927)</u>	<u>\$ 13,265,229</u>	<u>\$ 1,418,354</u>

10. LONG-TERM DEBT (CONTINUED)**Revenue Bonds****GOVERNMENTAL ACTIVITIES:**

Series 2004A Franchise and Sales Tax Revenue Bonds, original issue of \$4,080,000, principal due in annual installments beginning December 2005, interest at 2.00% to 4.40% due in semi-annual installments beginning December 2004, with the final payment due December 2024. The bonds were issued to finance the costs of the new city hall and civic center. A portion of these bonds, \$2,000,000, was refunded in 2012 with the issuance of the Series 2012 Water Revenue Refunding Bonds described below. \$ 785,000

Series 2007 Franchise and Sales Tax Revenue Bonds, original issue of \$15,360,000, principal due in annual installments beginning June 2008, interest at 4.00% to 5.00% due in semi-annual installments beginning December 2007, with the final payment due June 2031. The bonds were issued to finance the costs of road construction. 11,525,000

Series 2010 Franchise and Sales Tax Refunding Revenue Bonds, original issue of \$3,665,000, principal due in annual installments beginning December 2010, interest at 2.25% to 4.00% due in semi-annual installments beginning December 2010, with the final payment due December 2021. The bonds were issued to finance the refunding of the series 2001 Franchise and Sales Tax Revenue Bonds and paying the costs of issuance of the Series 2010 Bonds. 3,295,000

Series 2012 Franchise and Sales Tax Refunding Revenue Bonds, original issue of \$2,268,000 principal due in annual installments beginning December 2013, interest at 2.386% due in semi-annual installments beginning June 2013, with the final payment due December 2024. The bonds were issued to finance the refunding of the series 2004A Franchise and Sales Tax Revenue Bonds and paying the costs of issuance of the Series 2012 Bonds. 2,268,000

Total Tax Revenue Bonds - Governmental Activities \$ 17,873,000

10. LONG-TERM DEBT (CONTINUED)**Revenue Bonds (Continued)****BUSINESS-TYPE ACTIVITIES:**

Series 2000A Taxable Water Revenue Bonds, original issue of \$1,500,000, principal due in annual installments beginning March 2001, no interest is charged on the bond, with the final payment due March 2020. The bonds were issued to finance the cost of construction and implementation of the City's secondary water system. \$ 546,000

Series 2005 Water Revenue Refunding Bonds, original issue of \$3,800,000, principal due in annual installments beginning September 2005, interest at 3.00% to 5.00% due in semi-annual installments beginning September 2005, with the final payment due September 2020. The bonds were issued to refund a portion of the series 2000B Water Revenue Bonds. 2,255,000

Series 2011 Water Revenue Refunding Bonds, original issue of \$4,615,000, principal due in annual installments beginning September 2013, interest at 2.00% to 3.00% due in semi-annual installments beginning March 2012, with the final payment due September 2022. The bonds were issued to refund a portion of the series 2003 Water Revenue Bonds. 4,615,000

Series 2013 Water Revenue Refunding Bonds, original issue of \$5,501,000, principal due in annual installments beginning September 2013, interest at 0.68% to 2.00% due in semi-annual installments beginning September 2013, with the final payment due September 2018. The bonds were issued to refund a portion of the series 2004 Water Revenue Bonds. 5,501,000

Total Revenue Bonds - Business-type Activities

\$ 12,917,000

All of the City's Water Revenue and Franchise and Sales Tax Revenue Bonds are payable solely by a pledge and assignment of their associated revenue sources. The current revenue recognized during the period for pledged Water Revenue Bonds was \$7,710,332 compared to the principal and interest of \$1,635,854. The current revenue recognized during the period for pledged Franchise and Sales Tax Revenue Bonds was \$7,534,444 compared to the principal and interest of \$1,447,112.

10. LONG-TERM DEBT (CONTINUED)**Revenue Bonds (Continued)**

The debt service requirements to maturity are as follows:

Year Ending June 30,	Governmental Activities Franchise and Sales Tax Revenue Bonds		
	Principal	Interest	Totals
2014	\$ 705,000	\$ 759,921	\$ 1,464,921
2015	730,000	732,524	1,462,524
2016	761,000	702,485	1,463,485
2017	787,000	672,791	1,459,791
2018	821,000	643,131	1,464,131
2019-2023	4,539,000	2,773,842	7,312,842
2024-2028	5,525,000	1,825,828	7,350,828
2029-2031	4,005,000	407,000	4,412,000
	<u>\$ 17,873,000</u>	<u>\$ 8,517,522</u>	<u>\$ 26,390,522</u>

Year Ending June 30,	Business-type Activities Water Revenue Bonds		
	Principal	Interest	Totals
2014	\$ 1,366,000	\$ 259,239	\$ 1,625,239
2015	1,371,000	261,798	1,632,798
2016	1,401,000	246,021	1,647,021
2017	1,495,000	227,547	1,722,547
2018	1,513,000	205,304	1,718,304
2019-2023	5,771,000	408,526	6,179,526
	<u>\$ 12,917,000</u>	<u>\$ 1,608,435</u>	<u>\$ 14,525,435</u>

Current Refunding

In November 2012, the City issued \$2,268,000 of Franchise and Sales Tax Revenue Refunding Bonds Series 2012. The bonds were used to defease \$2,000,000 of Franchise and Sales Tax Revenue Bonds Series 2004A. \$2,080,236 of the proceeds were placed into an irrevocable trust to provide for future debt service payments and funds necessary to call the bonds on their first call date. Accordingly, the trust assets and the liability for the Series 2004 bonds are not included on the City's financial statements as this obligation has been legally defeased. The other uses of the \$2,268,000 proceeds included \$33,764 for issuance costs, while the remaining \$154,000 was deposited into a construction account to be used towards the renovation of the City's main park. This was done without increasing the debt service to the City.

In June 2013, the City issued \$5,501,000 of Water Revenue Refunding Bonds Series 2013ref. The bonds were used to refund the 2004ref Water Revenue Bonds. The transaction generated a \$251,930 net present value savings over the remaining five and a half years until the bonds fully matured. \$5,451,093 of the proceeds were placed into an irrevocable trust to provide for future debt service payments and

10. LONG-TERM DEBT (CONTINUED)*Current Refunding (Continued)*

funds necessary to call the Series 2004ref bonds on their first call date. Accordingly, the trust assets and the liability for the Series 2004ref are not included on the City's financial statements as this obligation has been legally defeased. The other uses of the \$5,501,000 proceeds from the Series 2013 bonds, was for \$49,907 of costs of issuance inclusive of a small rounding amount.

Both the 2012ref Franchise and Sales Tax Revenue Bonds and the 2013ref Water Revenue Bonds were issued to generate substantial savings to the City on bond related interest expense.

11. CONDUIT DEBT OBLIGATIONS

In March 2007, the City issued Hospital Revenue Bonds Series 2007 to provide financial assistance to a private-sector entity for the acquisition, construction, improvement, and equipment of certain health care facilities deemed to be in the public interest. These bonds were refunded outside of the City's conduit during calendar year 2012.

In October 2009, the City issued additional conduit debt for Hospital Revenue Bonds Series 2009 of \$250 million. The bonds are payable solely and exclusively from the revenues arising from the pledge of a note which the private company has given as security for the bonds. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of June 30, 2013, the outstanding amount of this obligation is \$250 million.

12. 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 for which the City is a member of an insurance risk pool known as the Utah Local Governments Trust (the Trust). This insurance covers all of these risks except natural disasters. Under the terms of Riverton City's relationship with the Trust, the City's liabilities are covered under a general liability insurance policy, featuring a \$5,000 deductible and a policy limit of \$5 million for each claim. Claims against the City did not exceed insurance coverage in any of the past three years.

13. RETIREMENT PLANS***Employee Retirement Systems and Pension Plans***

The City contributes to Tier 1 Local Government Noncontributory Retirement System and Tier 2 Local Government Contributory Retirement System, (hereafter referred to cumulatively as the Systems), which are cost-sharing multiple-employer defined benefit pension plans administered by the Utah Retirement Systems (URS). The Systems provide retirement benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries in accordance with retirement statute.

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

FUNDING POLICY: The City is required to contribute a percent of members' annual covered salary to the systems as follows; 16.04% for the Tier 1 Noncontributory Retirement System and 12.74% for the Tier 2 Local Government Contributory Retirement System. The contribution rates are the actuarially determined rates. The contribution requirements of the Systems are authorized by statute and specified by the Board.

The City's contributions in dollars to each of the Systems for the years ending June 30, 2013, 2012, and 2011, were equal to the required contributions for each year. The contribution amounts are as follows:

	2013	2012	2011
Local Government Contributory Retirement System	\$ 24,774	\$ 10,236	\$ 4,515
Local Government Noncontributory Retirement System	649,124	587,320	506,205

DEFINED CONTRIBUTION PLANS: The 401(k) plan provided by URS is a multiple-employer defined contribution plan. All employees of the City who participate in the URS contributory or noncontributory system are eligible to participate in the 401(k) plan. Employees are immediately 100 percent vested in their contributions to the plan. Employee contributions to the 401(k) plan and the Deferred Compensation Plan are voluntary. Employer contributions are intended to standardize the contribution rates for all full time employees participating in URS. The City's contributions to the 401(k) plan for the years ended June 30, 2013, 2012 and 2011, were \$22,450, \$19,282, and \$16,642, respectively.

In addition to the URS 401(k) plan, the City also participates in a 401(a) plan provided by International City Management Association (ICMA-RC), a multiple-employer defined contribution plan. Employees are fully vested upon contribution to the 401(a) plan, into which the City contributes 6.2% (Tier 1) and 7.73% (Tier 2) of eligible employees' gross earnings. These funds are the property of each employee and as such, the City has no claims on these funds. The City contributions to the plan for fiscal years ended June 30, 2013, 2012 and 2011, were \$371,704, \$371,978, and \$337,693, respectively.

13. RETIREMENT PLANS (CONTINUED)*Employee Retirement Systems and Pension Plans (Continued)*

DEFERRED COMPENSATION PLAN: The City offers its employees a Deferred Compensation Plan with both URS and ICMA-RC (457 plan) in accordance with Internal Revenue Code Section 457. The 457 plan is available to all City employees and permits employees to defer a portion of their salaries until future years. Employees are eligible to voluntarily participate from the date of employment and are vested immediately upon participation. The payment of deferred compensation is not available to employees until termination, retirement, death, or an unforeseeable emergency.

The City also contributes to the URS 457 plan for its seasonal and temporary employees. Employer paid contributions into URS 457 for the years ended June 30, 2013, 2012 and 2011 were \$12,088, \$11,602, and \$12,651, respectively.

14. REDEVELOPMENT AGENCY OF RIVERTON CITY

In accordance with Utah State law, the City makes the following disclosures relative to the Redevelopment Agency of Riverton City (RDA). The RDA collected \$161,699 of incremental tax revenues for its project area. During 2013, the RDA sold land held for resale at a net loss of \$3,877,264. In addition, \$5,044 for administrative costs, and \$100,000 for bond payments for an economic development project area. The RDA had \$0 of outstanding construction commitments at June 30, 2013.

15. CONTINGENT LIABILITIES

The City is a defendant in various claims and lawsuits arising from the ordinary course of business. The City has an insurance policy, which covers any adverse judgment as it applies to lawsuits up to \$5 million each claim. In the opinion of the City's legal counsel, the resolution of these matters will not have a material adverse effect on the financial condition of the City and any adverse judgment claimed has been accepted by the insurance carrier. There has been no significant change in insurance coverage during the year ended June 30, 2013, nor during the past three fiscal years have the amounts of settlements exceeded insurance coverage.

16. COMMITMENTS AND AGREEMENTS

The City has entered into an agreement with Jordan Valley Water Conservancy to purchase a minimum amount of water for the next several years.

The City has construction commitments outstanding at year end for projects which have been awarded and construction has begun, but which were not completed at year end. Total uncompleted construction commitments at June 30, 2013, were \$597,591.

17. SUBSEQUENT EVENTS

Subsequent to year end, Riverton City issued \$18,500,000 of Franchise and Sales Tax Revenue Bonds, Series 2013. The Bonds were issued to finance the cost of expansion and renovation of the City's main park.

SUPPLEMENTARY SECTION

RIVERTON CITY CORPORATION, UTAH

Combining Balance Sheet - Nonmajor Governmental Funds

June 30, 2013

	Capital Project Funds		Total Nonmajor Governmental Funds
	Community Impact Parks	Community Impact Roads	
<u>ASSETS</u>			
Restricted cash and cash equivalents	\$ 922,656	\$ 2,626,687	\$ 3,549,343
Total assets	\$ 922,656	\$ 2,626,687	\$ 3,549,343
<u>LIABILITIES</u>			
Accounts payable	\$ 202,882	\$ 95,390	\$ 298,272
Accrued liabilities	-	1,415	1,415
Developer and customer deposits	32,709	95,600	128,309
Total liabilities	235,591	192,405	427,996
<u>FUND BALANCES</u>			
Restricted:			
Impact fees	687,065	2,434,282	3,121,347
Total fund balances	687,065	2,434,282	3,121,347
Total liabilities and fund balances	\$ 922,656	\$ 2,626,687	\$ 3,549,343

RIVERTON CITY CORPORATION, UTAH
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2013

	<u>Capital Project Funds</u>		Total Nonmajor Governmental Funds
	Community Impact Parks	Community Impact Roads	
<u>REVENUES</u>			
Impact fees	\$ 323,714	\$ 319,539	\$ 643,253
Interest	6,182	17,918	24,100
Total revenues	329,896	337,457	667,353
<u>EXPENDITURES</u>			
Current:			
Wages and benefits	-	97,992	97,992
Capital outlay	744,610	1,455,527	2,200,137
Total expenditures	744,610	1,553,519	2,298,129
Excess of revenues over (under) expenditures	(414,714)	(1,216,062)	(1,630,776)
<u>OTHER FINANCING SOURCES (USES)</u>			
Transfers out	-	(440,000)	(440,000)
Total other financing uses	-	(440,000)	(440,000)
Net change in fund balance	(414,714)	(1,656,062)	(2,070,776)
Fund balances, beginning of year	1,101,779	4,090,344	5,192,123
Fund balances, end of year	\$ 687,065	\$ 2,434,282	\$ 3,121,347

RIVERTON CITY CORPORATION, UTAH
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Major Capital Projects Fund - REDIIF - Budget and Actual
For the Year Ended June 30, 2013

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<u>REVENUES</u>				
Franchise taxes	\$ 2,430,000	\$ 2,430,000	\$ 2,497,357	\$ 67,357
Intergovernmental	1,250,000	1,446,205	446,205	(1,000,000)
Interest	25,000	25,000	8,679	(16,321)
Miscellaneous	-	-	502	502
Total revenues	3,705,000	3,901,205	2,952,743	(948,462)
<u>EXPENDITURES</u>				
Current:				
General government:				
Economic development	477,900	481,400	335,286	146,114
Highways and public improvements:				
Capital outlay:				
Highways and public improvements	2,956,150	2,921,085	2,063,636	857,449
Debt service:				
Principal	645,000	645,000	645,000	-
Interest	817,500	817,500	802,112	15,388
Bond issuance costs	-	29,500	29,500	-
Total expenditures	4,896,550	4,894,485	3,875,534	1,018,951
Excess (deficiency) of revenues				
over (under) expenditures	(1,191,550)	(993,280)	(922,791)	70,489
<u>OTHER FINANCING SOURCES (USES)</u>				
Refunding bonds issued	-	2,268,000	2,268,000	-
Payments to bond escrow agent	-	(2,185,000)	(2,080,236)	104,764
Transfers in	640,000	1,290,000	540,000	(750,000)
Transfers out	(1,381,475)	(1,696,475)	(1,055,000)	641,475
Total other financing sources (uses)	(741,475)	(323,475)	(327,236)	(3,761)
Net change in fund balance	\$ (1,933,025)	\$ (1,316,755)	(1,250,027)	\$ 66,728
Fund balances, beginning of year			4,624,774	
Fund balances, end of year			\$ 3,374,747	

RIVERTON CITY CORPORATION, UTAH

Schedule of Revenues, Expenditures, and Changes in Fund Balances
Major Capital Projects Fund - Capital Improvement - Budget and Actual

For the Year Ended June 30, 2013

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Interest	\$ 8,000	\$ 8,000	\$ 4,124	\$ (3,876)
Total revenues	8,000	8,000	4,124	(3,876)
EXPENDITURES				
Current:				
Wages and benefits	-	10,000	7,211	2,789
Capital outlay:				
Highways and public improvements	375,750	381,675	319,341	62,334
Parks and recreation	140,000	590,000	610,463	(20,463)
Total expenditures	515,750	981,675	937,015	44,660
Excess (deficiency) of revenues over (under) expenditures	<u>(507,750)</u>	<u>(973,675)</u>	<u>(932,891)</u>	<u>40,784</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	370,000	1,023,800	793,800	(230,000)
Total other financing sources (uses)	<u>370,000</u>	<u>1,023,800</u>	<u>793,800</u>	<u>(230,000)</u>
Net change in fund balance	<u>\$ (137,750)</u>	<u>\$ 50,125</u>	<u>(139,091)</u>	<u>\$ (189,216)</u>
Fund balances, beginning of year			<u>601,184</u>	
Fund balances, end of year			<u>\$ 462,093</u>	

RIVERTON CITY CORPORATION, UTAH

Schedule of Revenues, Expenditures, and Changes in Fund Balances**Nonmajor Capital Projects Fund - Community Impact Parks - Budget and Actual**

For the Year Ended June 30, 2013

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Impact fees	\$ 160,500	\$ 160,500	\$ 323,714	\$ 163,214
Interest	5,000	5,000	6,182	1,182
Total revenues	165,500	165,500	329,896	164,396
EXPENDITURES				
Current:				
Parks and recreation	25,000	25,000	-	25,000
Capital outlay:				
Parks and recreation	1,060,000	1,060,000	744,610	315,390
Total expenditures	1,085,000	1,085,000	744,610	340,390
Net change in fund balance	\$ (919,500)	\$ (919,500)	(414,714)	\$ 504,786
Fund balances, beginning of year			<u>1,101,779</u>	
Fund balances, end of year			<u>\$ 687,065</u>	

RIVERTON CITY CORPORATION, UTAH

Schedule of Revenues, Expenditures, and Changes in Fund Balances**Nonmajor Capital Projects Fund - Community Impact Roads - Budget and Actual**

For the Year Ended June 30, 2013

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<u>REVENUES</u>				
Impact fees	\$ 90,000	\$ 90,000	\$ 319,539	\$ 229,539
Interest	20,000	20,000	17,918	(2,082)
Total revenues	110,000	110,000	337,457	227,457
<u>EXPENDITURES</u>				
Current:				
Highways and public improvements	10,000	10,000	-	10,000
Wages and benefits	111,500	111,500	97,992	13,508
Capital outlay:				
Highways and public improvements	1,798,000	1,898,000	1,455,527	442,473
Total expenditures	1,919,500	2,019,500	1,553,519	465,981
Excess (deficiency) of revenues over (under) expenditures	(1,809,500)	(1,909,500)	(1,216,062)	693,438
<u>OTHER FINANCING USES</u>				
Transfers out	(440,000)	(440,000)	(440,000)	-
Total other financing uses	(440,000)	(440,000)	(440,000)	-
Net change in fund balance	\$ (2,249,500)	\$ (2,349,500)	(1,656,062)	\$ 693,438
Fund balances, beginning of year			4,090,344	
Fund balances, end of year			\$ 2,434,282	

Statistical Section



This section of Riverton City's Comprehensive Annual Financial Report (CAFR) provides detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

The five divisions of the Statistical Section are as follows:

Finance Department

- **Financial Trends:** Included schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.
- **Revenue Capacity:** Included schedules contain information to help the reader assess the City's most significant local revenue sources, property tax, sales tax, and enterprise fund revenues.
- **Debt Capacity:** Included schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the government's ability to issue additional debt in the future.
- **Demographic and Economic Information:** Included schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.
- **Operating Information:** Included schedules contain 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.



Sources: Unless otherwise noted, the information in these schedules is derived from the audited financial statements of Riverton City for the relevant year.

FINANCIAL TRENDS

RIVERTON CITY CORPORATION, UTAH

Net Position by Component

Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Governmental activities:										
Net investment										
in capital assets	\$ 94,630,619	\$ 100,802,036	\$ 100,631,734	\$ 93,238,756	\$ 128,778,154	\$ 149,312,803	\$ 159,584,624	\$ 140,084,036	\$ 142,564,907	\$ 151,980,222
Restricted	1,390,378	3,069,349	11,607,540	28,403,160	26,566,230	15,591,200	12,445,008	9,546,287	6,882,738	4,817,503
Unrestricted	20,000,775	16,712,925	15,994,613	20,520,058	12,639,614	19,733,764	13,552,517	13,642,524	9,935,183	4,134,730
Total governmental activities net position	<u>116,021,772</u>	<u>120,584,310</u>	<u>128,233,887</u>	<u>142,161,974</u>	<u>167,983,998</u>	<u>184,637,767</u>	<u>185,582,149</u>	<u>163,272,847</u>	<u>159,382,828</u>	<u>160,932,455</u>
Business-type activities:										
Net investment										
in capital assets	26,979,920	29,199,278	31,877,857	39,322,573	49,976,430	56,739,664	59,052,531	80,205,667	82,185,249	77,292,124
Restricted	-	-	4,276,915	9,246,874	7,414,925	3,904,584	4,661,870	5,456,454	4,385,029	4,056,922
Unrestricted	11,011,941	12,025,996	9,449,214	3,860,400	3,794,224	5,574,572	5,326,635	7,507,685	8,165,564	9,137,722
Total business-type activities net position	<u>37,991,861</u>	<u>41,225,274</u>	<u>45,603,986</u>	<u>52,429,847</u>	<u>61,185,579</u>	<u>66,218,820</u>	<u>69,041,036</u>	<u>93,169,806</u>	<u>94,735,842</u>	<u>90,486,768</u>
Primary government:										
Net investment										
in capital assets	121,610,539	130,001,314	132,509,591	132,561,329	178,754,584	206,052,467	218,637,155	220,289,703	224,750,156	229,272,346
Restricted	1,390,378	3,069,349	15,884,455	37,650,034	33,981,155	19,495,784	17,106,878	15,002,741	11,267,767	8,874,425
Unrestricted	31,012,716	28,738,921	25,443,827	24,380,458	16,433,838	25,308,336	18,879,152	21,150,209	18,100,747	13,272,452
Total primary government net position	<u>\$ 154,013,633</u>	<u>\$ 161,809,584</u>	<u>\$ 173,837,873</u>	<u>\$ 194,591,821</u>	<u>\$ 229,169,577</u>	<u>\$ 250,856,587</u>	<u>\$ 254,623,185</u>	<u>\$ 256,442,653</u>	<u>\$ 254,118,670</u>	<u>\$ 251,419,223</u>

RIVERTON CITY CORPORATION, UTAH
Changes in Net Position
 Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Expenses										
Governmental activities:										
General government	\$ 1,963,359	\$ 4,842,522	\$ 3,518,599	\$ 2,529,625	\$ 3,201,495	\$ 2,687,324	\$ 4,239,853	\$ 2,482,451	\$ 2,857,189	\$ 7,161,436
Public safety	3,029,400	4,044,246	4,629,472	3,146,362	3,865,209	4,412,709	4,399,543	5,245,047	3,030,295	888,693
Highways and public improvements	3,541,741	1,346,259	3,831,974	4,802,513	5,203,816	4,382,417	4,831,712	4,152,657	3,926,796	4,443,572
Parks and recreation	1,240,760	1,148,283	2,596,515	1,763,831	1,835,660	1,746,064	1,668,997	2,162,656	2,791,422	2,709,690
Contributions	33,572	-	-	-	-	-	-	-	-	-
Interest on long-term debt	150,035	676,628	-	563,752	1,114,875	1,034,229	987,158	922,051	896,095	1,140,081
Civic center	-	-	172,779	-	-	-	-	-	-	-
Total governmental activities expense	9,958,867	12,057,938	14,749,339	12,806,083	15,221,055	14,262,743	16,127,263	14,964,862	13,501,797	16,343,472
Business-type activities:										
Culinary water	1,906,260	1,935,572	2,252,898	2,396,078	2,668,845	2,993,919	3,438,244	3,169,527	3,426,073	3,708,189
Secondary water	1,446,503	1,717,635	3,409,010	2,628,659	2,833,856	3,173,555	2,689,570	2,692,333	2,675,231	3,302,634
Sanitation	1,050,489	960,287	1,031,948	1,150,013	1,160,043	1,418,117	1,369,812	1,440,384	1,552,880	1,335,140
Street lighting	495,349	601,880	677,791	711,080	694,543	800,997	782,451	836,048	827,364	-
Storm water								1,083,310	1,266,322	1,309,645
Interest on long-term debt	1,138,362	1,189,145	-	-	-	-	-	-	-	-
Total business-type activities expenses	6,036,963	6,404,519	7,371,647	6,885,830	7,357,287	8,386,588	8,280,077	9,221,602	9,747,870	9,655,608
Total primary government expenses	15,995,830	18,462,457	22,120,986	19,691,913	22,578,342	22,649,331	24,407,340	24,186,464	23,249,667	25,999,080

(Continued)

RIVERTON CITY CORPORATION, UTAH
Changes in Net Position (continued)

Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Program Revenues										
Governmental activities:										
Charges for service										
General government	1,050,885	808,091	2,224,820	2,486,606	1,508,047	2,883,089	768,308	716,608	694,076	953,839
Public safety	917,559	1,327,880	559,355	302,415	256,790	273,959	330,430	278,398	277,642	203,063
Highways and public improvements	1,864,817	43,335	-	-	-	-	-	5,198	941	8,728
Parks and recreation	1,265,075	104,415	325,541	722,486	463,577	374,144	443,347	454,334	387,935	401,854
Operating grants and contributions	1,129,546	875,093	1,081,886	1,258,119	1,442,455	1,245,627	1,379,838	1,296,943	1,315,019	1,338,968
Capital grants and contributions	1,179,734	6,115,555	8,055,973	10,042,525	26,694,033	15,809,748	5,312,501	2,425,972	730,216	2,029,361
Total governmental activities program revenues	<u>7,407,616</u>	<u>9,274,369</u>	<u>12,247,575</u>	<u>14,812,151</u>	<u>30,364,902</u>	<u>20,586,567</u>	<u>8,234,424</u>	<u>5,177,453</u>	<u>3,405,829</u>	<u>4,935,813</u>
Business-type activities:										
Charges for service										
Culinary water	2,956,792	3,098,870	3,484,657	3,799,292	3,606,041	3,559,054	3,730,642	3,470,144	4,029,581	4,001,271
Secondary water	2,191,290	2,825,637	3,192,740	3,325,146	3,025,565	3,066,044	3,362,189	3,166,272	3,557,114	3,709,061
Sanitation	969,699	1,013,233	1,075,859	1,145,815	1,200,058	1,575,828	1,616,244	1,613,319	994,156	434,340
Street lighting	450,369	485,330	527,351	586,099	662,226	641,523	645,359	649,903	339,869	523
Storm water								368,960	860,762	887,126
Operating grants and contributions	-	-	42,174	680,954	200,571	-	-	-	-	-
Capital grants and contributions	-	-	1,341,631	2,905,211	6,911,740	4,479,879	1,593,821	1,160,567	424,284	1,182,266
Total business-type activities program revenues	<u>6,568,150</u>	<u>7,423,070</u>	<u>9,664,412</u>	<u>12,442,517</u>	<u>15,606,201</u>	<u>13,322,328</u>	<u>10,948,255</u>	<u>10,429,165</u>	<u>10,205,766</u>	<u>10,214,587</u>
Total primary government program revenues	<u>13,975,766</u>	<u>16,697,439</u>	<u>21,911,987</u>	<u>27,254,668</u>	<u>45,971,103</u>	<u>33,908,895</u>	<u>19,182,679</u>	<u>15,606,618</u>	<u>13,611,595</u>	<u>15,150,400</u>

(Continued)

RIVERTON CITY CORPORATION, UTAH
Changes in Net Position (continued)
 Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
<u>Total Net (Expense)/Revenue</u>										
Governmental activities	(2,551,251)	(2,783,569)	(2,501,764)	2,006,068	15,143,847	6,323,824	(7,892,839)	(9,787,409)	(10,095,968)	(11,407,659)
Business-type activities	531,187	1,018,551	2,292,765	5,556,687	8,248,914	4,935,740	2,668,178	1,207,563	457,896	558,979
Total primary government net (expense) revenue	<u>(2,020,064)</u>	<u>(1,765,018)</u>	<u>(208,999)</u>	<u>7,562,755</u>	<u>23,392,761</u>	<u>11,259,564</u>	<u>(5,224,661)</u>	<u>(8,579,846)</u>	<u>(9,638,072)</u>	<u>(10,848,680)</u>
<u>General Revenues and Other Changes in Net Position</u>										
Governmental activities:										
Taxes										
Property	2,501,851	2,638,251	2,640,288	1,427,441	1,377,215	2,663,070	2,142,798	2,036,794	1,902,971	173,780
Sales	3,699,259	4,160,231	5,003,460	5,964,898	6,580,707	4,470,499	4,347,744	4,475,524	4,795,401	5,037,087
911	-	-	-	-	-	-	-	263,243	284,961	269,976
Franchise	1,250,036	1,526,759	1,682,858	1,938,744	2,087,463	2,180,128	2,222,986	2,329,280	2,371,970	2,497,357
Grants and contributions not restricted to specific programs	116,378	-	-	-	-	-	-	-	-	-
Investment earnings	245,905	258,087	958,211	1,772,675	2,030,169	737,401	187,153	102,138	105,858	58,020
Gain (loss) on disposal of assets	30	287,756	3,302,236	788,963	690,086	278,847	45,995	1,145,981	-	-
Special item - transfer of fire stations to other government	-	-	-	-	-	-	-	-	(2,239,422)	-
Transfers	-	-	(1,750,000)	296,666	-	-	(109,455)	(21,228,529)	(1,015,790)	4,921,066
Total governmental activities	<u>7,813,459</u>	<u>8,871,084</u>	<u>11,837,053</u>	<u>12,189,387</u>	<u>12,765,640</u>	<u>10,329,945</u>	<u>8,837,221</u>	<u>(10,875,569)</u>	<u>6,205,949</u>	<u>12,957,286</u>

(Continued)

RIVERTON CITY CORPORATION, UTAH
Changes in Net Position (continued)

Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Business-type activities:										
Grants and contributions not restricted to specific programs	-	1,912,101	-	-	-	-	-	-	-	-
Investment earnings	152,421	233,653	390,627	509,913	433,498	179,645	46,039	50,564	67,046	59,431
Gain (loss) on disposal of assets	-	3,200	(68,223)	10,572	(2,940)	1,288	-	-	-	53,582
Equity investment income	81,381	65,908	13,543	141,100	76,260	(83,432)	(1,456)	(4,210)	25,304	-
Transfers	-	-	1,750,000	(296,666)	-	-	109,455	21,228,529	1,015,790	(4,921,066)
Total business-type activities	233,802	2,214,862	2,085,947	364,919	506,818	97,501	154,038	21,274,883	1,108,140	(4,808,053)
Total primary government	8,047,261	11,085,946	13,923,000	12,554,306	13,272,458	10,427,446	8,991,259	10,399,314	7,314,089	8,149,233
Change in Net Position										
Governmental activities	5,262,208	6,087,515	9,335,289	14,195,455	27,909,487	16,653,769	944,382	(20,662,978)	(3,890,019)	1,549,627
Business-type activities	764,989	3,233,413	4,378,712	5,921,606	8,755,732	5,033,241	2,822,216	22,482,446	1,566,036	(4,249,074)
Total primary government	\$6,027,197	\$9,320,928	\$13,714,001	\$20,117,061	\$36,665,219	\$21,687,010	\$3,766,598	\$1,819,468	\$(2,323,983)	\$(2,699,447)

Note:

The storm water enterprise fund was created on July 1, 2010

Prior to fiscal year 2011 the 911 surcharge was remitted directly from the State Tax Commission to the Valley Emergency Communications Center

Public safety expenses decreased in fiscal year 2012 due to the City's annexation to SLVLESA on January 1, 2012

The Street Lighting enterprise fund was dissolved and absorbed into the General Fund in 2013

RIVERTON CITY CORPORATION, UTAH
Fund Balances, Governmental Funds
 Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
General fund										
Reserved	\$ 1,390,378	\$ 3,069,349	\$ 2,077,899	\$ 2,742,728	\$ 3,065,964	\$ 3,100,319	\$ 2,731,982			
Unreserved	1,215,497	1,315,927	1,621,954	1,796,249	1,177,793	1,488,261	1,578,977			
Nonspendable								\$ 128,988	\$ 45,370	\$ 33,406
Restricted								2,463,885	1,690,542	1,290,898
Unassigned								1,546,333	1,405,638	1,459,244
Total general fund	<u>2,605,875</u>	<u>4,385,276</u>	<u>3,699,853</u>	<u>4,538,977</u>	<u>4,243,757</u>	<u>4,588,580</u>	<u>4,310,959</u>	<u>4,139,206</u>	<u>3,141,550</u>	<u>2,783,548</u>
All other governmental funds										
Reserved										
Development	2,174,375	2,629,277	4,427,371	16,567,216	9,142,490	3,369,089	1,844,024			
Impact Fees	6,672,160	7,844,841	9,529,641	13,035,156	12,932,823	8,773,885	7,575,288			
Nonspendable								2,229,585	4,168,739	599,763
Restricted for:										
Projects								1,528,157	73	405,258
Impact fees								5,554,245	5,192,123	3,121,347
Committed for:										
Economic development								5,339,522	4,624,701	3,095,240
Assigned for:										
Redevelopment								1,469,283	-	-
Vehicle replacements								-	-	280,000
Capital projects								2,763,691	601,184	182,093
Unassigned								-	(998,106)	(1,326,844)
Unreserved reported in:										
Capital projects funds	8,321,361	3,716,213	9,760,905	12,347,030	10,198,919	13,728,495	7,880,315			
Special revenue funds	1,458,431	1,193,940	396,544	2,156,593	2,319,331	4,644,279	4,223,136			
Total all other governmental funds	<u>\$18,626,327</u>	<u>\$15,384,271</u>	<u>\$24,114,461</u>	<u>\$44,105,995</u>	<u>\$34,593,563</u>	<u>\$30,515,748</u>	<u>\$21,522,763</u>	<u>\$18,884,483</u>	<u>\$13,588,714</u>	<u>\$6,356,857</u>

Note:
 The City implemented the requirements of GASB Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions* in fiscal year 2011

RIVERTON CITY CORPORATION, UTAH

Changes in Fund Balances, Governmental Funds

Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Revenues										
Taxes:										
Property	\$ 2,574,609	\$ 2,638,251	\$ 2,640,288	\$ 1,427,441	\$ 1,377,215	\$ 2,663,070	\$ 2,142,798	\$ 2,036,794	\$ 1,902,971	\$ 173,780
Sales	2,449,223	2,633,472	3,320,602	4,026,154	4,493,245	4,470,499	4,347,744	4,475,524	4,795,401	5,037,087
Franchise	1,250,036	1,526,759	1,682,858	1,938,744	2,087,462	2,180,128	2,222,986	2,329,280	2,371,970	2,497,357
911	-	-	-	-	-	-	-	263,243	284,961	269,976
Licenses and permits	662,322	948,660	1,429,422	2,197,309	1,436,909	731,232	722,414	640,499	624,390	528,281
Intergovernmental	1,129,546	887,466	1,069,923	1,251,082	1,442,455	3,725,127	1,591,038	2,796,943	1,540,299	1,785,173
Charges for services	731,017	954,587	1,290,560	722,486	463,577	390,867	468,396	465,076	389,358	668,825
Rental income										68,670
Impact fees	3,073,412	4,422,886	6,254,849	6,246,766	2,116,295	1,467,060	1,260,127	766,697	475,146	643,253
Fines and forfeitures	277,458	315,572	340,460	302,415	256,790	257,485	307,741	269,336	277,642	203,063
Interest	245,905	421,232	958,211	1,772,675	2,030,169	737,401	187,153	102,138	105,858	58,020
Miscellaneous	287,502	52,529	49,273	296,334	71,138	2,151,608	43,533	79,627	71,719	92,564
Total revenues	<u>12,681,030</u>	<u>14,801,414</u>	<u>19,036,446</u>	<u>20,181,406</u>	<u>15,775,255</u>	<u>18,774,477</u>	<u>13,293,930</u>	<u>14,225,157</u>	<u>12,839,715</u>	<u>12,026,049</u>
Expenditures										
General government	1,863,306	1,877,377	2,273,717	2,327,518	2,862,689	2,463,559	4,101,481	2,499,232	2,609,812	2,899,159
Public safety	2,967,174	4,044,246	4,598,977	3,073,685	3,745,735	4,278,916	4,328,421	4,761,404	3,016,033	881,331
Highways and										
public improvements	881,046	1,346,259	3,805,927	2,308,976	1,828,514	1,094,542	2,280,417	2,181,659	2,876,253	2,748,754
Parks and recreation	1,176,727	1,148,283	2,557,109	1,888,506	1,438,159	1,184,223	1,280,687	1,461,085	1,872,059	1,819,664
Capital outlay	2,482,911	8,990,338	1,283,611	5,881,508	13,799,497	11,579,100	8,690,870	3,875,279	6,095,762	5,255,800
Debt service:										
Principal	205,000	233,705	370,000	375,000	940,000	1,130,000	1,175,000	1,265,000	1,300,000	645,000
Interest	255,925	442,923	420,131	373,881	1,240,668	1,055,976	1,001,966	896,921	863,972	802,112
Bond issuance costs	-	-	-	295,722	-	-	-	68,037	-	29,500
Total expenditures	<u>\$ 9,832,089</u>	<u>\$ 18,083,131</u>	<u>\$ 15,309,472</u>	<u>\$ 16,524,796</u>	<u>\$ 25,855,262</u>	<u>\$ 22,786,316</u>	<u>\$ 22,858,842</u>	<u>\$ 17,008,617</u>	<u>\$ 18,633,891</u>	<u>\$ 15,081,320</u>
Excess of revenues										
over (under) expenditures	2,848,941	(3,281,717)	3,726,974	3,656,610	(10,080,007)	(4,011,839)	(9,564,912)	(2,783,460)	(5,794,176)	(3,055,271)

(Continued)

RIVERTON CITY CORPORATION, UTAH

Changes in Fund Balances, Governmental Funds (continued)

Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Other Financing Sources (Uses)										
Contributions	116,378	1,174,000	11,963	-	-	-	-	-	-	-
Proceeds from debt	4,080,000	-	-	-	-	-	-	-	-	-
Grants	1,179,734	355,524	147,672	-	-	-	-	-	-	-
Lease revenue										
bonds issued	-	-	-	16,216,690	-	-	-	-	-	-
Refunding bonds issued	-	-	-	-	-	-	-	3,665,000	-	2,268,000
Payment to refunding										
bond escrow agent	-	-	-	-	-	-	-	(3,777,288)	-	(2,080,236)
Premium on bond issued	-	-	-	-	-	-	-	185,257	-	-
Proceeds from										
sale of assets	30	287,756	3,775,886	848,151	272,355	278,847	294,306	1,571,395	-	29,050
Loss from sale										
of land held for resale	-	-	-	-	-	-	-	-	-	(3,877,264)
Transfers in	5,395,910	1,381,394	5,363,741	2,608,000	1,746,100	3,012,900	1,815,228	2,177,900	1,969,048	2,114,662
Transfers out	(5,395,910)	(1,381,394)	(7,113,741)	(2,311,334)	(1,746,100)	(3,012,900)	(1,815,228)	(2,202,514)	(2,468,296)	(2,988,800)
Total other financing sources	5,376,142	1,817,280	2,185,521	17,361,507	272,355	278,847	294,306	1,619,750	(499,248)	(4,534,588)
Prior period adjustment	-	-	2,132,272	-	-	-	-	-	-	-
Net change in fund balances	\$ 8,225,083	\$ (1,464,437)	\$ 8,044,767	\$ 21,018,117	\$ (9,807,652)	\$ (3,732,992)	\$ (9,270,606)	\$ (1,163,710)	\$ (6,293,424)	\$ (7,589,859)
Debt service as a percentage of										
noncapital expenditures	6%	7%	6%	7%	18%	20%	15%	16%	17%	15%

Note:

Rental income was not tracked separately until fiscal year 2013

Prior to fiscal year 2011 the 911 surcharge was remitted directly to Salt Lake Valley Emergency Communications for 911 dispatch

REVENUE CAPACITY

RIVERTON CITY CORPORATION, UTAH

Assessed Value and Estimated Actual Value of Taxable Property

Last Ten Tax Years

Tax Year	Primary Residential Property	Secondary or Non-Residential Property	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Value	Taxable Assessed Value as a Percentage of Estimated Actual Value
2003	1,386,170,171	244,741,856	623,776,577	1,007,135,450	0.001525	1,630,912,027	61.75%
2004	1,484,337,191	271,027,294	667,951,736	1,087,412,749	0.001502	1,755,364,485	61.95%
2005	1,656,326,373	337,136,886	745,346,868	1,248,116,391	0.001415	1,993,463,259	62.61%
2006	2,006,234,213	429,352,521	902,805,396	1,532,781,338	0.000300	2,435,586,734	62.93%
2007	2,879,446,173	556,289,935	1,295,750,778	2,139,985,330	0.000237	3,435,736,108	62.29%
2008	3,086,409,622	668,099,741	1,388,884,330	2,365,625,033	0.000691	3,754,509,363	63.01%
2009	2,707,998,182	591,332,783	1,218,599,182	2,080,731,783	0.000816	3,299,330,965	63.07%
2010	2,714,892,622	559,795,855	1,221,701,680	2,052,986,797	0.000839	3,274,688,477	62.69%
2011	2,617,289,742	530,724,112	1,177,780,384	1,970,233,470	0.000880	3,148,013,854	62.59%
2012	2,498,277,042	503,914,790	1,124,224,669	1,877,967,163	0.000000	3,002,191,832	62.55%

Note:

Tax exempt property is calculated at 45% of primary residential property that is specifically exempt under the Constitution of the State of Utah, Statute 5-2-103

Sources: Utah State Tax Commission and the Salt Lake County Auditor

RIVERTON CITY CORPORATION, UTAH
Direct and Overlapping Property Tax Rates
 Last Ten Tax Years

Tax Year	City Direct Rates				Overlapping Rates					
	Basic Rate	Total Direct Rate	Jordan School District	Salt Lake County (includes SL County Library)	South Salt Lake Valley Mosquito Abatement District	Jordan Valley Water Conservancy District	South Valley Sewer District	Central Utah Water Conservancy District	Unified Fire Service Area	Salt Lake Valley Law Enforcement Service Area
2003	0.001525	0.001525	0.008366	0.003615	0.000034	0.000397	0.000515	0.000358	0.000000	0.000000
2004	0.001502	0.001502	0.008856	0.003549	0.000033	0.000392	0.000515	0.000353	0.000000	0.000000
2005	0.001415	0.001415	0.008655	0.003378	0.000031	0.000400	0.000473	0.000400	0.000000	0.000000
2006	0.000300	0.000300	0.007347	0.002988	0.000027	0.000353	0.000407	0.000357	0.001616	0.000000
2007	0.000237	0.000237	0.006617	0.002511	0.000023	0.000400	0.000330	0.000302	0.001377	0.000000
2008	0.000691	0.000691	0.006150	0.002431	0.000022	0.000384	0.000321	0.000286	0.001566	0.000000
2009	0.000816	0.000816	0.005980	0.002842	0.000025	0.000400	0.000379	0.000400	0.001972	0.000000
2010	0.000839	0.000839	0.006485	0.003176	0.000050	0.000410	0.000372	0.000421	0.001972	0.000000
2011	0.000880	0.000880	0.007319	0.003300	0.000052	0.000424	0.000399	0.000436	0.002028	0.000000
2012	0.000000	0.000000	0.007360	0.003420	0.000021	0.000443	0.000407	0.000455	0.002079	0.001999

Note:
 Salt Lake County rate includes the Salt Lake County and the Salt Lake County Library
 Riverton City annexed into the Salt Lake Valley Fire Service Area January 1, 2006
 Riverton City annexed into the Salt Lake Valley Law Enforcement Service Area January 1, 2012

Source: Salt Lake County Auditor

RIVERTON CITY CORPORATION, UTAH
Principal Property Tax Payers
 Current and Nine Years Prior

Taxpayer	Tax Year 2013			Tax Year 2004		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
On Point Properties LLC	\$ 31,834,800	1	1.70%	\$ 6,876,200	4	0.63%
Wal-Mart Real Estate Business	19,505,900	2	1.04%			
MMA LLC	14,444,925	3	0.77%			
Legacy Spring, LTD	11,394,735	4	0.61%	7,561,620	2	0.70%
Lowe's HIW, Inc	10,337,900	5	0.55%			
HD Development of Maryland Inc	9,049,600	6	0.48%			
Rose Creek Crossing LLC	8,310,670	7	0.44%			
Tanglewood Investors	7,748,700	8	0.41%			
Riverton Plaza LC	7,640,700	9	0.41%			
Bucklyn Rose Health Properties	5,609,400	10	0.30%			
Intel Corporation				47,075,740	1	4.33%
Hamilton Farm Properties LC				7,451,193	3	0.69%
Green Isle Development				6,337,800	5	0.58%
A.B. Peterson Family				3,323,500	6	0.31%
Hamilton Land and Livestock LTD				3,190,200	7	0.29%
BRK LLC				3,107,400	8	0.29%
Perry Development LLC				2,988,300	9	0.27%
Intermountain Farmers				2,809,900	10	0.26%
Total	\$ 125,877,330		6.70%	\$ 90,721,853		8.34%

Source: Salt Lake County Assessor

RIVERTON CITY CORPORATION, UTAH
Property Tax Levied and Collected
 Last Ten Fiscal Years

Tax Year	Total Tax Levied	Current Tax Collected	Percentage of Levy	Collected in Subsequent Years	Total Collected to Date	
					Amount	Percentage of Levy
2003	1,531,967	1,377,261	89.90%	63,071	1,440,332	94.02%
2004	1,629,449	1,484,487	91.10%	51,481	1,535,968	94.26%
2005	1,760,768	1,595,846	90.63%	12,917	1,608,763	91.37%
2006	459,017	418,296	91.13%	20,781	439,077	95.66%
2007	508,492	480,716	94.54%	25,194	505,910	99.49%
2008	1,634,457	1,533,237	93.81%	89,367	1,622,603	99.27%
2009	1,691,227	1,605,942	94.96%	68,276	1,674,218	98.99%
2010	1,723,273	1,659,232	96.28%	41,730	1,700,962	98.71%
2011	1,731,302	1,677,020	96.86%	26,763	1,703,784	98.41%
2012	40	40	100.00%	-	40	100.00%

Note:

Riverton City assessed a .000000 property tax rate for tax year 2012. Salt Lake County records show a \$40 levy for current taxes.

Source: Salt Lake County Treasurer

RIVERTON CITY CORPORATION, UTAH

Point of Sale Sales Tax Revenue by Category

Last Ten Fiscal Years

Category	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Retail/grocery	\$ 374,436	\$ 384,953	\$ 423,410	\$ 414,992	\$ 560,917	\$ 1,105,156	\$ 1,232,533	\$ 1,355,366	\$ 1,472,138	\$ 1,469,467
Utility/communication	227,707	207,742	250,882	309,729	553,094	433,941	414,715	414,009	425,264	453,219
Construction & home improvement	18,115	22,055	283,990	454,737	461,901	370,482	407,110	408,803	501,481	515,139
Eating & drinking establishments	109,749	114,722	148,129	222,726	255,255	346,284	348,826	386,725	403,528	445,672
Auto sales & supplies	221,530	222,928	272,603	312,604	214,701	199,105	234,507	264,082	290,446	296,467
Fuel/service stations	79,563	73,762	118,738	126,062	173,499	108,888	121,093	122,163	117,273	149,829
All other outlets	75,000	101,072	128,422	122,278	116,104	68,942	131,109	228,172	204,946	238,536
Totals	\$ 1,106,101	\$ 1,127,235	\$ 1,626,174	\$ 1,963,129	\$ 2,335,471	\$ 2,632,798	\$ 2,889,893	\$ 3,179,320	\$ 3,415,076	\$ 3,568,329

RIVERTON CITY CORPORATION, UTAH

Total Sales Tax Revenue

Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Riverton City point of sale (POS)	\$1,106,101	\$1,127,235	\$1,626,174	\$1,963,129	\$2,335,471	\$2,632,798	\$2,889,893	\$3,179,320	\$3,415,076	\$3,568,329
State sharing pool	1,343,122	1,506,237	1,694,428	2,063,025	2,157,774	1,837,701	1,457,851	1,296,204	1,380,325	1,468,758
Totals	\$2,449,223	\$2,633,472	\$3,320,602	\$4,026,154	\$4,493,245	\$4,470,499	\$4,347,744	\$4,475,524	\$4,795,401	\$5,037,087

Note:

Utah State Tax Commission distributes sales tax revenue based on a two-part calculation: POS and the State’s sharing pool. The City is guaranteed ½ of 1% of all sales tax generated in Riverton as its Point of Sale (POS) for the sales tax revenue. The other fifty percent (50) of the sales tax generated in Riverton becomes part of the State’s sharing pool and is distributed to various entities based on factors, including population.

RIVERTON CITY CORPORATION, UTAH
Direct and Overlapping Sales Tax Rates
 Last Ten Fiscal Years

<u>Fiscal Year ended June 30,</u>	<u>Riverton City Direct Rate</u>	<u>State of Utah</u>	<u>Salt Lake County</u>	<u>County Option Transportation</u>	<u>Mass Transit</u>	<u>Botanical, Cultural, Zoo (County)</u>	<u>Total Sales Tax Rate</u>
2004	1.00%	4.75%	0.25%	0.00%	0.50%	0.10%	6.60%
2005	1.00%	4.75%	0.25%	0.00%	0.50%	0.10%	6.60%
2006	1.00%	4.75%	0.25%	0.00%	0.50%	0.10%	6.60%
2007	1.00%	4.75%	0.25%	0.25%	0.50%	0.10%	6.85%
2008	1.00%	4.65%	0.25%	0.25%	0.55%	0.10%	6.80%
2009	1.00%	4.70%	0.25%	0.25%	0.55%	0.10%	6.85%
2010	1.00%	4.70%	0.25%	0.25%	0.55%	0.10%	6.85%
2011	1.00%	4.70%	0.25%	0.25%	0.55%	0.10%	6.85%
2012	1.00%	4.70%	0.25%	0.25%	0.55%	0.10%	6.85%
2013	1.00%	4.70%	0.25%	0.25%	0.55%	0.10%	6.85%

Source: Utah State Tax Commission – www.tax.utah.gov/sales/rates.html

RIVERTON CITY CORPORATION, UTAH
Sales Tax Revenue by Category
 Current Year and Nine Years Prior

Category	Fiscal Year 2013				Fiscal Year 2004			
	Number of Filers	Percentage of Total	Point of Sale Tax	Percentage of Total	Number of Filers	Percentage of Total	Point of Sale Tax	Percentage of Total
Retail/grocery	505	22.30%	\$ 1,469,467	41.18%				
Utility/communication	157	6.93%	453,219	12.70%				
Construction & home improvement	221	9.76%	515,139	14.44%				
Eating & drinking establishments	67	2.96%	445,672	12.49%				
Auto sales & supplies	77	3.40%	296,467	8.31%				
Fuel/service stations	32	1.41%	149,829	4.20%				
All other outlets	1206	53.25%	238,536	6.68%				
Total	2265	100.00%	\$ 3,568,329	100.00%	\$ -	0.00%	\$ -	0.00%

Note:
 Detailed data was not available for fiscal year 2004

RIVERTON CITY CORPORATION, UTAH

Enterprise Fund Revenues

Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Culinary water sales	\$2,440,438	\$ 2,456,394	\$2,478,884	\$2,885,094	\$3,190,177	\$3,212,350	\$3,192,320	\$3,374,949	\$3,707,317	\$3,612,778
Culinary impact fees	409,557	484,620	765,568	730,377	310,640	248,444	426,250	270,832	228,311	270,836
Secondary water sales	1,711,590	2,099,327	2,306,335	2,541,246	2,768,652	2,843,508	3,026,785	3,165,646	3,273,796	3,360,386
Secondary impact fees	479,700	722,800	879,205	783,900	253,500	214,251	335,119	296,807	276,489	345,427
Other water revenue	106,797	161,366	247,405	183,871	108,637	106,545	112,072	95,195	100,782	120,905
Sanitation	969,699	1,013,233	1,075,859	1,145,815	1,200,058	1,575,753	1,605,092	1,599,154	975,569	434,340
Storm water								368,960	746,543	772,055
Storm water impact fees								21,257	114,191	115,071
Street lighting	450,369	485,330	524,401	581,635	625,274	636,969	645,359	642,461	325,564	523
Totals	\$ 6,568,150	\$ 7,423,070	\$ 8,277,657	\$ 8,851,938	\$ 8,456,938	\$ 8,837,820	\$ 9,342,997	\$ 9,835,261	\$ 9,748,562	\$ 9,032,321

Note:

Other water revenue includes meter set fees, connection fees, and finance charges

Storm water enterprise fund was created July 1, 2010

Sanitation user fee was reduced from \$12.50 to \$1.00 a month for each first container as of January 1, 2012

Street lighting user fee was eliminated as of January 1, 2012

DEBT CAPACITY

RIVERTON CITY CORPORATION, UTAH
Ratios of Outstanding Debt by Type
 Last Ten Fiscal Years

Fiscal Year	Government Activities				Business-type Activities			Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Sales Tax/Franchise Fee Revenue Bonds	Leases	Line of Credit	Water Revenue Bonds	Leases	Line of Credit			
2004	-	9,530,000	53,000	-	22,028,000	63,000	-	31,674,000	5.79%	1092
2005	-	9,320,000	29,000	-	21,260,000	43,000	-	30,652,000	5.26%	1018
2006	-	8,950,000	13,000	-	20,317,000	22,000	-	29,302,000	4.40%	913
2007	-	24,803,449	-	-	18,842,697	-	-	43,646,146	5.79%	1247
2008	-	23,827,935	-	-	17,872,594	-	-	41,700,529	4.78%	1112
2009	-	22,662,421	-	-	16,852,491	-	-	39,514,912	4.64%	994
2010	-	21,451,907	-	-	15,797,388	-	-	37,249,295	4.51%	922
2011	-	20,228,281	-	-	14,701,912	-	-	34,930,193	4.84%	901
2012	-	18,895,483	-	-	13,496,957	-	-	32,392,440	3.51%	820
2013	-	18,655,949	-	-	13,140,626	-	-	31,796,575	3.66%	787

Note:

Details regarding the City's outstanding debt can be found in the notes to the financial statements

See 'Demographic and Economic Statistics' for personal income and population data

Amounts for Sales Tax/Franchise Fee Revenue Bonds and Water Revenue Bonds have been restated for the years 2007 – 2012 to include total debt net of related premiums, discounts and adjustments.

RIVERTON CITY CORPORATION, UTAH
Ratios of General Bonded Debt Outstanding
 Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>General Obligation Bonds</u>	<u>Sales Tax/Franchise Fee Revenue Bonds</u>	<u>Total General Bonded Debt</u>	<u>Estimated Actual Value of Property</u>	<u>Percentage of Estimated Actual Value of Property</u>	<u>Per Capita</u>
2004	-	9,320,000	9,320,000	1,630,912,027	0.57%	321
2005	-	8,950,000	8,950,000	1,755,364,485	0.51%	297
2006	-	24,803,449	24,803,449	1,993,463,259	1.24%	773
2007	-	23,827,935	23,827,935	2,435,586,734	0.98%	681
2008	-	22,662,421	22,662,421	3,435,736,108	0.66%	604
2009	-	21,451,907	21,451,907	3,754,509,363	0.57%	540
2010	-	21,451,907	21,451,907	3,299,330,965	0.65%	531
2011	-	20,228,281	20,228,281	3,274,688,477	0.62%	522
2012	-	18,895,483	18,895,483	3,148,013,854	0.60%	478
2013	-	18,655,949	18,655,949	3,002,191,832	0.62%	462

Note:

Actual value of property estimated based on data from Utah State Tax Commission+
 See 'Demographic and Economic Statistics' for population data

The population reported for fiscal years 2004 - 2010 and 2012 - 2013 are estimates; however, the 2011 population reported is an actual number from the calendar year 2010 United States Census
 Amounts for Sales Tax/Franchise Fee Revenue Bonds have been restated for the years 2007 – 2012 to include total debt net of related premiums, discounts and adjustments.

Source: Utah State Tax Commission

RIVERTON CITY CORPORATION, UTAH
Direct and Overlapping Governmental Activities Debt
 As of June 30, 2013

<u>Government Unit</u>	<u>General Obligation Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Direct and Overlapping Debt</u>
Debt repaid with property taxes			
Central Utah Water Cons. District	\$ 267,433,944	2.6%	\$ 7,045,612
Jordan School District	74,562,600	13.0%	9,693,690
Jordan Valley Water Conservancy District	-		-
Salt Lake County (includes SL County Library)	242,555,000	2.6%	6,390,170
Salt Lake Valley Fire Service Area	-		-
Salt Lake Valley Mosquito Abatement	-		-
South Valley Sewer District	-		-
Salt Lake Valley Law Enforcement Service Area	-		-
Subtotal, overlapping general obligation debt			<u>23,129,473</u>
Riverton city total direct debt			<u>31,796,575</u>
Total direct and overlapping general obligation debt			<u>\$ 54,926,048</u>

Note:

Overlapping governments are those that coincide with the geographic boundaries of the City. This schedule estimates the portion of outstanding debt of those overlapping governments that is sustained by the residents and businesses of Riverton City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore, not every taxpayer is responsible for repaying the debt of each overlapping government. The estimated percentage applicable is based on Riverton City's taxable assessed values to the total taxable assessed values of overlapping government units.

Source: All individual agencies as listed

RIVERTON CITY CORPORATION, UTAH
Legal Debt Margin Information
 Last Ten Fiscal Years

	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Debt Limit	\$ 120,856,254	\$ 130,489,530	\$ 149,773,967	\$ 183,933,761	\$ 256,798,240	\$ 283,875,004	\$ 249,687,814	\$ 246,358,416	\$ 236,428,016	\$ 225,356,060
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	\$ 120,856,254	\$ 130,489,530	\$ 149,773,967	\$ 183,933,761	\$ 256,798,240	\$ 283,875,004	\$ 249,687,814	\$ 246,358,416	\$ 236,428,016	\$ 225,356,060
Total net debt applicable to the limit as a percentage of debt limit	-	-	-	-	-	-	-	-	-	-

Legal Debt Margin Calculation for Fiscal Year 2013

Taxable assessed value	\$ 1,877,967,163
Debt limit (12% of assessed value)	225,356,060
Debt applicable to limit:	
General obligation bonds	-
Less: Amount set aside for repayment of general obligation debt	-
Total net debt applicable to limit	-
Legal debt margin	<u>\$ 225,356,060</u>

Note:

Under State finance law general obligation debt for the City should not exceed 12% of total assessed property value. Of this percent, a maximum of 4% may be used for general purpose. The remaining 8% and any unused portion of the 4% is available for general purpose up to a maximum of 12% may be used for water, sewer and electrical projects.

RIVERTON CITY CORPORATION, UTAH

Pledged Revenue Coverage

Last Ten Fiscal Years

Fiscal Year	Franchise / Sales Tax Revenue Bonds				Water Revenue Bonds					
	Franchise / Sales Tax Revenue	Debt Service			Water Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service		
		Principal	Interest	Coverage				Principal	Interest	Coverage
2004	3,699,259	205,000	253,575	8.07	5,148,082	1,985,860	3,162,222	753,000	984,197	1.82
2005	4,160,231	210,000	432,278	6.48	5,924,506	2,108,816	3,815,690	883,000	786,623	2.29
2006	5,003,460	370,000	385,781	6.62	6,677,396	2,372,286	4,305,110	943,000	767,355	2.52
2007	5,964,898	375,000	373,881	7.97	7,124,438	2,519,796	4,604,642	978,000	761,781	2.65
2008	6,580,707	940,000	1,240,668	3.02	6,631,606	2,790,841	3,840,765	1,013,000	727,081	2.21
2009	6,650,627	1,130,000	1,049,126	3.05	6,625,098	3,262,273	3,362,825	1,063,000	689,604	1.92
2010	6,570,730	1,175,000	1,001,966	3.02	7,092,546	4,142,254	2,950,292	1,098,000	648,785	1.69
2011	6,804,803	1,265,000	896,921	3.15	7,203,429	3,885,830	3,317,599	1,138,000	604,851	1.90
2012	7,167,371	1,300,000	863,972	3.31	7,586,695	4,250,394	3,336,301	1,183,000	452,854	2.04
2013	7,534,444	645,000	730,709	5.48	7,710,332	4,889,531	2,820,801	1,150,000	628,877	1.59

Note:
 Details regarding the City's outstanding debt can be found in the notes to the financial statements
 Operating expenses do not include interest, depreciation, or amortization costs

DEMOGRAPHIC AND ECONOMIC INFORMATION

RIVERTON CITY CORPORATION, UTAH

Demographic and Economic Statistics

Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Population</u>	<u>Personal Income</u>	<u>Per Capita Personal Income</u>	<u>Unemployment Rate</u>
2004	29,006	547,014,048	18,859	5.8%
2005	30,118	582,693,097	19,347	5.1%
2006	32,089	665,666,857	20,744	4.1%
2007	35,000	754,332,547	21,552	2.9%
2008	37,500	871,926,242	23,251	2.6%
2009	39,751	851,523,644	21,421	3.6%
2010	40,420	825,962,955	20,435	6.9%
2011	38,753	722,189,375	18,636	6.8%
2012	39,489	923,867,391	23,396	6.0%
2013	40,398	868,725,887	21,504	5.0%

Note:

Personal income is for each respective income tax year

Fiscal year 2013 personal income is estimated based on the previous three income tax years

Unemployment rate is for the Salt Lake City, UT Metropolitan Statistical Area

The population reported for fiscal year 2004 thru 2010, and 2012-2013 are estimates; however, the fiscal year 2011 population reported is the actual number from the calendar year 2010 United States Census

Sources: Unemployment rate – www.bls.gov; Personal income – www.tax.utah.gov/econstats/income/fed-returns-2000

RIVERTON CITY CORPORATION, UTAH
Principal Employers
 Current Year and Nine Years Prior

Employer	2013			2004		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
LDS Church	1247	1	15.97%			
Jordan School District	1110	2	14.22%	657	2	19.73%
Riverton IHC Hospital	825	3	10.57%			
Stampin Up	400	4	5.12%			
Wal-Mart	336	5	4.30%			
Lowe's	150	6	1.92%			
Home Depot	135	7	1.73%			
Peterson's Marketplace	130	8	1.67%	130	3	3.90%
Riverton City	90	9	1.15%	70	6	2.10%
Kohl's	85	10	1.09%			
Intel Corporation				700	1	21.02%
Fresh Market				128	4	3.84%
Salt Lake County Sheriff				82	5	2.46%
Burger King				48	7	1.44%
Newman Construction				35	8	1.05%
Riverbend Golf Course				29	9	0.87%
Riverton Music				29	10	0.87%

Sources: Various employers as noted above, the Wasatch Front Regional Council and the Riverton City Business Licensing Office

OPERATING INFORMATION

RIVERTON CITY CORPORATION, UTAH

Full-Time Equivalent City Government Employees by Function/Program

Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
General government										
Legislative	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500
Executive	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
Administration	2.000	3.000	3.000	4.000	3.000	3.000	3.000	3.000	3.000	3.000
Facilities maintenance	2.500	2.000	2.000	2.000	5.000	4.000	5.000	5.000	2.000	2.000
Recorder	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000
Attorney	-	-	-	1.000	2.000	2.000	2.000	2.000	3.000	3.000
Finance	6.000	5.500	4.500	5.150	5.625	7.625	7.625	7.000	8.000	8.000
Justice court	2.500	2.500	3.000	3.000	2.750	2.500	2.500	2.500	2.500	2.500
Utility billing	3.000	3.000	3.000	3.000	4.000	3.000	3.000	3.000	3.000	3.000
Economic development	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	-	-
Planning and zoning	4.000	4.000	4.000	4.000	4.000	4.000	3.000	2.000	2.000	2.000
Public safety										
Building inspections	4.000	4.000	6.000	5.000	6.000	4.000	4.000	3.000	3.000	3.000
Ordinance enf./animal control	3.250	3.250	3.250	3.250	4.000	3.000	3.750	3.500	1.500	1.500
Crossing guards	12.000	12.000	12.000	-	-	-	-	-	-	-
Parks and recreation										
Parks	10.000	11.000	11.000	12.000	12.000	2.000	2.000	2.000	6.000	6.000
Recreation and comm. Events	2.000	4.500	5.000	5.000	5.000	4.000	4.000	3.500	4.500	4.600
Senior center	0.500	0.750	0.750	0.750	1.000	1.000	0.750	1.750	1.000	1.000
Highways and public improvements										
Engineering	6.000	6.000	6.500	6.500	10.500	10.000	11.000	11.000	11.000	12.000
Fleet	-	-	-	1.000	1.000	2.000	1.000	1.000	1.000	1.000
Street maintenance	8.000	9.000	9.000	9.500	9.500	9.500	11.500	9.500	9.500	9.500
Street lighting	-	-	-	-	-	-	-	2.000	2.000	2.000
Storm water	-	-	-	-	-	-	-	2.000	4.000	4.000
Sanitation	-	1.000	1.000	1.000	1.000	-	-	-	-	-
Water	13.000	15.000	15.000	15.000	15.000	16.000	16.000	16.000	17.000	17.000
Total full-time equivalent employees	84.750	92.500	95.000	87.150	97.375	83.625	86.125	85.750	89.000	90.100

Notes:

Prior to 2011 street lighting was included with street maintenance; storm water is a new department of 2011 - Crossing guards were contracted out beginning in 2007 - The Sanitation Dumpster Program was eliminated in 2009 - Source: Riverton City Corporation Human Resources

RIVERTON CITY CORPORATION, UTAH

Operating Indicators by Function/Program

Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
General government										
Building permits issued	538	1,028	730	384	155	115	126	101	90	131
Public works										
Asphalt overlay contract (sf)	47,700	92,182	81,441	86,618	77,606	63,044	65,647	87,370	71,841	17,581
Asphalt slurry/chip contract (sf)				250,441	88,700	204,187	290,660	256,284	276,183	354,440
Asphalt repairs (sf)					6,167	17,579	22,297	4,984	17,759	46,229
Concrete sidewalk replaced (sf)					2,275	7,319	10,255	7,915	8,770	3,689
Concrete curb replaced (lf)					35	925	997	278	192	526
Trip hazards completed							132	242	250	71
Street light repairs by city							359	710	680	422
Signs repaired					13	173	97	161	415	267
Street miles swept							1,545	2,121	2,293	2,464
Catch basins cleaned					-	1,887	4,054	1,851	2,293	-
Parks and recreation										
SNL Comm. Ctr Reservations								63	65	77
Community event participants			6,560	10,520	13,180	17,200	18,000	26,000	28,000	29,000
Community events held			8	9	10	12	13	13	13	14
Program and class participants			1,776	3,105	3,090	2,893	3,100	5,200	5,400	4,700
Recreation programs offered			17	23	23	20	20	38	38	38
Pavilion res., citizen rentals			123	202	251	304	316	285	331	319
Pavilion res., volunteer use									275	320
Pavilion res., City use									32	48
C.R. Hamilton pavilion								112	199	218
Pavilions available for reservation			3	6	7	10	11	11	11	11
Culinary water										
New connections	3	422	463	569	416	172	237	96	103	117
Avg. daily cons. (1000 gal)	3,522	3,543	3,424	3,706	4,016	3,640	3,911	3,822	4,191	4,465
Avg. daily cons. per capita (gal)	117	110	98	99	101	90	97	99	106	111
Annual water usage										
Purch. from JVVCD (1000 gal)	202,666	202,014	202,014	202,014	202,014	202,014	800,585	130,637	258,048	316,251
City wells (1000 gal)	1,083,056	1,091,201	1,047,866	1,150,503	1,263,891	1,126,717	627,057	1,264,376	1,271,681	1,313,632
% purch. from JVVCD	15.76%	15.62%	16.16%	14.94%	13.78%	15.20%	56.08%	9.36%	16.87%	19.40%

Notes:

The parks and recreation department was created in 2002; however, the above categories were not tracked until 2006; SNL Comm. Ctr. and CR Hamilton pavilion reservations were not tracked until 2011
 Asphalt, concrete, signs and catch basin categories within public works began tracking in the last quarter 2008 ; Asphalt overlays and slurry/chip seal contracts were combined until fiscal year 2007; 2012 asphalt overlays and slurry/chip seal amounts have been corrected due to a calculation error; trip hazards, street light repairs and street miles swept were not tracked until 2010
 Pavilion reservations for volunteer use and City use were not tracked until 2012

Source: Riverton City Corporation

RIVERTON CITY CORPORATION, UTAH
Capital Asset Statistics by Function/Program
 Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Public works										
Streets (road miles)	113	124	124	134	134	137	137	137	137	137
Streetlights						689	1,155	2,999	3,016	3,075
Traffic signals	2	2	3	5	7	9	9	9	9	9
Parks and recreation										
Parks	16	19	22	23	23	27	29	31	31	31
Acreage	90	103	114	115	115	158	267	216	216	220
Trees							3,328	3,328	3,328	3,337
Pavilions	14	16	18	18	18	19	20	20	20	20
Restrooms	4	5	6	6	9	11	13	13	13	13
Playgrounds	15	18	21	22	24	25	26	28	28	28
Baseball/softball diamonds	10	10	10	10	10	16	21	20	20	15
Soccer/football fields	11	14	16	16	16	19	23	23	23	23
Water										
Culinary water lines (miles)	112	112	130	133	167	167	167	167	167	167
Culinary storage capacity	6,500,000	6,500,000	6,500,000	6,500,000	6,500,000	6,500,000	6,500,000	6,500,000	6,500,000	6,500,000
Culinary water connections	6,664	7,086	7,549	8,118	8,534	8,706	8,943	9,039	9,142	9,156
Secondary water lines (miles)	76	76	76	128	162	171	171	171	171	171
Secondary water shares	2,446.0	2,782.0	3,285.0	3,778.5	3,983.5	4,069.5	4,137.5	4,205.5	4,229.5	4,349.5

Note:

Streetlight poles were not tracked until the end of fiscal year 2009; the amount reported for fiscal year 2010 is an estimate
 Trees were not inventoried and tracked until fiscal year 2010

Sources: Riverton City Corporation and the Utah Department of Transportation

RIVERTON CITY CORPORATION

**Report on Internal Control and Compliance
And
State Legal Compliance Report**

Year Ended June 30, 2013

RIVERTON CITY CORPORATION
Report on Internal Control and Compliance
and State Legal Compliance Report
Year Ended June 30, 2013

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Hansen, Bradshaw, Malmrose & Erickson

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

Honorable Mayor and Members of the City Council
Riverton City Corporation, Utah

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Riverton City Corporation, Utah ("the City") as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated October 30, 2013.

Internal Control over Financial Reporting

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

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

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

material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City'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.

Hansen, Bradshaw, Malmrose & Erickson, P.C.

October 30, 2013

Hansen, Bradshaw, Malmrose & Erickson

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE AND ON INTERNAL CONTROLS OVER COMPLIANCE IN ACCORDANCE WITH THE *STATE OF UTAH LEGAL COMPLIANCE AUDIT GUIDE*

Honorable Mayor and Members of the City Council
Riverton City Corporation, Utah

Report on Compliance

We have audited the Riverton City Corporation's ("the City") compliance with the general and major state program compliance requirements described in the *State of Utah Legal Compliance Audit Guide* for the year ended June 30, 2013.

The general compliance requirements applicable to the City are identified as follows:

Cash Management	Government Records Access
Budgetary Compliance	Management Act
Fund Balance	Conflicts of Interest
Justice Courts	Nepotism
Impact Fees	Utah Public Finance Website
Utah Retirement Systems Compliance	Open and Public Meetings Act
Transfers from Utility Enterprise Funds	

The City received the following major assistance programs from the State of Utah:

B & C Road Funds (UDOT)
Corridor Preservation (UDOT)

Management's Responsibility

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

Auditors' Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State of Utah Legal Compliance Audit Guide*. Those standards and the *State of Utah Legal Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a material effect on the City and its major programs occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the City's compliance with those requirements.

Opinion

In our opinion, Riverton City Corporation, complied, in all material respects, with the general compliance requirements identified above and the compliance requirements that are applicable to each of its major state programs for the year ended June 30, 2013.

Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit, we considered the City's internal control over compliance to determine the auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a compliance requirement will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be deficiencies, significant deficiencies, or material weaknesses in internal control over compliance. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses may exist that have not been identified.

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 City'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 City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hansen, Bradshaw, Malmrose & Erickson, P.C.

October 30, 2013

Hansen, Bradshaw, Malmrose & Erickson

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November 2, 2013

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To the Honorable Mayor and City Council
Riverton City Corporation

We have audited the financial statements of Riverton City Corporation as of and for the year ended June 30, 2013, and have issued our report thereon dated October 30, 2013. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated June 26, 2013, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of Riverton City Corporation solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the City's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by Riverton City Corporation is included in Note 1 to the financial statements. As described in Note 1 to the financial statements, during the year, the City changed its method of accounting for deferred inflows and outflows of resources recognition by adopting Governmental Accounting Standards Board (GASB) Statement No. 63, "Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position," and also early adopting GASB No. 65, "Items Previously Reported as Assets and Liabilities." Accordingly, the cumulative effect of the accounting change as of the beginning of the year has been reported in the Statement of Activities and Statement of Revenues, Expenses, and Changes in Net Position. During the year, the City disposed of several parcels of land held for sale by the Redevelopment Agency, which resulted in a material loss on the disposition. This transaction is reported as an other financing use for financial statement purposes on the Statement of Revenues, Expenses, and Changes in Fund Balances. The footnotes to the financial statements contain a more complete description of this transaction. No matters have come to our attention that would require us, under professional standards, to inform you about the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments. We noted no accounting estimates that we considered to be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting Riverton City Corporation's financial statements relates to the disposition of the land parcels held by the Redevelopment Agency that resulted in a material loss (footnote 14).

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Riverton City Corporation's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the management representation letter dated October 30, 2013.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with Riverton City Corporation, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the City, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Riverton City Corporation's auditors.

Other Information in Documents Containing Audited Financial Statements

Pursuant to professional standards, our responsibility as auditors for other information in documents containing Riverton City Corporation 's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards and with respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the Mayor, City Council, and management of Riverton City Corporation and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours

Hansen, Bradshaw, Malmrose & Erickson, P.C.



Issue Paper

Item No. 4.2

Presenter/Submitted By:	Logan Clifford, HDR Engineering, Inc.	
Subject: UDOT Study at the Redwood Road and Bangerter Highway Intersection	Meeting Date: November 19, 2013	
	Fiscal Impact:	
	Funding Source:	
<p>Background:</p> <p>UDOT Welcomes Comments on Bangerter/Redwood Construction Project</p> <p>As part of a proactive effort to address the immediate and long-term traffic needs on Bangerter Highway, the Utah Department of Transportation (UDOT) is currently in the design phase for improvements at Bangerter and Redwood Road. The project will include a grade-separated interchange similar to the interchange of 7800 South and Bangerter Highway.</p> <p>As the community surrounding Bangerter and Redwood Road continues to grow, these improvements are part of a long-range plan that will accommodate immediate and long-term traffic demands and increase mobility. In addition, the grade-separated interchange will improve safety for those commuting through the area by reducing conflict points. Construction will begin in spring 2014 and is expected to last one construction season. UDOT is committed to completing the project with as little inconvenience to the public as possible.</p> <p>UDOT invites the public to attend an informational open house on Wednesday, Nov. 20, 2013, from 5-7 p.m. at the Bluffdale City Council Chambers. Here UDOT will explain anticipated impacts and also give the public a platform to provide feedback. A brief formal presentation will begin at 5:30 p.m. and written and verbal comments can be made following the presentation and throughout the meeting.</p> <p>Even if you cannot attend the public hearing, UDOT still welcomes your formal comments between Nov. 1-30, 2013. You can reach us via email at BangerterRedwood@utah.gov or on the website at udot.utah.gov/go/bangerterredwood to fill out a formal comment, receive more information and plan ahead for the project.</p>		
<p>LOGAN CLIFFORD</p>	<p>HDR Engineering, Inc. Public Involvement Coordinator</p> <p>3949 South 700 East, Suite 500 Salt Lake City, UT 84107-2386 801.743.7887 c: 801.413.8047 logan.clifford@hdrinc.com hdrinc.com</p>	



Issue Paper

Item No. 4.3

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: FINAL SITE PLAN, SPARKLES EXPRESS CAR WASH 2, 13326 SOUTH MARKET CENTER DRIVE, C-R ZONE, DAN DRIGGS, APPLICANT	Meeting Date: November 19, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Dan Driggs has submitted an application requesting final commercial site plan approval for a full service car wash facility to be located at 13326 South Market Center Drive in the Home Depot development. The property is currently zoned C-R (Commercial Regional) as are all of the surrounding properties.</p> <p>The parcel the applicant is proposing for development is the last available parcel in the Home Depot Subdivision. All roadways providing access and utilities are constructed and in place. Only Market Center Drive is a public roadway, all other roads providing access to the site are privately maintained internal roads. No new accesses onto Market Center Drive are being proposed.</p> <p>The building is proposed to be located at the center of the site with an access onto the private road to the south as well as connection to the Jiffy Lube and Training Table Restaurant sites to the north. The building will house various types of car wash elements such as hand wash bays, a car wash tunnel, detail bays and a buffing conveyor. The car wash tunnel has a vehicle stacking lane that extends west along the southern façade of the building and has enough stacking area for 22 vehicles. Detail bays provide enough vehicle stacking space for two cars per bay. Vacuum bays are located on the west side of the site.</p>		
Recommendation: <p>On November 14, 2013, the Planning Commission voted to recommend APPROVAL of this final site plan application.</p>		
Recommended Motion: <p>“I move the City Council APPROVE the Sparkles Express Car Wash 2 final commercial site plan, application number PL-13-8008, located at 13326 South Market Center Drive with the conditions outlined in the Staff Report.”</p>		

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Development Review Committee

DATE: November 19, 2013

SUBJECT: FINAL SITE PLAN, SPARKLES EXPRESS CAR WASH 2, 13326 SOUTH MARKET CENTER DRIVE, C-R ZONE, DAN DRIGGS, APPLICANT

PL NO.: 13-8008 – SPARKLES EXPRESS CAR WASH 2 FINAL SITE PLAN

On November 14, 2013, the Planning Commission voted to recommend APPROVAL of this Final Site Plan application. As a final site plan, no public hearing was required. A record of motion is included below. The Planning Commission recommended the following motion:

I move the City Council APPROVE the Sparkles Express Car Wash 2 final commercial site plan, application number PL-13-8008, located at 13326 South Market Center Drive with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Any and all rooftop equipment shall be screened from view with parapet walls.
5. Masonry be added to areas on the façade where glass extends to ground level.

BACKGROUND:

Dan Driggs has submitted an application requesting final commercial site plan approval for a full service car wash facility to be located at 13326 South Market Center Drive in the Home Depot development. The property is currently zoned C-R (Commercial Regional) as are all of the surrounding properties.

The parcel the applicant is proposing for development is the last available parcel in the Home Depot Subdivision. All roadways providing access and utilities are constructed and in place. Only Market Center Drive is a public roadway, all other roads providing access to the site are privately maintained internal roads. No new accesses onto Market Center Drive are being proposed.

The building is proposed to be located at the center of the site with an access onto the private road to the south as well as connection to the Jiffy Lube and Training Table Restaurant sites to the north. The building will house various types of car wash elements such as hand wash bays, a car wash tunnel, detail bays and a buffing conveyor. The car wash tunnel has a vehicle

stacking lane that extends west along the southern façade of the building and has enough stacking area for 22 vehicles. Detail bays provide enough vehicle stacking space for two cars per bay. Vacuum bays are located on the west side of the site.

Parking is based upon the maximum vehicle capacity of the building multiplied by 5. The Car Wash tunnel has a maximum capacity of 3 thus requiring 15 parking stalls. The detail bay has a capacity of 3 vehicles and thus requires 15 parking stalls. The buffing conveyer has a capacity of 2 vehicles and thus requires 10 parking stalls. The hand wash has a capacity of 1 and thus a parking requirement of 5. Total required parking stalls based upon the maximum capacity of the building is 45. The applicant has attached a plan showing all available parking areas provided with a total number of parking stalls at 55, exceeding the required parking by 10 stalls.

Site landscaping is at 14.8% which is less than the 20% required by ordinance. However, this is a pad site in the Home Depot Master Development in which overall landscaping within the development exceeds the minimum 20%. The 5% deficiency in landscaping on this pad site is made up by the Home Depot site alone, not including the excess landscaping found on other sites within the development.

Proposed building architecture will fit in nicely with the surrounding buildings. The proposed elevations include a mixture of split face masonry blocks of two different colors along most of the upper wall with stone veneer wainscot around the perimeter of the building. There are stone columns on two of the building facades that help to break up large expanses of the masonry blocks. Building entrances are emphasized with stone veneer extending from grade to the roofline offering variation to upper wall materials and roof line. The building elevations do not indicate whether there is roof top equipment proposed for the roof of the building. Condition #4 requires any and all rooftop equipment to be screen from view with an architectural parapet screen wall. Staff is satisfied that the building exterior as proposed does satisfy the architectural requirements of the C-R zone and the development.

Staff is recommending approval with the conditions listed above.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Site Plan application
2. An 8½"x11" copy of the Zoning Map
3. An 8 ½ "x11" copy of the Aerial Views
4. An 11"x17" copy of the Master Site Plan.
5. An 11"x17" copy of the Site Plan and Landscape Plans.
6. An 11"x17" copy of the building elevations



PL No. 13-8008

Date 8/20/2013

Application

Site Plan

A. Applicant's Name DAN DRIGGS
 Home Address 11643 So. Redwood Rd.
 City So. Jordan State UT. Zip 84095
 Telephone # _____ Mobile # 801-560 4696
 E-mail Address DANDRIGGS@COMCAST.NET Fax # _____

B. Primary Contact Person Grant Grolightly
 Address 795 N 400 W
 City SALT LAKE CITY State VT Zip 84123
 Telephone # 801 539 8221 Mobile # _____
 E-mail Address grantg@designwest Fax # 801 539 8224
ARCHITECTS.COM

C. Project Information

- Name of Proposed Business SPARKIE EXPRESS CAR WASH 2
- Address 13326 MARKET CENTER DR. RIVERTON
- Description of the Proposed Business CAR WASH & AUTO DETAIL
- Sidwell/Tax ID# _____ Total Acreage of the Site 1.522
- Current Zoning of the Proposed Site CR
 Zoning of Adjacent Parcels: North CR South CR East CR West CR
- Current Use of the Land VACANT LOT
- Number of Existing Structures NONE
- Describe the Proposed Use and Structures for the Site _____
- Did this Project Require a Rezone? Yes No If Yes, PL# _____
- Did this Project Require a Conditional Use Permit? Yes / No If Yes, PL# _____

By signing this application, I acknowledge that I have read and understood the application, ordinances, checklists, etc. associated with this application, and that any and all required drawings, plans, and other submittals are included and complete. All drawings and plans, and the proposed development, must comply with the requirements of the Engineering Plan Review Checklist, Riverton City Standards and Specifications, and all applicable Riverton City ordinances and standards.

Applicant's Signature

Date

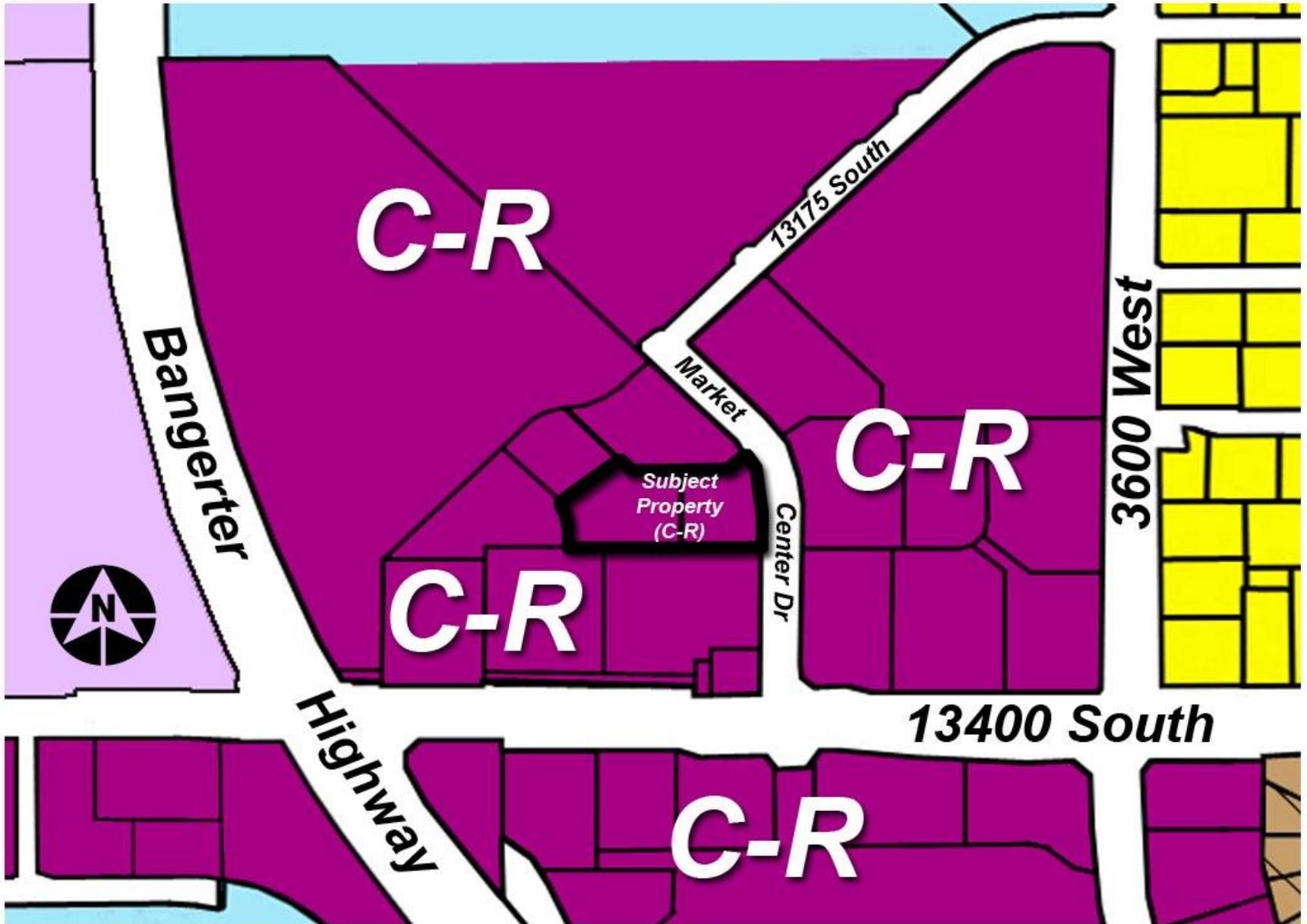
You will receive a letter following the Planning Commission and City Council meeting providing status of your application

Sparkles Car Wash Final Site Plan



Aerial View

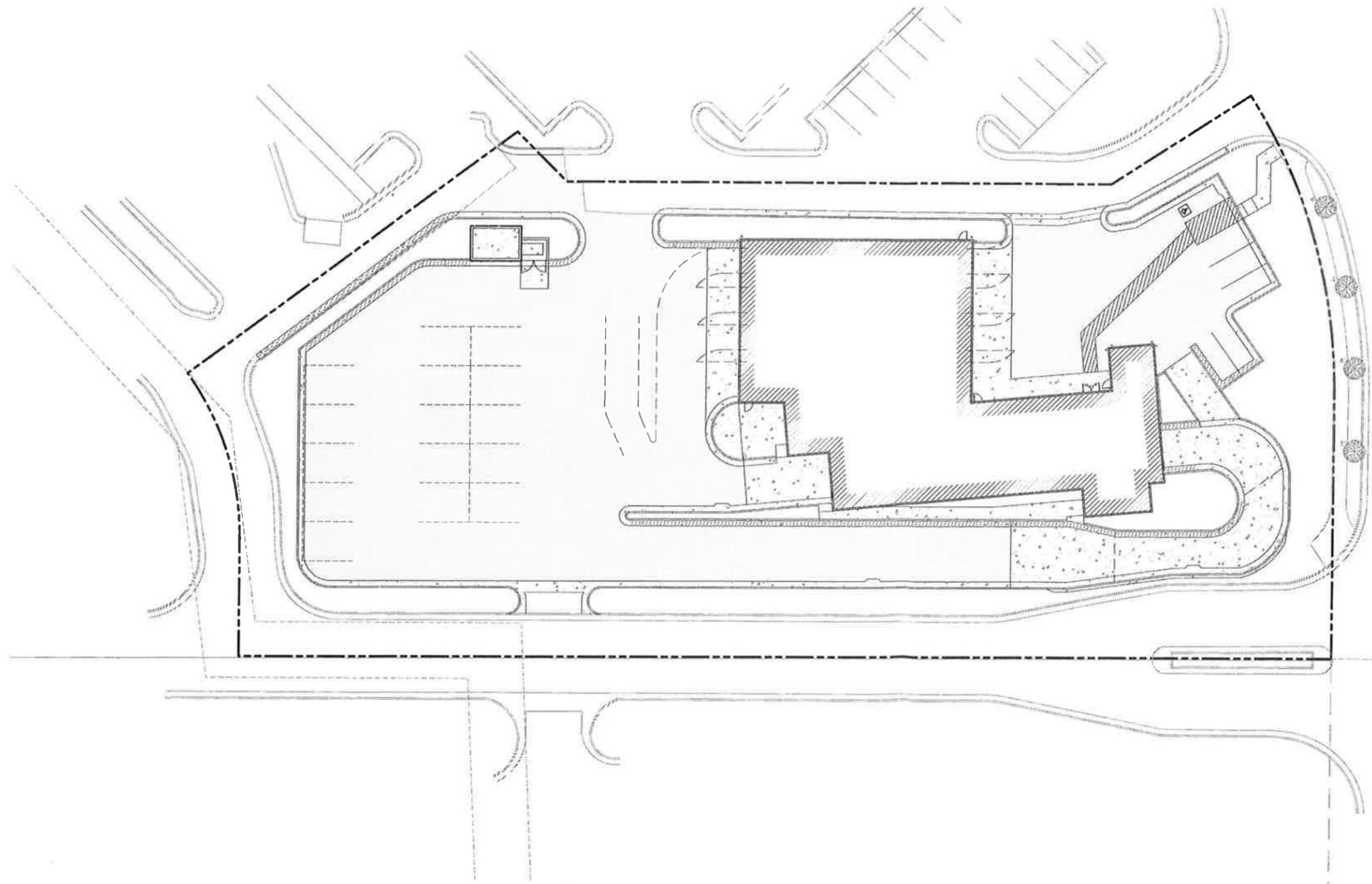
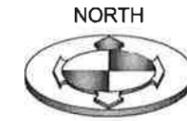
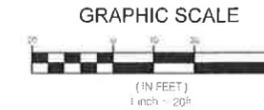
Sparkles Car Wash Final Site Plan



Zoning Map

SPARKLE EXPRESS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



DEVELOPER/OWNER:
NAME: DAN DRIGGS
ADDRESS: 11643 S REDWOOD ROAD
SOUTH JORDAN CITY, UTAH 84095
TELEPHONE: (801) 560-4696
EMAIL: dandriggs@comcast.net

DRAWING INDEX

COV	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATIONS
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING AND DRAINAGE PLAN
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES
CDT.04	DETAILS & NOTES

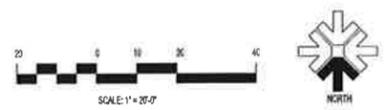
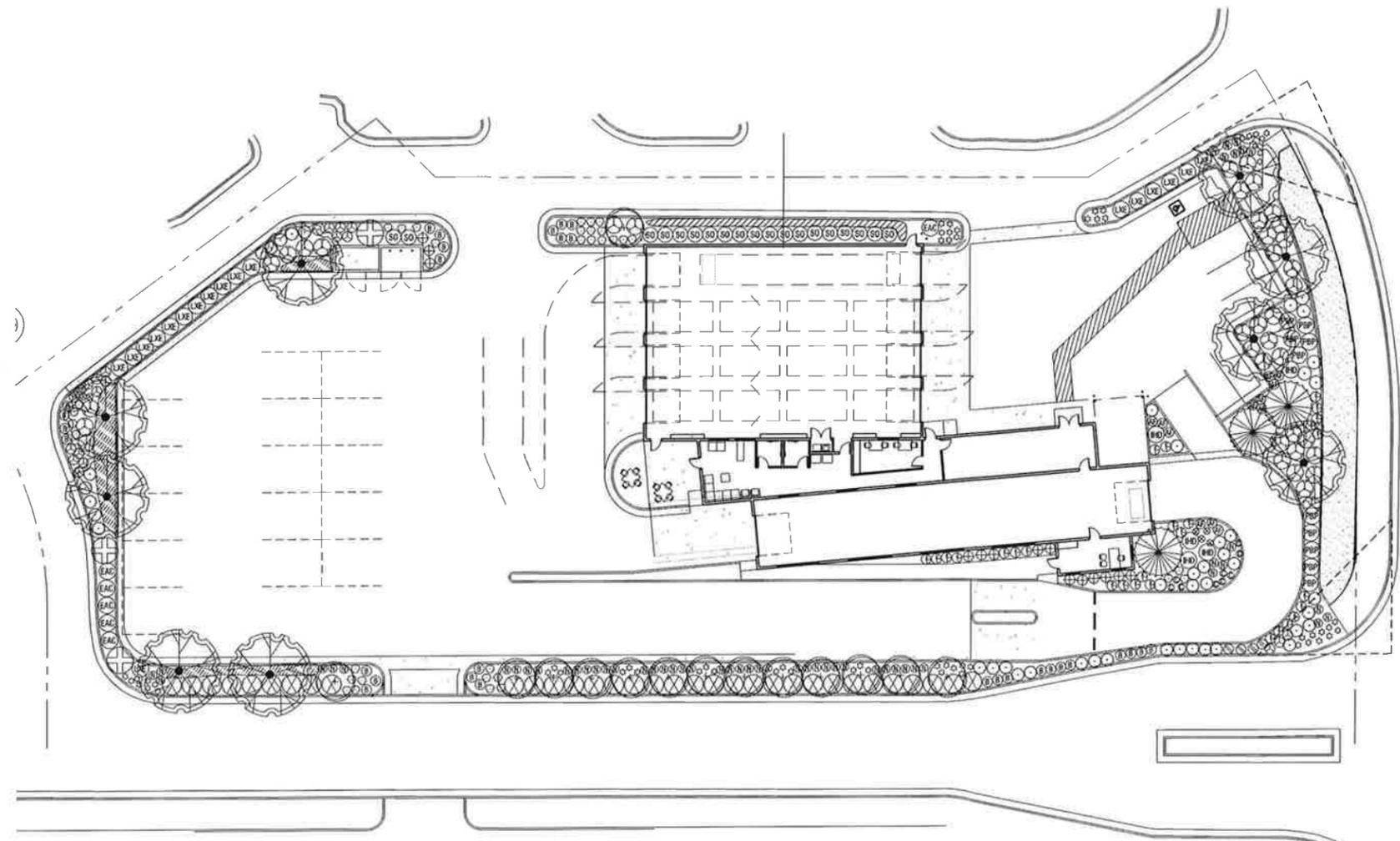
OCT 15 2013

CIVIL CONSTRUCTION PLANS

**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9150 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PROJECT NO 1303035

SPARKLE EXPRESS APPROX. 3852 W 13400 S RIVERTON CITY, UTAH		<table border="1" style="font-size: 8px;"> <tr> <th>REV#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08/28/13</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV#	DATE	DESCRIPTION	1	08/28/13	REVISED PER CITY COMMENTS							<p>COV</p> <p>1 OF 8</p>
REV#	DATE	DESCRIPTION													
1	08/28/13	REVISED PER CITY COMMENTS													



PLANT SCHEDULE

TREES				
SYMBOL	NAME	SIZE	SPACING	REMARKS
	CALEDONIA TRACANTHOS 'IMPERIAL' IMPERIAL HONEY LOCUST	2" CAL	AS SHOWN	
	MALUS RED JEWEL RED JEWEL CRABAPPLE	25 GAL	AS SHOWN	
	PIRUS HELDRECHI BOSMAN PINE	5 FEET	AS SHOWN	

SHRUBS				
SYMBOL	NAME	SIZE	SPACING	REMARKS
	CORALUS ALBA 'CORALB'	5 GAL	AS SHOWN	
	EUONYMUS ALATUS COMPACTA DWARF BURNING BUSH	5 GAL	AS SHOWN	
	FORSYTHIA VERTICILLATA 'DWARF' DWARF FORSYTHIA	5 GAL	AS SHOWN	
	HIBISCUS SYRIACUS RED HEART RED HEART ROSE OF SHARON	5 GAL	AS SHOWN	
	JUNIPERUS SAMBACA 'BROADMOOR' BROADMOOR JUNIPER	5 GAL	AS SHOWN	
	LONGICERA XYLOSTEUM 'EMERALD MOUND' EMERALD MOUND HYDRANGEA	5 GAL	AS SHOWN	
	PIRUS MUGO MUGO 'SLOW MOUND' SLOW MOUND MUGO PINE	3 GAL	AS SHOWN	
	POTENTILLA FRUTICOSA 'DAKOTA SUNSPOT' DAKOTA SUNSPOT POTENTILLA	5 GAL	AS SHOWN	
	PIRUS BESSEYI 'PRAIRIE BUTTERFLIES' CREEPING WESTERN SANDCHERRY	5 GAL	AS SHOWN	
	RHAMNUS FRANGULA FINE LINE FINE LINE DOGWOOD	5 GAL	AS SHOWN	
	SYMPHORICARPOS ORBICULATUS INDIAN CURRENT CORAL BERRY	5 GAL	AS SHOWN	
	SYMPHORICARPOS X CHENAUILLI 'HANCOCK' HANCOCK CORAL BERRY	5 GAL	AS SHOWN	
	SYRINGA PATULA 'MISS KIM' MISS KIM LILAC	5 GAL	AS SHOWN	

PERENNIALS				
SYMBOL	NAME	SIZE	SPACING	REMARKS
	PEROVSKIA ATRIPLEXIFOLIA 'TANGA' TANGA RUSSIAN SAGE	1 GAL	AS SHOWN	
	RUOBECOA FULGIDA 'GOLDSTRUM' BLACK EYE SUSAN	1 GAL	AS SHOWN	
	ASTER FRUKARTI 'MONCH' MONCH SUMMER ASTER			
	COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS	1 GAL	AS SHOWN	
	HEMEROCALLIS 'STELLA DE ORO' DWARF GOLEND DAYLILY	1 GAL	AS SHOWN	
	NEPETA FAASSENI 'WALKERS LOW' WALKERS LOW CATMINT	1 GAL	AS SHOWN	
	SEDUM SPECTABILIS 'AUTUMN FIRE' AUTUMN FIRE SEDUM	1 GAL	AS SHOWN	

ORNAMENTAL GRASSES				
SYMBOL	NAME	SIZE	SPACING	REMARKS
	PANICUM VIRGATUM SHENANDOAH SHENANDOAH SWITCH GRASS	1 GAL	AS SHOWN	

GROUND COVERS				
SYMBOL	NAME	SIZE	SPACING	REMARKS
	CERATOSTIGMA PLUMBAGINOIDES DWARF PLUMBAGO	PLATS 18" O.C. 12" W.		
	VINCA MINOR 'BOWLES' DWARF PERIWINKLE			
	KENTUCKY BLUE GRASS SOD			

design west | architects
 255 SOUTH 300 WEST LOGAN UT 84321
 795 NORTH 400 WEST SALT LAKE CITY UT 84103

SPARKLE EXPRESS
 3852 WEST 13400 SOUTH RIVERTON UTAH
 DAN DRIGGS
 PHONE: 801-560-4698

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

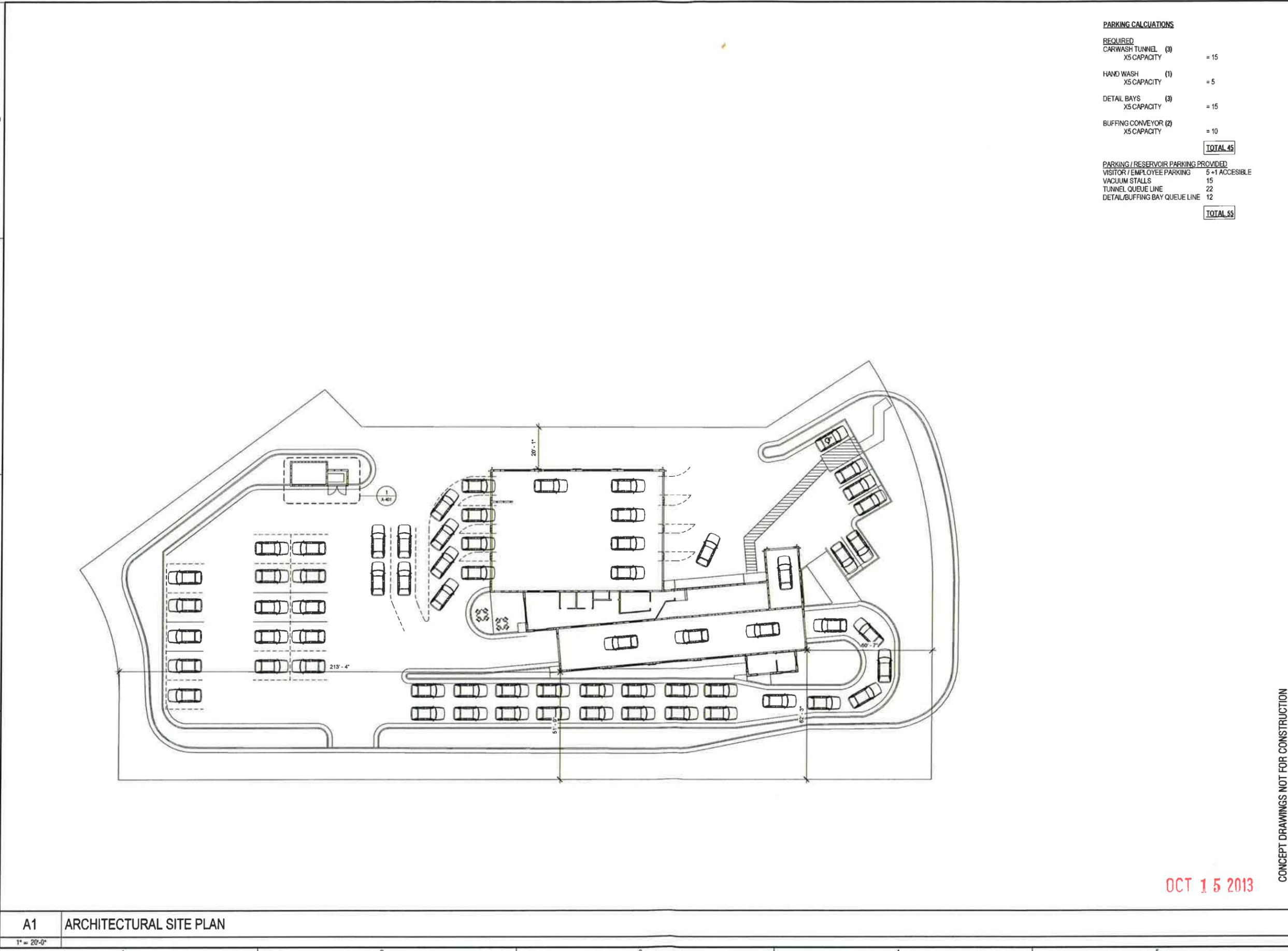
PROJECT #: 413084
 DRAWN BY: BAKER
 CHECKED BY: WRIGHT
 ISSUED: 09-30-13



LANDSCAPE PLAN

L-101

OCT 15 2013



PARKING CALCULATIONS

REQUIRED		
CARWASH TUNNEL (3)	X5 CAPACITY	= 15
HAND WASH (1)	X5 CAPACITY	= 5
DETAIL BAYS (3)	X5 CAPACITY	= 15
BUFFING CONVEYOR (2)	X5 CAPACITY	= 10
		TOTAL 45
PARKING / RESERVOIR PARKING PROVIDED		
VISITOR / EMPLOYEE PARKING	5 +1 ACESIBLE	
VACUUM STALLS		15
TUNNEL QUEUE LINE		22
DETAIL/BUFFING BAY QUEUE LINE		12
		TOTAL 55

design west | architects
 265 SOUTH 300 WEST
 766 NORTH 400 WEST
 LOGAN UT 84321
 SALT LAKE CITY UT 84103

SPARKLE EXPRESS
 13326 S MARKET CENTER DR
 RIVERTON CITY, UTAH

MARK	DATE	DESCRIPTION

PROJECT #: 413084
 DRAW BY: Author
 CHECKED BY: Checker
 ISSUED: 10-04-2013

CONCEPT DRAWINGS NOT FOR CONSTRUCTION

OCT 15 2013

ARCHITECTURAL
 SITE PLAN

A-001

A1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

1 2 3 4 5

Customer: Sparkle Express | Project: Sparkle Express | Date: 10/04/2013



Palm Arch Stanchions,
Choice Carwash,
Las Vegas, NV



Palm Arch Stanchions,
Choice Carwash,
Las Vegas, NV



Palm Arch Stanchions,
Choice Carwash,
Las Vegas, NV

Planning Commission Record of Motion

Meeting Date: November 14, 2013

Item: ABC Great Beginnings Amended Site Plan

Agenda Item# 1E

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
Motion	✓						
Second							✓

Motion(s): Motion # 1 (if multiple motions)

I move the Planning Commission DENY the Amended ABC Great Beginnings commercial site plan, located at 12523 South 4150 West, requesting wrought iron fencing on the north property line in place of the required precast solid masonry fencing.

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
AYE	✓	✓	✓	✓			✓
NAY							
ABSTAIN							

PASS
 FAIL



Issue Paper

Item No. 4.4

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: AMENDED COMMERCIAL SITE PLAN, ABC GREAT BEGINNINGS DAY CARE, PERIMETER FENCING, 12523 SOUTH 4150 WEST, C-R ZONE, JOHNNY ANDERSON, APPLICANT.	Meeting Date: November 19, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Johnny Anderson has submitted an application requesting amendment of the previously approved ABC Great Beginnings, a commercial daycare located at 12523 South 4150 West. This project was approved on January 15, 2013 and is currently under construction. The property is currently zoned C-R (Commercial Regional) and is vacant ground. To the east property is zoned R-1 (Residential 1 acre lots) but is utilized as a church meetinghouse and ball field. To the south property is zoned C-R and is utilized as a fire station. To the west property is zoned C-R and PU (Public Utility) and are occupied by an existing bank / office building and the new Riverton City Public Works facility. To the north property is zoned C-R and is currently utilized as agricultural.</p> <p>Condition 8 of the original approval required the applicant to install six (6) foot high, precast masonry fencing on the north, east, and south property lines. The applicant was not present at the City Council meeting and following approval, the applicant requested a reconsideration by the Council, and proposed the use of wrought iron in place of solid masonry. The City Council agreed to reconsider the item, and amended their approval to allow wrought iron on all sides <i>except</i> the north property line, where the requirement for solid masonry fencing was left in place.</p> <p>The applicant has made application for an amendment to that action, requesting again that wrought iron be allowed in place of the required masonry fencing on the north property line. The applicant has indicated that the situation has changed from the original approval considerations, and will present information regarding this request at the upcoming meeting.</p>		
Recommendation: <p>On November 14, 2013, the Planning Commission voted to recommend DENIAL of this amended site plan application.</p>		
Recommended Motion: <p>“I move the City Council DENY the Amended ABC Great Beginnings commercial site plan, located at 12523 South 4150 West, requesting wrought iron fencing on the north property line in place of the required precast solid masonry fencing.”</p>		

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: November 19, 2013

SUBJECT: AMENDED COMMERCIAL SITE PLAN, ABC GREAT BEGINNINGS DAY CARE, PERIMETER FENCING, 12523 SOUTH 4150 WEST, C-R ZONE, JOHNNY ANDERSON, APPLICANT.

On November 14, 2013, the Planning Commission voted to recommend DENIAL of this amended site plan application. A record of motion is included below. The Planning Commission recommended the following motion:

I move the City Council DENY the Amended ABC Great Beginnings commercial site plan, located at 12523 South 4150 West, requesting wrought iron fencing on the north property line in place of the required precast solid masonry fencing.

BACKGROUND:

Johnny Anderson has submitted an application requesting amendment of the previously approved ABC Great Beginnings, a commercial daycare located at 12523 South 4150 West. This project was approved on January 15, 2013 and is currently under construction. The property is currently zoned C-R (Commercial Regional) and is vacant ground. To the east property is zoned R-1 (Residential 1 acre lots) but is utilized as a church meetinghouse and ball field. To the south property is zoned C-R and is utilized as a fire station. To the west property is zoned C-R and PU (Public Utility) and are occupied by an existing bank / office building and the new Riverton City Public Works facility. To the north property is zoned C-R and is currently utilized as agricultural.

Condition 8 of the original approval required the applicant to install six (6) foot high, precast masonry fencing on the north, east, and south property lines. The applicant was not present at the City Council meeting and following approval, the applicant requested a reconsideration by the Council, and proposed the use of wrought iron in place of solid masonry. The City Council agreed to reconsider the item, and amended their approval to allow wrought iron on all sides *except* the north property line, where the requirement for solid masonry fencing was left in place.

The applicant has made application for an amendment to that action, requesting again that wrought iron be allowed in place of the required masonry fencing on the north property line. The applicant has indicated that the situation has changed from the original approval considerations, and will present information regarding this request at the upcoming meeting.

Staff is recommending denial based on the original approval and reconsideration of this item, which established the requirement for precast masonry fencing on the north property line.

ATTACHMENTS:

The following items are attached for your review:

1. An 8½"x11" copy of the Zoning Map
2. An 8 ½ "x11" copy of the Aerial Views
3. An 11"x17" copy of the Commercial Site Plan
4. Minutes from the original approvals.

ABC GREAT BEGINNINGS DAYCARE SITE PLAN

Aerial View



ABC GREAT BEGINNINGS DAYCARE SITE PLAN

Zoning Map



C-R

Public Utility →

Subject Property (C-R)

R-1

C-R

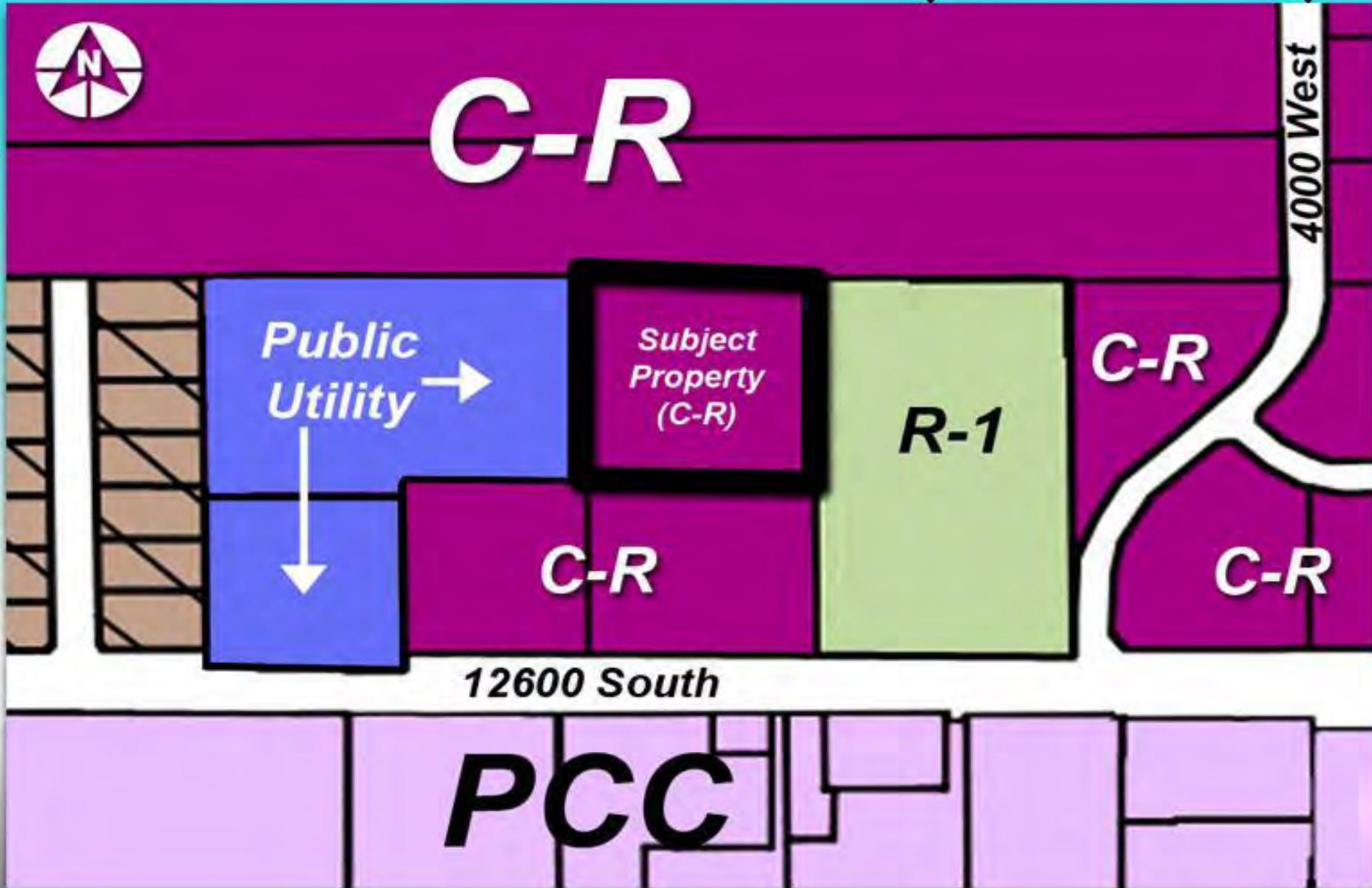
C-R

C-R

12600 South

PCC

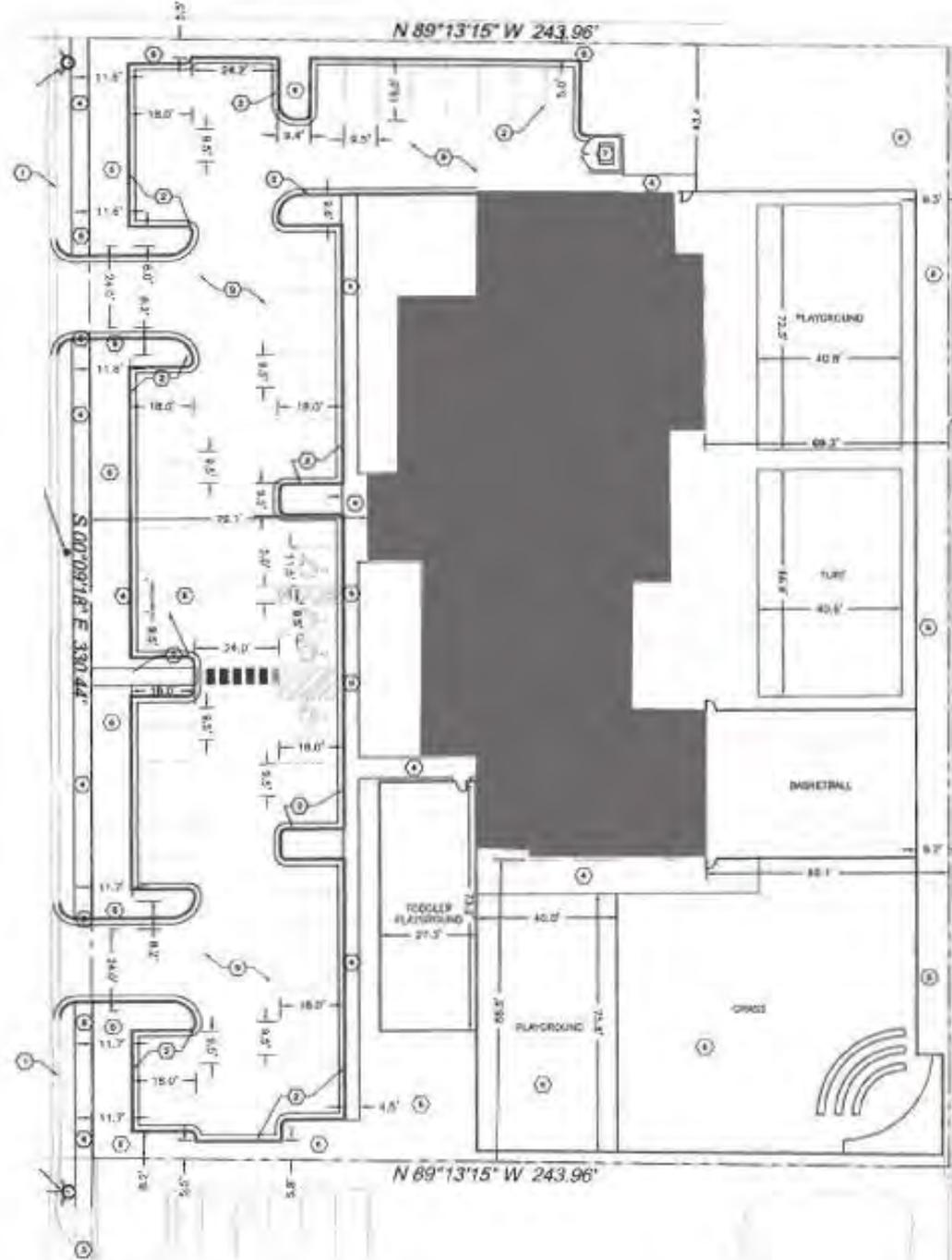
4000 West





N 89°13'15" W 243.96'

N 89°13'15" W 243.96'



SEE
AND MATCH

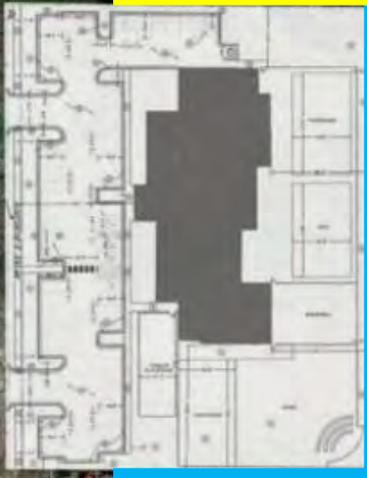
4150 WEST STREET

S 00°09'18" E 330.44''

Approved
Site Plan

Undeveloped
Ground
(Current Zone: C-D)

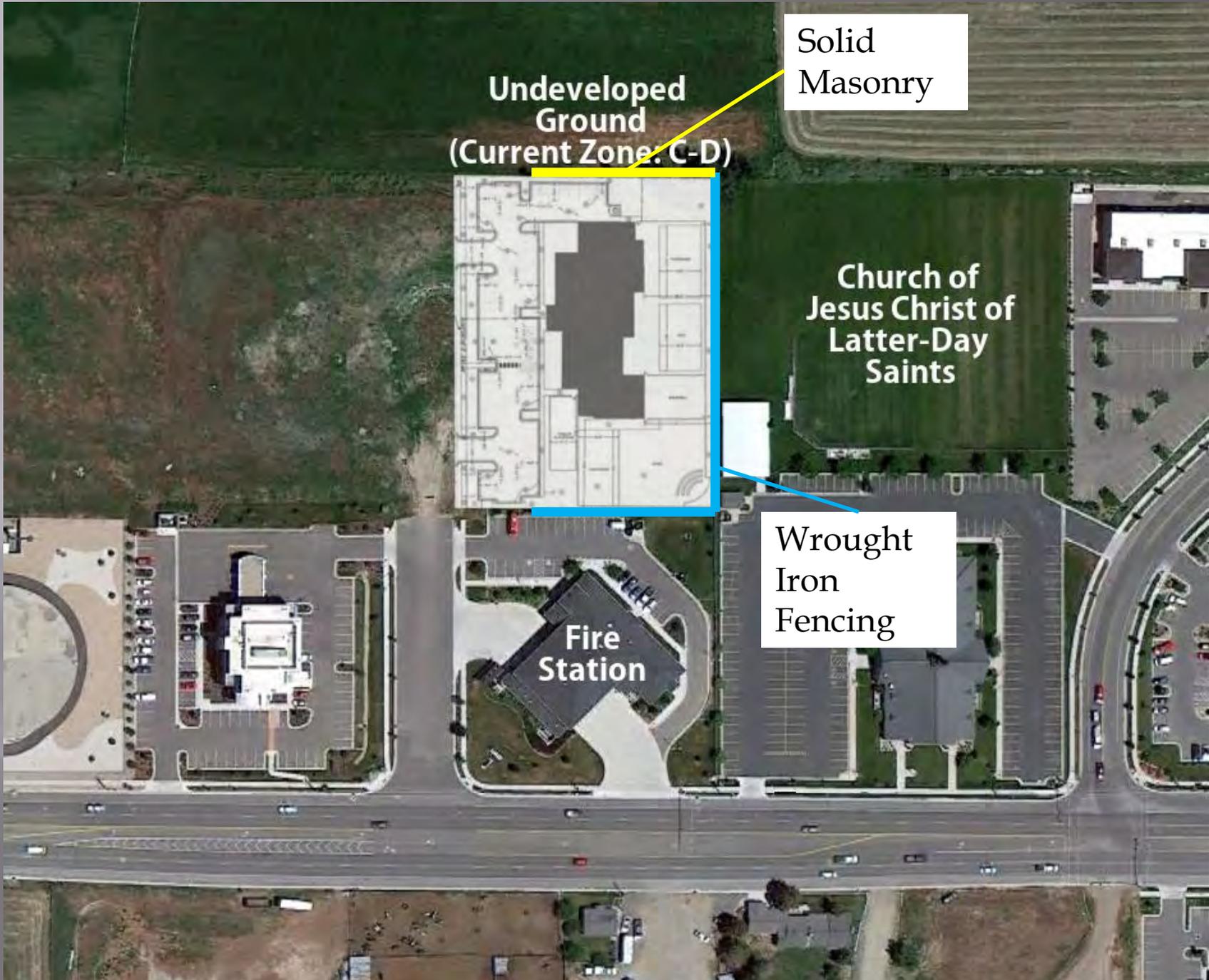
Solid
Masonry



Church of
Jesus Christ of
Latter-Day
Saints

Wrought
Iron
Fencing

Fire
Station



City Council Minutes

Riverton City
REGULAR CITY COUNCIL MEETING
Minutes
Tuesday, January 15, 2013

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

Attendance:

Mayor William R. Applegarth

Council Members:

Council Member Brent Johnson
Council Member Al Leavitt
Council Member Sheldon Stewart
Council Member Tracy Thaxton
Council Member Roy Tingey

City Staff:

Lance Blackwood, City Manager - *Excused*
Ryan Carter, City Attorney
Virginia Loader, Recorder
Jason Lethbridge, Planning Manager
Jeff Hawker, Asst. City Manager
Trace Robinson, Public Works Director
Rod Norton, UPD Chief
Sheril Garn, Public Services Director
Erik Sandstrom, UFA Asst. Chief

Citizens: Michael Johnson, Wyoma Darlington, Rebecca Barber, Chase Clyde, Linda Petersen, Chris Dugan, Jed North

4. DISCUSSION/ACTION ITEMS

Commercial Site Plan – ABC Great Beginnings Daycare - located at 12523 South 4150 West, CR Zone, Johnny Anderson, Applicant

[7:48:12 PM](#) Jason Lethbrdige, Planning Manager, explained that Johnny Anderson submitted an application requesting approval of ABC Great Beginnings, a commercial daycare to be located at 12523 South 4150 West. The property is currently zoned C-R (Commercial Regional) and is vacant ground. To the east property is zoned R-1 (Residential 1 acre lots) but is utilized as a church meetinghouse and ball field. To the south property is zoned C-R and is utilized as a fire station. To the west property is zoned C-R and PU (Public Utility) and is occupied by an existing bank / office building and the new Riverton City Public Works facility. To the north property is zoned C-R and is currently utilized as agricultural.

Mr. Lethbridge said that on January 10, 2013, the Planning Commission voted to recommend approval of the Commercial Site Plan Application with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering

Division.

2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Add a minimum of 5 new tree species to the landscape plan.
5. Submit a landscape plan that has been stamped by a Utah licensed landscape architect.
6. Dumpster enclosure shall utilize the polyurethane panels that are "full brick" and colored to resemble brick utilized on the building.
7. The applicant / business owner shall be responsible for maintaining adequate onsite traffic management to avoid queuing or overflow onto 4150 West.
8. Six (6) foot high solid masonry or precast fencing be installed on the perimeter of the property.

[7:54:49 PM](#) Council Members asked about traffic flow at the proposed location. City Engineer Trace Robinson said that signalizing that intersection was being prepared and should be in place within the next two years.

Following brief discussion, Mr. Lethbridge reported that full enrollment at ABC Great Beginnings would be approximately 120 students.

[8:02:02 PM](#) Council Member Sheldon Stewart **MOVED the City Council approve the ABC Great Beginnings Commercial Site Plan, application number PL-11-8006, located at 12523 South 4150 West with the conditions outlined in the Staff Report with the change to Condition 8 requiring that a Six (6) foot high precast or masonry be installed on the perimeter of the property.** Council Member Al Leavitt **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously.**

10:19:33 PM There were no additional comments and Mayor Applegarth closed the Public Hearing.

ORDINANCE NO. 13-05 – MODIFYING SPECIFIC DEVELOPMENT DESIGNATIONS ON 8.08 ACRES LOCATED AT APPROXIMATELY 2082 WEST 12600 SOUTH, RM-8-D-SD ZONE, BOYD BROWN, APPLICANT

10:19:39 PM Council Member Al Leavitt **MOVED** the City Council **DENY Ordinance No. 13-05 modifying the Specific Development Designations on 8.08 acres located at approximately 2082 West 12600 South from C-D (Commercial Downtown)**. Council Member Leavitt then added an amendment to the motion that two story homes not lie within 135 feet of the property line. Council Member Tracy Thaxton **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. The motion passed unanimously.

Agenda Item 3.4 moved to Agenda Item 4.3

DISCUSSION/ACTION ITEMS

1. RECONSIDERATION OF PREVIOUSLY APPROVED COMMERCIAL SITE PLAN, ABC GREAT BEGINNINGS DAY CARE, PERIMETER FENCING, 12523 SOUTH 4150 WEST, C-R ZONE, JOHNNY ANDERSON, APPLICANT

10:23:54 PM Jason Lethbridge, Planning Manager, explained Johnny Anderson has submitted an application requesting approval of ABC Great Beginnings, a commercial daycare to be located at 12523 South 4150 West. This project was approved on January 15, 2013. The property is currently zoned C-R (Commercial Regional) and is vacant ground. To the east property is zoned R-1 (Residential 1 acre lots) but is utilized as a church meetinghouse and ball field. To the south property is zoned C-R and is utilized as a fire station. To the west property is zoned C-R and PU (Public Utility) and is occupied by an existing bank / office building and the new Riverton City Public Works Facility. To the north property is zoned C-R and is currently utilized as agricultural.

Mr. Lethbridge further explained that Condition 8 of the approval required the applicant to install six (6) foot high, precast masonry fencing on the north, east, and south property lines. The applicant was not present at the City Council meeting and so no response was made during the meeting to that condition. Following approval the applicant proposed the use of wrought iron in place of solid masonry. The City Council agreed to reconsider the item on this agenda.

10:27:29 PM Johnny Anderson, ABC Great Beginnings, said he is appreciative of the staff and Council and said his daycare business enjoys the quality of ABC'S outdoor environment. He said the use of wrought iron fencing around day cares is essential when promoting an outdoor experience for children. He then requested Council consider allowing the use of attractive wrought iron fencing rather than solid masonry.

10:35:33 PM Discussion regarding fencing and the benefits of solid verses open facing occurred.

10:36:58 PM Council Member Roy Tingey **MOVED** the City Council approve the **ABC Great Beginnings Commercial Site Plan, application number PL-11-8006, located at 12523 South 4150 West with the following modified conditions:**

Condition No. 8 of the original approval shall be modified to specify wrought fences along the east and south property lines, which leaves precast masonry along the north property line.

Council Member Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously.**

2. MINOR SUBDIVISION - BOWEN PARK, PHASE I, 13616 SOUTH REDWOOD ROAD, GARY CANNON APPLICANT

10:39:25 PM Jason Lethbridge, Planning Manager, explained an application for a four (4) lot minor subdivision to be located at 13616 South Redwood Road. The property is zoned R-4. The property to the west is also zoned R-4. The property to the north is zoned RR-22. The property to the south, across Western Charm Drive, is zoned C-G, but is residential in use.

Mr. Lethbridge further explained that the property consists of 1.27 acres, one existing home. The proposed subdivision would create four (4) lots, with the existing home remaining on one. All of the proposed lots meet or exceed the minimum requirements of the R-4 zone. This subdivision has been review and staff and complies with the requirements of the ordinance. The applicant has coordinated the Redwood Road frontage with U.D.O.T., as Redwood Road is a state road and administered by them. One condition from Riverton City is that no access will be permitted directly onto Redwood Road, but as all of the lots front directly onto Western Charm Drive, this will not be problem for the development of the lots.

Mr. Lethbridge said that on February 28, 2013, the Planning Commission voted to recommend approval of the minor subdivision application with the following conditions:

1. Storm drainage systems, installation and easements shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches on or adjacent to the property be piped and/or moved, with size and design of any proposed ditch or pipe such matching the existing system.
3. The subdivision comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. A completed geotechnical report be submitted to and approved by the Engineering Department prior to recordation of the plat.
5. Access to all lots shall be from Western Charm Drive.
6. Fencing on the north shall be 6 (six) foot solid masonry fencing as shown on submitted plan.

10:42:19 PM Council Member Brent Johnson **MOVED** the City Council approve **PL12-1003, the Bowen Park Subdivision, Phase 1, located at 13616 South Redwood Road, in the R-4 Zone, with the conditions outlined in the Staff Report.** Council Member Roy Tingey

Material Submitted by the Applicant











Planning Commission Record of Motion

Meeting Date: November 14, 2013

Item: ABC Great Beginnings Amended Site Plan

Agenda Item# 1E

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
Motion	✓						
Second							✓

Motion(s): Motion # 1 (if multiple motions)

I move the Planning Commission DENY the Amended ABC Great Beginnings commercial site plan, located at 12523 South 4150 West, requesting wrought iron fencing on the north property line in place of the required precast solid masonry fencing.

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
AYE	✓	✓	✓	✓			✓
NAY							
ABSTAIN							

PASS
 FAIL



Issue Paper

Item No. 5

Presenter/Submitted By: Mayor Applegarth	
Subject: Consent Agenda	Meeting Date: November 19, 2013
	Fiscal Impact:
	Funding Source:
Background:	
<p>5. CONSENT AGENDA</p> <ol style="list-style-type: none"> 1. Minutes: RCCM 10-15-13 2. Bond Releases: <ol style="list-style-type: none"> 1. Intermountain Rose Canyon Clinic – 100% Warranty 3. Resolution No. 13-55 – Authorizing a the City to issue a Purchase Order to Think Architecture for Construction Management Services on the Main Park Renovation Project 4. Resolution No. 13-56 – Authorizing the City to enter into a contract with Consolidated Engineering Laboratories for Comprehensive Material Testing Evaluation and Special Construction Inspection Services on the Main Park Renovation Project 5. Resolution No. 13-57 – Authorizing the City to enter into a contract with Peck Ormsby for the construction of the Police Precinct Project 6. Resolution No. 13-58 – Authorizing a purchase order to Gexpro for the purchase of LED Replacement Lamps and LED Photo Controls 	
Recommendation:	
Approve the Consent Agenda.	
Recommended Motion:	
“I move the City Council approve the Consent Agenda as presented.”	

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Riverton City
REGULAR CITY COUNCIL MEETING
Minutes
October 15, 2013

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

10 **Attendance:**

11
12 Mayor William R. Applegarth

13
14 **Council Members:**

15 Council Member Brent Johnson
16 Council Member Al Leavitt
17 Council Member Sheldon Stewart
18 Council Member Tracy Thaxton
19 Council Member Roy Tingey

20
21
22
23 **City Staff:**

Jeff Hawker, Asst. City Manager
Ryan Carter, City Attorney
Virginia Loader, Recorder
Trace Robinson, Public Works Director
Jason Lethbridge, Planning Manager
Sheril Garn, Parks & Recreation Director
Rod Norton, UPD Chief
Erik Sandstrom, UFA Asst. Chief

24 **Citizens:** Michael Johnson, Wyoma Darlington, Boy Scout Troop 1751, Norma Bench, Paul Wayman,
25 Merilee Booren, Shawnda Bishop, Sondra Timothy, Keith Grundmann, Barbara Grundmann, Travis
26 Madsen, Tyler Madsen

27
28
29 **1. GENERAL BUSINESS**

30
31 **Call to Order and Roll Call** - Mayor Applegarth called the meeting to order at 6:30 p.m. and
32 welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson,
33 Leavitt, Stewart, Thaxton and Tingey were present.

34
35 **Pledge of Allegiance** – A Boy Scout from Troop 1751 directed the Pledge of Allegiance.

36
37 **Presentations/Reports**

38
39 **Recognition of Boy Scout Troops** – A Boy Scout from Troop 1751 introduced members and
40 leaders of his Boy Scout Troop.

41
42 **Utah Local Governments Trust (ULGT)**

43
44 [6:36:17 PM](#) Greg Baumgartner, (ULGT), presented the Mayor and City Council a 2013 dividend
45 payment in the sum of \$27,305.81 and explained that the dividend was made possible because of
46 Riverton City's outstanding performance in their liability program.

47

1 **International Days**

2
3 [6:38:57 PM](#) Shawnda Bishop and Robert Brotherson, International Days Board of Directors,
4 extended an official thank you to the City of Riverton for hosting the International Days Country
5 Spotlight night and presented a framed collage of pictures from that event.

6
7 **Jordan School District Bond Issue for November Ballot**

8
9 [6:42:44 PM](#) Sandra Reisgraf, Jordan School District, presented information regarding Jordan
10 School District's Special Bond Election to be held November 5, 2013. She explained the
11 proposed Issuance and Sale of General Obligation School Building Bonds of the Board in the
12 amount of \$495 million dollars was to address challenges they are facing with the growth of the
13 School District.

14
15 [6:55:43 PM](#) Supt. Patrice Johnson addressed the City Council, introduced staff and members of
16 the Jordan School District Board and requested the City Council's support of the School
17 Buildings Bond.

18
19 [7:11:30 PM](#) Council Member Roy Tingey recommended that the School District give their input
20 regarding new development that occur within the City and how it affects them.

21
22 **Public Comments**

23
24 [7:13:41 PM](#) Mayor Applegarth explained the public comment procedure and welcomed public
25 comments.

26
27 [7:14:02 PM](#) **Representative Dan McCay** spoke of legislative issues regarding the State's
28 funding of National Parks during the recent federal government shutdown, state employment
29 funding for capital growth in the state and incentive programs for employers.

30
31 [7:32:08 PM](#) **Sonya Timothy** spoke of her desire for quality of education rather than quality of
32 facilities and spoke in opposition to the proposed School District bond and said that financial
33 irresponsibility was not what she wanted for her children.

34
35 There were no further comments and Mayor Applegarth closed the Public Comment period.

36
37 **2. STAFF REPORTS**

38
39 [7:36:45 PM](#) **Jeff Hawker, City Manager**, called for Staff Reports.

40
41 [7:36:59 PM](#) Chief Rod Norton said that the ground breaking for the new police building would
42 be around the first part of December 2013. He said the building was part of the City's bond but
43 will be paid by the Salt Lake Valley Law Enforcement Service Area's (SLVLESA) operational
44 costs.

45
46 **Safety Training**

47
48 Ryan Carter, City Attorney, reported that the Utah Local Government's Trust (ULGT) held a fall

1 conference and he was a presenter wherein he presented information regarding the change in the
2 culture of Riverton City, which has now become a safety culture. He said the ULGT applauds
3 Riverton City for reporting to the Council at each Council Meeting on safety issues and they
4 noticed that the City's claims were extremely low. Riverton City is recognized as a role model in
5 the ULGT and other members of the insurance community and they have invited Mr. Carter to
6 be a member of their Safety Advisory Committee.

7
8 [7:44:12 PM](#) Mayor Applegarth commended Mr. Carter and said that Council Member Roy
9 Tingey has also helped the move in the culture to a highly significant safety culture, as well as
10 Council Member Brent Johnson who is a professional safety manager. He then commended the
11 team work that has been accomplished.

12 13 **3. PUBLIC HEARINGS**

14
15 **Public Hearing – proposed rezone for property located at 2284 West 12600 South from C-**
16 **PO (Commercial Professional Office) to C-G (Commercial Gateway); Barbara**
17 **Grundmann, Applicant**

18
19 [7:46:03 PM](#) Jason Lethbridge, Planning Manager, explained that Barbara Grundmann of
20 American Under Car Properties submitted an application requesting that property located at 2284
21 West 12600 South be rezoned from C-PO (Commercial Professional Office) to C-G
22 (Commercial Gateway). He said the property is currently vacant; to the north of the subject
23 property is the Country View Condominium Development, which is zoned RM-8 (Residential
24 multi-family 8 units per acre); to the east property is zoned C-D (Commercial Downtown) and is
25 currently occupied by a mortuary/funeral home; to the west property is zoned RR-22 (Rural
26 Residential ½ acre lots) and is occupied by a residential structure and property on the south side
27 of 12600 South is zoned C-PO and R-4 (Residential ¼ acre lots).

28
29 Mr. Lethbridge said the applicant requested that 1.11 acres be rezoned in order to accommodate
30 a proposed automobile repair and maintenance business. The C-PO Zone does not allow such
31 uses to occur; however, the C-G Zone was recently amended to allow automobile repair and
32 related services to occur as a Conditional Use Permit.

33
34 Mr. Lethbridge said that on September 12, 2013, the Planning Commission voted to recommend
35 approval of the rezone application and Staff concurs with that recommendation.

36
37 [7:48:23 PM](#) Mayor Applegarth opened a Public Hearing and called for public comments.

38
39 [7:49:55 PM](#) The property owner addressed brief questions from the Council.

40
41 There were no comments and Mayor Applegarth declared the Public Hearing closed.

42
43 **Ordinance No. 13-19 – Rezoning 1.11 Acres located at 2284 West 12600 South from C-**
44 **P) (Commercial Professional Office) to C-G (Commercial Gateway), Barbara**
45 **Grundmann of American Under Car Properties, Applicant**

46
47 [7:51:56 PM](#) Council Member Brent Johnson **MOVED** the Riverton City Council adopt
48 **Ordinance No. 13-19 – Rezoning 1.11 Acres located at 2284 West 12600 South from C- PO)**

1 **Commercial Professional Office) to C-G (Commercial Gateway).** Council Member Roy
2 Tingey **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there
3 being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-Yes,
4 Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously.**

5
6 **Public Hearing – proposed rezone for 6.8 acres located at 13265 S Lover's Lane R-1**
7 **(Residential 1 acre lots) to RR-22 (Rural Residential 1/2 acre lots); Brant Tuttle, Northern**
8 **Engineering, Applicant**

9
10 [7:53:09 PM](#) Jason Lethbridge, Planning Manager, explained that Brant Tuttle of Northern
11 Engineering submitted an application requesting that 6 acres located at 13265 South Lovers Lane
12 be rezoned from R-1 (Residential 1 acre lots) to RR-22 (Rural Residential ½ acre lots). The
13 property currently has two zoning districts; the northwest corner of the parcel is currently zoned
14 RR-22 while the majority of remainder of the property is zoned R-1; property to the north is
15 currently zoned both RR-22 and R-1; to the east and south property is zoned R-1, and to the west
16 property is zoned both R-1 and RR-22.

17
18 Mr. Lethbridge said that the main differences between the R-1 and RR-22 Zones being
19 considered are lot size minimums. The R-1 Zone requires a minimum lot size of one (1) acre or
20 43,560 square feet; the RR-22 Zone requires a minimum lot size of ½ acre or 21,780 square feet.
21 He said all land uses permitted in the R-1 Zone are also permitted in the RR-22 Zone, including
22 the ownership of large animals.

23
24 Mr. Lethbridge explained that Riverton City's General Plan designates the entire proposed area
25 as Estate Density Residential, which requires ½ acre lots or larger. Both the R-1 and RR-22
26 Zones comply with the designation and the requested rezone does comply with the City's
27 recently approved General Plan.

28
29 Mr. Lethbridge said that on September 26, 2013, the Planning Commission voted to recommend
30 approval of the rezone application.

31
32 [7:58:16 PM](#) Mayor Applegarth opened a Public Hearing and called for public comments.

33
34 [7:58:23 PM](#) Brant Tuttle, representing the Dillman's, addressed brief questions from the Council.

35
36 There were no comments and Mayor Applegarth declared the Public Hearing closed.

37
38 **Ordinance No. 13-20 – Rezoning 6 Acres located at 13265 South Lovers Lane from R-**
39 **1 (Residential 1 Acre Lots) to RR-22 (Rural Residential ½ Acre Lots), Brant Tuttle of**
40 **Northern Engineering, Applicant**

41
42 [7:59:29 PM](#) Council Member Sheldon Stewart **MOVED** the Riverton City Council adopt
43 **Ordinance No. 13-20, rezoning property located at 13265 S Lovers Lane from R-1**
44 **(Residential 1 acre lots) to RR-22 (Rural Residential ½ acre lots).** Council Member Al
45 Leavitt **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there
46 being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-Yes,
47 Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously.**

1 **4. DISCUSSION/ACTION ITEMS**

2
3 **Multi-Family Site Plan, Saddlebrook, 2080 – 2082 West 12600 South, RM-8-D Zone,**
4 **Holmes Homes, Applicant**

5
6 [8:00:21 PM](#) Jason Lethbridge, Planning Manager, explained that Holmes Homes submitted an
7 application requesting Multi-Family Site Plan and Subdivision Plat approval for Saddlebrook,
8 detached single-family cluster style residential development to be located at 2080 and 2082 West
9 12600 South. He said the property is zoned RM-8-D (Residential multi-family 8 units per acre
10 Downtown) and is currently vacant land; to the north property is zoned R-4 (Residential 10,000
11 square foot lots) and is utilized as single-family residential; to the south property is zoned C-D
12 (Commercial Downtown) and properties are occupied by various commercial and office uses; to
13 the east property is also zoned C-D. However, some properties to the west are zoned RR-22
14 (Rural Residential ½ acre lots) but are non-conforming as to lot size minimums.

15
16 Mr. Lethbridge said that Holmes Homes has proposed subdividing 7.13 acres into 46 detached
17 single-family residential units and common open space. A 56 foot wide public roadway would
18 be constructed through the center of the property connecting 2200 West to 12600 South
19 immediately north of the Park Avenue intersection with 12600 South. Units will be clustered
20 with 4 to 6 units accessing privately shared driveways that access Kimber Lane.

21
22 Mr. Lethbridge said that on September 26, 2013, the Planning Commission voted to recommend
23 approval of the Multi-Family Site Plan application with the following conditions:

- 24
- 25 1. Storm drainage systems and accommodation comply with Riverton City
26 standards and ordinances, and with the recommendations of the Riverton City
27 Engineering Division.
 - 28 2. An interim storm drainage and erosion control plan and an access
29 management plan be approved by the City prior to any construction or grading
30 on the site.
 - 31 3. The site and structures comply with any and all applicable Riverton City
32 standards and ordinances, including the International Building and Fire Codes.
 - 33 4. Language needs to be included on the subdivision that indicates all houses
34 along the northern property line shall be single-story rambler style units.
 - 35 5. The park strip along 2200 West and Kimber Lane shall be maintained by the
36 HOA.
 - 37 6. All building elevations shall comply with the ordinance requirement that a
38 minimum of 25% of the exterior shall be brick or stone.
 - 39 7. Primary building exterior material shall be stone, brick or stucco. Hardi-board fiber
40 cement siding is permitted in the zone but shall be an accent material only.
 - 41 8. Rhino Rock Concrete Fencing may be placed along the north side of the property as
42 deemed acceptable as well as construction of a six-foot vinyl fence along the east side
43 of the property line.
- 44

45 [8:03:37 PM](#) Discussion was held regarding RM-8 fencing requirements, specifically Planning
46 Commission's Condition No. 8 requiring Rhino Rock Concrete Fencing may be placed along the

1 north side of the property as deemed acceptable as well as construction of a six-foot vinyl fence
2 along the east side of the property line.

3
4 [8:06:06 PM](#) Mayor Applegarth asked why concrete fencing was allowed between different zone
5 uses and Mr. Lethbridge explained that it was used for esthetics and for buffering purposes.

6
7 Mayor Applegarth then asked for clarification from Trace Robinson; “For the record do we
8 anticipate putting a signal in at this new road that is across from Park Avenue on 12600.” Mr.
9 Robinson said yes that three years ago a signal was designed and funded, but at that time UDOT
10 said it did not meet the warrants. However, because it is a UDOT signal, he said that once there
11 is enough traffic at that location UDOT would conduct another feasibility study and it would be
12 constructed by UDOT. Mayor Applegarth expressed his concern that the people buying in that
13 development are not going to know that is going to turn into a major road. In response to Mayor
14 Applegarth, Mr. Carter said that legally a sign could be posted at that corner that states that in the
15 future that location would become a signalized intersection.

16
17 Mayor Applegarth then expressed his concern with RhinoRock fences and said the fence that
18 was installed at the PDM Park was not durable and he did not want the City to lower their
19 fencing standards rather than using solid masonry fences. Mr. Robinson responded and said that
20 he believed the issue with the PDM Park fencing was due to the installation rather than the
21 product.

22
23 [8:13:18 PM](#) Discussion ensued regarding fencing and traffic issues.

24
25 [8:17:03 PM](#) Chris Leavitt, Holmes Homes Developer, commended staff for their cooperation and
26 he said that they have been working with UDOT on the proposed intersection he then made a
27 presentation regarding their development project. The project engineer gave an overview of the
28 intersection.

29
30 [8:20:37 PM](#) Brian Morrow, President, explained the Rhino Rock company and their product He
31 then addressed questions from Council Members.

32
33 [8:38:28 PM](#) **John Spence**, adjacent property owner, said his property backs up to proposed
34 development and he said it was an ideal situation for their neighborhood and he said he preferred
35 Rhino Rock fencing.

36
37 [8:42:08 PM](#) Council Member Brent Johnson **MOVED the Riverton City Council approve**
38 **Application Number PL#13-8006, Saddlebrook Subdivision, located at 2080 and 2082 West**
39 **12600 South with the conditions outlined in the Staff Report.** Council Member Tracy
40 Thaxton **SECONDED** the motion. Mayor Applegarth called for discussion on the motion;
41 Councilman Leavitt said to include the final condition in the Planning Commission Minutes of
42 September 26, 2013, regarding the Rhino Rock fence and the vinyl fence. Council Member
43 Johnson **AMENDED his motion to include Condition No. 8 of the Planning Commission**
44 **Report with the recommendation of the Rhino Rock concrete fencing and the vinyl fence.**
45 Council Members Tingey and Stewart spoke against the vinyl fencing option.

46
47 Council Member Sheldon Stewart made a **Substitute Motion to approve Application Number**
48 **PL#13-8006, Saddlebrook Subdivision, located at 2080 and 2082 West 12600 South with the**

1 **conditions outlined in the Staff Report but requiring Rhino fencing around the perimeter**
2 **in the areas that were specified with vinyl.** Council Member Roy Tingey **SECONDED** the
3 motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a
4 Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes
5 and Tingey-Yes. **The motion passed unanimously.**

6
7 [8:46:28 PM](#) Mayor Applegarth suggested that Staff review current fencing requirements and
8 return to the Council with an amended ordinance so that fencing requirements do not need to be
9 addressed separately with each developer.

10 11 **5. CONSENT AGENDA**

12
13 [8:48:04 PM](#) Mayor Applegarth presented the following Consent Agenda:
14

1. **Minutes:** RCCM 10-01-13
2. **Bond Releases:**
 1. Country Life Care Center – 100%
3. **Resolution No. 13-51** – Appointing Poll Workers to serve in the 2013 Municipal General Election
4. *Removed for discussion below*
5. **Resolution No. 13-53** - Expressing support for preservation of the Federal Tax Exemption on Municipal Bond Interest Income

15
16 [8:48:31 PM](#) Council Member Roy Tingey removed Item 5.4 from the Consent Agenda to be
17 discussed separately.

18
19 [8:48:47 PM](#) Council Member Roy Tingey **MOVED to approve the Consent Agenda Items 1,**
20 **2, 3, and 5.** Council Member Al Leavitt **SECONDED** the motion. Mayor Applegarth called for
21 discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as
22 follows: Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion**
23 **passed unanimously.**

24
25 [8:49:34 PM](#) **Item 5.4 Resolution No. 13-52 – Authorizing the adoption of an amended and**
26 **restated Interlocal Agreement adding new member agencies to the Salt Lake Valley**
27 **Emergency Communications Center (VECC)**

28
29 Ryan Carter, City Attorney, explained the Lease Agreement and Purchase Option between
30 Riverton City and Salt Lake Valley Emergency Communications Center (VECC) and said he
31 was generally supportive of every single provision of the agreement. Mr. Carter gave an update
32 of VECC operations and explained that years ago, Riverton and several cities in Salt Lake
33 County entered into an Interlocal Agreement to create an emergency telephone call receiving and
34 dispatch center known as the Salt Lake Valley Emergency Communications Center which is
35 known as VECC. The interlocal agreement allows additional governmental agencies to join
36 as a participating agency upon a two-thirds vote of the Board of Trustees of VECC and has
37 recently voted by a two-thirds vote to allow the Unified Fire Authority and the Unified Police
38 Department of Greater Salt Lake to become a member agencies of VECC. It is necessary and
39 convenient to amend the Interlocal Cooperative Agreement which created VECC to include the
40 new agencies as member agencies and to make other technical and substantive changes to the

1 agreement to facilitate the operation of VECC with the new members. The Board of Trustees of
2 VECC has approved and recommended for adoption by the member entities of VECC a proposed
3 Amended and Restated Interlocal Cooperation Agreement. He said that having the Unified Fire
4 Authority and the Unified Police Department of Greater Salt Lake as member agencies
5 within VECC will promote efficiency of VECC.

6
7 [8:59:04 PM](#) Council Member Roy Tingey **MOVED to approve Resolution No. 13-52** –
8 **Authorizing the adoption of an amended and restated Interlocal Agreement adding new**
9 **member agencies to the Salt Lake Valley Emergency Communications Center (VECC).**
10 Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for
11 discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as
12 follows: Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion**
13 **passed unanimously.**

14 15 **6. ELECTED OFFICIAL REPORTS**

16
17 **Mayor Bill Applegarth** – No report.

18
19 **Council Member Brent Johnson** – [9:00:20 PM](#) reported on an issue at Burt Brothers Tires
20 wherein their occupancy permit was based on items that needed to be cleaned up. He said that
21 planter boxes had turned into tire boxes and asked what could be done. In response Ryan Carter,
22 City Attorney said the issue would be resolved and if there is not a material change to the plan, it
23 will not need to come back to the Council. He then reported on a Grand Opening he attended and
24 then thanked Ryan the change of culture into a safe culture.

25
26 **Council Member Al Leavitt** – [9:07:50 PM](#) asked about the status of 1300 West and 1830 West
27 road projects.

28
29 **Council Member Sheldon Stewart** – [9:09:04 PM](#) requested that each Council Member be
30 notified when there is a Planning Commission issue in their district. He also mentioned a Boy
31 Scout that is interested in assisting with tree improvements in the median at Monarch Meadows.
32 He thanked Staff for their responses to issues he reports.

33
34 **Council Member Tracy Thaxton** – [9:19:30 PM](#) No report.

35
36 **Council Member Roy Tingey** – [9:12:20 PM](#) reported that UFA and UPD as members of VECC
37 will have pro rata share voting on the Trustees Board and that issue will be coming before the
38 Council for discussion. Mr. Tingey also reported on West Nile Virus positive effects

39 40 **7. UPCOMING MEETINGS**

41
42 Mayor Applegarth reviewed the following upcoming meetings:

- 43
1. November 5, 2013 – No Meeting Scheduled
 2. November 19, 2013 – Regular City Council Meeting – 6:30 p.m.
 3. December 3, 2013 – Regular City Council Meeting – 6:30 p.m.
 4. December 17, 2013 – No Meeting Scheduled

1 **8. ADJOURN**

2
3 Council Member Sheldon Stewart **MOVED to adjourn**. Council Member Al Leavitt
4 **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being
5 none, he called for a vote. The vote was as follows: Council Member Johnson-Yes, Leavitt-Yes,
6 Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously**. The City
7 Council Meeting adjourned at 9:20 p.m.

8
9

10

11

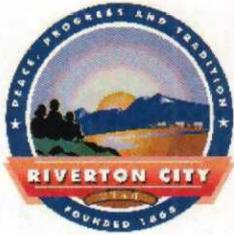
12 _____
Virginia Loader, MMC

13 Recorder

14

15 Approved:

DRAFT



Item No. 5.2.1

Issue Paper

Presenter/Submitted By:	G Trace Robinson
Subject: <u>100 % Bond release for INTERMOUNTAIN ROSE CANYON CLINIC</u>	Meeting Date: 11/19/2013
	Fiscal Impact: \$N/A
	Funding Source: N/A
Background: Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the INTERMOUNTAIN ROSE CANYON CLINIC and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a <u>100 %</u> release of the bond and that the City accept the improvements.	
Recommendation: It is recommended that approval be give to release <u>100 %</u> of the bond and that the City accept the improvements.	
Recommended Motion: Motion for approval of bond release.	

**DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED
AND THE DOLLAR AMOUNT REQUESTED FOR EACH.**

INTERMOUNTAIN ROSE CANYON CLINIC Improvement	ORIGINAL BOND AMOUNT 11/10/2011	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	\$ 82,341.25			10/2/2012	\$ 74,107.13	11/19/2013	\$ 8,234.13	\$ -
Secondary Water	4,902.50			10/2/2012	4,412.25	11/19/2013	490.25	-
Demolition	1,846.80			10/2/2012	1,662.12	11/19/2013	184.68	-
Storm Drain	51,436.06			10/2/2012	46,292.45	11/19/2013	5,143.61	-
Streets	2,317.75			10/2/2012	2,085.98	11/19/2013	231.78	-
Sidewalk & Signs	4,847.50			10/2/2012	4,362.75	11/19/2013	484.75	-
Street Lights	20,880.00			10/2/2012	18,792.00	11/19/2013	2,088.00	-
Record Drawings & GIS	250.00			10/2/2012	225.00	11/19/2013	25.00	-
Other	2,000.00			10/2/2012	1,800.00	11/19/2013	200.00	-
Fencing & Landscaping	7,358.40			10/2/2012	6,622.56	11/19/2013	735.84	-
								-
								-
								-
								-
								-
Total	\$ 178,180.26		\$ -		\$160,362.23		\$17,818.03	\$ -

Total amount of bond release requested: \$ 17,818.03

**APPROVAL AND ACCEPTANCE STATUS
OF THE SUBJECT SUBDIVISION IMPROVEMENTS:**

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.

Trace Dolan
Public Works Director/ City Engineer

10-17-13
Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

Scott Hill
Water Director's Signature

10-21-13
Date

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **INTERMOUNTAIN ROSE CANYON CLINIC**
2. Address: **5541 W. 13400 S.**
3. Subdivision Developer: **IHC HEALTH SERVICES INC**
4. Bond Company: **US BANK NATIONAL ASSOCIATION**
5. **100%** Bond Release Request date: **August 30, 2013**
6. Date of bond release approval by City Council: **November 19, 2013**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **\$ 17,818.03**

Date of bond release approval by Staff: **October 14, 2013**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

Mayor, Riverton City

Date

Attest:

Date



Issue Paper

Item No. 5.3

Presenter/Submitted By:	Craig Calvert, Purchasing Manager	
Subject: Request to issue a purchase order to Think Architecture for construction management services on the Main Park Renovation Project.	Meeting Date: November 19, 2013	
	Fiscal Impact: \$220,698.00	
	Funding Source: 74-644-701	
Background: In the contract for the architectural services on the Main Park Renovation Project the Architect is to provide construction management services. The pricing for those services were unknown until now because they were a percentage of the construction costs, 1.5%.		
Recommendation: Staff's recommendation is to approve a purchase order issued to Think Architecture for construction management services on the Main Park Renovation Project.		
Recommended Motion: "I move the City Council approve <u>Resolution No. 13-55</u> – authorizing a purchase order issued to Think Architecture for Construction Management Services on the Main Park Renovation Project."		

RIVERTON CITY, UTAH
RESOLUTION NO. 13-55

**A RESOLUTION GRANTING AUTHORITY TO ISSUE A PURCHASE ORDER TO
THINK ARCHITECTURE FOR CONSTRUCTION MANAGEMENT SERVICES ON
THE MAIN PARK RENOVATION PROJECT**

WHEREAS, Riverton City is required by ordinance to approve any contract that exceeds \$25,000 in a public meeting; and,

WHEREAS, construction management services from the architect is needed for the Main Park Renovation Project.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF
RIVERTON CITY AS FOLLOWS:**

1. Riverton City approves a purchase order issued to Think Architecture for construction management services on the Main Park Renovation Project.
2. This resolution shall become effective upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 19th day of November by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

Bill Applegarth, Mayor

ATTEST:

Virginia Loader, MMC
City Recorder



Issue Paper

Item No. 5.4

Presenter/Submitted By:	Craig Calvert, Purchasing Manager	
Subject: Request to enter into a contract with Consolidated Engineering Laboratories for comprehensive material testing evaluation and special construction inspection services on the Main Park Renovation Project.	Meeting Date: November 19, 2013	
	Fiscal Impact: \$25,500.00	
	Funding Source: 74-64-706	
Background: A bid was issued for comprehensive material testing evaluation and special construction inspection services on the Main Park Renovation Project, tabulation is attached. The low bidder made a mistake on their pricing and withdrew their bid. The City's Project Manager, the Building Official and Okland Construction's Project Manager met with Consolidated Engineering and went over the scope of work. At that time we discussed the cities concern about their low price. Consolidated Engineering confirmed that they could do all the material testing and special inspections that will be required on this project at their bid amount.		
Recommendation: Staff's recommendation is to enter into a contract with Consolidated Engineering Laboratories for comprehensive material testing evaluation and special construction inspection services on the Main Park Renovation Project.		
Recommended Motion: "I move the City Council approve <u>Resolution No. 13-56</u> - authorizing the City to enter into a contract with Consolidated Engineering Laboratories for comprehensive material testing evaluation and special Construction Inspection Services on the Main Park Renovation Project."		

RIVERTON CITY, UTAH
RESOLUTION NO. 13-56

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A ENTER INTO A
CONTRACT WITH CONSOLIDATED ENGINEERING LABORATORIES FOR
COMPREHENSIVE MATERIAL TESTING EVALUATION AND SPECIAL
CONSTRUCTION INSPECTION SERVICES ON THE
MAIN PARK RENOVATION PROJECT**

WHEREAS, Riverton City is required by ordinance to approve any contract that exceeds \$25,000 in a public meeting; and,

WHEREAS, the material testing and special inspections that are required during the construction of the Main Park Renovation Project is the Cities responsibility.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF
RIVERTON CITY AS FOLLOWS:**

1. Riverton City approves the execution of a contract with Consolidated Engineering Laboratories for comprehensive material testing evaluation and special construction inspection services on the Main Park Renovation Project.
2. This resolution shall become effective upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 19th day of November by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

Bill Applegarth, Mayor

ATTEST:

Virginia Loader, MMC
City Recorder

Tabulation

Department: CC13-277RE

Due Date: October 22, 2013

This is a Re-Bid to establish a contract with a testing and inspecting agency to provide comprehensive material testing evaluation and special construction inspections/testing services for the Riverton City Main Park Renovation Project.

Item:

Vendor	Addendum(s) Acknowledgment	Bid Price
Terracon	Yes	\$ 149,800.00
Strata	Yes	\$ 73,389.00
PSI	Yes	\$ 65,250.00
CMT	Yes	\$ 49,137.00
Geo Strata	Yes	\$ 46,000.00
Consolidated Engineering	Yes	\$ 25,500.00
SES	Yes	\$ 8,821.00

Awarded To: Consolidated

Date Awarded:



Issue Paper

Item No. 5.5

Presenter/Submitted By:	Craig Calvert, Purchasing Manager	
Subject: Request to enter into a contract with Peck Ormsby for the construction of the Police Precinct Project.	Meeting Date: November 19, 2013	
	Fiscal Impact: \$1,267,800.00	
	Funding Source: 74-54-702	
Background: A two phase bid was issued for the construction of the Police Precinct Project. The first phase of this bid was a qualifications phase where general contractors were pre-qualified to bid on the project. The second phase of this bid, which is the pricing phase, is complete and tabulation is attached. The bid was split into a base bid, which is the construction of the police precinct only and an alternate bid which includes improving the park west of City Hall. Staff is recommending that the award is made on base bid only. At this time the City may not have the budget to complete the alternate.		
Recommendation: Staff's recommendation is to award the project and enter into a contract with Peck Ormsby Construction for the construction of the Police Precinct Project.		
Recommended Motion: "I move the City Council approve <u>Resolution No. 13-57</u> - authorizing the City to enter into a contract with Peck Ormsby Construction for the construction of the Police Precinct Project."		

RIVERTON CITY, UTAH
RESOLUTION NO. 13-57

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT WITH
PECK ORMSBY FOR THE CONSTRUCTION OF THE
POLICE PRECINCT PROJECT**

WHEREAS, Riverton City is required by ordinance to approve any contract that exceeds \$25,000 in a public meeting; and,

WHEREAS, the Mayor desires to proceed with the construction of the Police Precinct Project.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF
RIVERTON CITY AS FOLLOWS:**

1. Riverton City approves the execution of a contract with Peck Ormsby for the construction of the Police Precinct Project.
2. This resolution shall become effective upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 19th day of November by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

Bill Applegarth, Mayor

ATTEST:

Virginia Loader, MMC
City Recorder

Bid No.: CC13-275

Due Date: November 7, 2013

Tabulation

			Ascent	Interwest	Peck Ormsby	Hughes	R&O
Specification/Plan Reference Number(s)	Quant.	Unit	Amount	Amount	Amount	Amount	Amount
Base Bid							
Mobilization	1	LS	147,166.94	208,974.00	25,000.00	1,251.00	11,010.00
Traffic Control and Security Fence	1	LS	2,043.30	8,500.00	5,000.00	3,575.00	4,500.00
Construction Staking	1	LS	3,412.50	4,135.00	4,000.00	3,700.00	3,410.00
Erosion Control Elements and Tree Protection	1	LS	6,041.70	3,754.00	5,000.00	7,800.00	3,754.00
Demolition/Site Clearing	1	LS	3,390.45	10,874.00	25,000.00	15,480.00	10,874.00
Earthwork and Grading	1	LS	47,883.15	75,211.00	49,000.00	73,963.00	75,211.00
Sanitary Sewer System	1	LS	16,693.95	27,247.00	15,000.00	10,469.00	27,247.00
Culinary Water System	1	LS	15,096.90	14,636.00	15,000.00	16,920.00	14,636.00
Strom Drainage System	1	LS	23,279.55	21,890.00	14,000.00	36,679.00	10,640.00
Electrical Work - Includes electrical service to Police Building and installation of new lines and parking lot lights.	1	LS	220,500.00	169,580.00	25,000.00	0.00	12,000.00
Security Control System	1	LS	11,025.00	0.00	6,000.00	0.00	5,500.00
Natural Gas Line	1	LS	0.00	5,000.00	2,000.00	15,000.00	2,650.00
Curb & Gutter	1	LS	21,755.57	22,925.00	20,000.00	5,153.70	18,615.00
Asphalt Paving	1	LS	35,834.40	34,128.00	37,000.00	23,581.00	40,507.00

Parking Lot Striping, ADA Signage and No Parking Signs	1	LS	1,968.75	525.00	3,000.00	3,300.00	2,980.00
Concrete Paving and Ramp	1	LS	17,643.95	13,377.00	21,000.00	1,606.50	24,359.00
Concrete Mow Strip	1	LS	1,398.90	5,000.00	800.00	1,255.50	3,453.00
Unified Police Building and Related Appurtenances	1	LS	666,442.27	551,535.00	856,000.00	1,025,587.00	1,037,243.00
Aluminum Picket Fence and Gates	1	LS	20,884.25	35,876.00	39,000.00	35,876.00	35,640.00
Picnic Table and Pad	1	LS	4,093.56	5,388.00	1,000.00	1,000.00	4,213.00
Bike Racks	1	LS	1,085.23	1,200.00	1,000.00	1,227.00	2,034.00
Flagpole	1	LS	3,255.00	2,400.00	3,000.00	2,975.00	4,450.00
Dumpster Enclosure	1	LS	4,993.45	6,080.00	6,500.00	6,273.00	7,200.00
Irrigation System and Related Appurtenances	1	LS	28,875.00	27,244.00	23,000.00	27,244.00	27,243.00
Import and Place Topsoil	1	LS	8,400.00	4,468.00	8,000.00	4,468.00	4,467.00
Rock Mulch	1	LS	420.00	1,136.00	500.00	1,136.00	1,135.00
Trees/Staking & Mulch	1	LS	3,507.00	455.00	4,500.00	456.00	455.00
Shrubs, Perennials, and Mulch	1	LS	3,349.50	1,748.00	4,000.00	1,748.00	1,747.00
Fine Grading	1	LS	3,045.00	1,276.00	3,000.00	5,000.00	1,275.00
Sod Placement	1	LS	1,527.75	4,319.00	2,500.00	4,319.00	4,319.00
30 Day Establishment Period Services	1	LS	273.00	260.00	1,000.00	260.00	260.00
Card Access Control System	1	LS	20,475.00	16,739.00	17,000.00	11,000.00	17,568.00
CCTV System	1	LS	19,950.00	26,120.00	26,000.00	19,000.00	19,800.00
Total for Base Bid			1,365,711.02	1,312,000.00	1,267,800.00	1,367,302.70	1,440,395.00

Alternate 1			Ascent	Interwest	Peck Ormsby	Hughes	R&O
Traffic Control and Security Fence	1	LS	1,266.30	6,400.00	10,000.00	3,000.00	8,500.00
Construction Staking	1	LS	3,150.00	3,850.00	4,500.00	2,000.00	3,850.00
Erosion Control Elements and Tree Protection	1	LS	3,971.10	2,443.00	5,000.00	750.00	1,782.00
Demolition/Site Clearing	1	LS	17,319.75	44,789.00	104,000.00	42,339.00	44,789.00
Earthwork and Grading	1	LS	51,805.94	51,935.00	28,000.00	27,156.00	51,935.00
Sanitary Sewer System	1	LS	2,016.00	1,260.00	2,000.00	2,324.00	1,260.00
Culinary Water System	1	LS	2,940.00	2,631.00	1,500.00	6,145.00	2,631.00
Relocate Fire Hydrant	1	LS	1,572.90	1,800.00	4,000.00	7,400.00	1,800.00
Strom Drainage System	1	LS	10,954.65	4,800.00	5,000.00	4,829.00	11,250.00
Electrical Work - Includes electrical service to restroom, installation of new lines and parking lot lights.	1	LS	24,150.00	14,960.00	15,000.00	17,399.00	16,970.00
Curb & Gutter, Driveways, Waterways and Ramps	1	LS	69,938.73	29,145.00	32,000.00	12,892.00	27,371.00
Asphalt Paving	1	LS	46,418.40	44,208.00	46,000.00	42,619.00	52,853.00
Parking Lot Striping, ADA Signage, Crosswalk Striping and Stop Signs	1	LS	2,415.00	900.00	5,000.00	4,400.00	4,280.00
Concrete Paving	1	LS	13,579.49	60,987.00	67,000.00	25,893.00	71,939.00
Concrete Mow Strip	1	LS	1,049.50	5,600.00	2,000.00	824.00	1,925.00
Raised Planter	1	LS	6,028.31	5,654.00	14,000.00	2,471.00	21,458.00
PreFabricated Restroom Building	1	LS	56,799.12	50,220.00	54,000.00	51,731.00	48,414.00
Trash Pad 1 & 2	1	LS	1,263.29	600.00	800.00	1,995.00	185.00
Benches	1	LS	14,320.56	16,330.00	18,000.00	13,064.00	13,064.00

Pre-Engineered Picnic Shelters	1	LS	48,123.42	87,045.00	94,000.00	78,864.00	189,086.00
Dumpster Enclosure	1	LS	4,993.45	5,280.00	8,500.00	6,871.00	7,200.00
Picnic Table - Anchoring and Placement Only.	1	LS	876.75	350.00	500.00	600.00	600.00
Irrigation System and Related Appurtenances	1	LS	34,486.66	58,943.00	36,000.00	38,324.00	38,324.00
Import and Place Topsoil	1	LS	22,365.00	10,835.00	22,000.00	13,433.00	13,433.00
Trees/Staking & Mulch	1	LS	16,023.00	4,526.00	20,500.00	18,958.00	18,958.00
Shrubs, Perennials, and Mulch	1	LS	7,908.60	2,716.00	8,000.00	4,525.00	4,525.00
Fine Grading	1	LS	9,135.00	8,237.00	9,000.00	10,000.00	2,306.00
Sod Placement	1	LS	5,460.00	18,430.00	7,000.00	18,974.00	18,974.00
30 Day Establishment Period Services	1	LS	1,396.50	1,330.00	1,000.00	1,952.00	1,952.00
Total for Alternate 1			481,727.42	546,204.00	624,300.00	461,732.00	681,614.00
Total for Base Bid & Alternate 1			1,847,438.44	1,858,204.00	1,892,100.00	1,829,034.70	2,122,009.00

The City does not have the budget to do Alternate 1 at this time; therefore, the award will be on base bid only.

Award Recommendation: Peck Ormsby



Issue Paper

Item No. 5.5

Presenter/Submitted By:	Craig Calvert, Purchasing Manager	
Subject: Request to issue a purchase order to GexPro for the purchase of 166 each post top LED replacement lamps and 166 each long life LED photo controls.	Meeting Date: November 19, 2013	
	Fiscal Impact: \$39,848.30	
	Funding Source: 45-69-275	
Background: The City Engineer would like to replace the bulbs in the street lights with an LED lamp. When using an LED lamp the photo controller that is used to turn on and off the street lights needs to also be LED. An invitation for bid was issued, the tabulation is attached.		
Recommendation: Staff's recommendation is to approve a purchase order issued to GexPro for the purchase of LED replacement lamps and LED photo controls.		
Recommended Motion: "I move the City Council approve <u>Resolution No. 13-58</u> - approving a purchase order issued to GexPro for the purchase of LED replacement lamps and LED photo controls."		

RIVERTON CITY, UTAH
RESOLUTION NO. 13-58

**A RESOLUTION AUTHORIZING A PURCHASE ORDER TO GEXPRO FOR THE
PURCHASE OF LED REPLACEMENT LAMPS AND LED PHOTO CONTROLS**

WHEREAS, Riverton City is required by ordinance to approve any contract that exceeds \$25,000 in a public meeting; and,

WHEREAS, the City Engineer would like to purchase LED replacement lamps and LED photo controls.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF
RIVERTON CITY AS FOLLOWS:**

1. Riverton City approves a purchase order issued to GexPro for the purchase of LED replacement lamps and LED photo controls.
2. This resolution shall become effective upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 19th day of November by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

Bill Applegarth, Mayor

ATTEST:

Virginia Loader, MMC
City Recorder

Quote No. CC13-278

Due Date: October 29, 2013

Tabulation

Specification/Plan Reference Number(s)	Quant.	Unit	GexPro		Graybar		EWS		ESP+	
			Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Post Top LED Replacement Lamp	166.00	Ea	220.00	36,520.00	224.74	37,306.84	229.00	38,014.00	No Bid	
Long Life LED Photo Control	166.00	Ea	20.05	3,328.30	21.24	3,525.84	20.75	3,444.50		
Freight	1.00	Lot	Inc.	-	Inc.	-	Inc.	-		
Total				39,848.30		40,832.68		41,458.50		